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*The Beachcomber*

Newport Beach Property Owners Association

WINTER 2019

**PRESIDENT'S MESSAGE**

Well another winter is upon us. I hope it stays warm, right!! More important is that I and all the board members hope that EVERYONE had Merry Christmas and great Holiday Season. We also would like to wish everyone a happy and healthy New Year.

Just to let you know what is going on with our legal issues. We are now being forced to go to trial over the complaint letter that was sent in last year. Even though the complaint was deemed to be general maintenance, the investigator wrote us for the floating docks and fishing pier. The Town of Brookhaven is saying that they own the land where the fishing pier is, this problem was settled in 1995 with our councilman and president of the board then. The Town has none of our paperwork! This has already cost us thousands, \$\$\$.

I will keep you all informed when I hear more. The lawsuit that we have with the Town for our Marina and Creek dredging is basically still going on. Not much to say about this, will also inform you on this issue when I hear more. We are working with Senator Zeldin on the dredge project, we might get his help for the dredging of the creek and marina.

As most of you know At the January meeting we will have a vote for 3 board member positions, anyone interested in running should contact Jay Guthrie at 631.874.9053.

Please look for all our important dates in our Beachcomber

See you all at our next meeting, which will be held at the Eastport American Legion.

Dave Hablenko, President  
631-878-8948

**MARINA REPORT**

We have had a good year in the marina. We were able to have 15 new slips assigned in the marina. 5 were moves for current slip owners and 10 were placed from the waiting list. Except for one extremely small slip, the marina is entirely full.

The bulk of the remaining boats on the waiting list are between 22 ft and 27 ft.

The marina is in good shape. We fixed several leaks in the water system so all the dock facilities are at 100%. Everything is now closed for the season. Please ensure all ropes are removed from slips. All kayaks should be removed at this time as well.

Have a great winter and see you in the spring!

Johnny Varanelli, Marina Chairman  
631-764-3496  
NBPOA\_marina@yahoo.com

**2019 NBPOA EVENT CALENDAR**

January 25, 2019 ~ 8:00 pm  
General Meeting  
Eastport American Legion

April 5, 2019 ~ 8:00 pm  
General Meeting  
East Moriches Firehouse  
(Date/ location subject to change)

April 7, 2019 ~ 9:00 am  
Spring Cleanup

April 13, 2019 ~ 12:00 pm  
Easter Egg Hunt  
(Rain Date: Sunday, April 14)

May 27, 2019 ~ 1:00 pm  
Memorial Day Service

July 27, 2019 ~ 1:00 pm  
Beach Party  
(Rain Date: Sunday, July 28)

August 25, 2019 ~ 10:00 am  
Snapper Derby  
(Date subject to change)

September 6, 2019  
Camp-out/ Movie Night;  
Tent setup 5:30 – 7:30 / Movie  
begins at 7 pm  
(Rain Date: Saturday, September 7)

November 1, 2019 ~ 8:00 pm  
General Meeting  
East Moriches Firehouse  
(Date/ location subject to change)

November 3, 2019 ~ 9:00 am  
Fall Cleanup

Visit [www.nbpoa.com](http://www.nbpoa.com) for  
the latest news and events.



**NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.  
TREASURER'S REPORT - DECEMBER 1, 2017 TO NOVEMBER 30, 2018**

CASH ON HAND:		11/30/2017	11/30/2018	11/30/2019
Checking		\$7,945.68	\$60,710.71	\$53,960.71
Savings		\$25,093.93	\$2,265.97	\$2,265.97
<b>Total</b>		<b>\$33,039.61</b>	<b>\$62,976.68</b>	<b>\$56,226.68</b>
<b>Marina Loan Balance</b>		<b>\$7,575.00</b>		
<b>INCOME:</b>				
	<b>2018 Estimate</b>	<b>2018 Actual</b>	<b>Variance</b>	<b>2019 Proposal</b>
Maintenance Fees	\$64,200.00	\$59,830.00	(4,370.00)	\$62,000.00
Marina	\$54,333.00	\$54,116.00	(217.00)	\$54,100.00
Interest & Misc.	\$150.00	\$3,003.67	2,853.67	\$500.00
<b>Total Income</b>	<b>\$118,683.00</b>	<b>\$116,949.67</b>	<b>(1,733.33)</b>	<b>\$116,600.00</b>
<b>EXPENSES: (summary)</b>				
	<b>2018 Estimate</b>	<b>2018 Actual</b>	<b>Variance</b>	<b>2019 Proposal</b>
Beach & Park	\$32,450.00	\$31,578.60	(871.40)	\$32,450.00
Marina	\$64,900.00	\$32,385.98	(32,514.02)	\$46,600.00
General & Admin.	\$30,500.00	\$23,048.02	(7,451.98)	\$44,300.00
<b>Total Expenses</b>	<b>\$127,850.00</b>	<b>\$87,012.60</b>	<b>(40,837.40)</b>	<b>\$123,350.00</b>
<b>EXPENSES: (details)</b>				
<b>Beach &amp; Park</b>	<b>2018 Estimate</b>	<b>2018 Actual</b>	<b>Variance</b>	<b>2019 Proposal</b>
Beach & Park Misc	\$1,400.00	\$3,088.13	1,688.13	\$1,400.00
Capital Improvements	\$1,000.00	\$2,315.42	1,315.42	\$1,000.00
Garbage	\$2,500.00	\$1,326.30	(1,173.70)	\$2,500.00
Lawn Care	\$3,000.00	\$2,562.86	(437.14)	\$3,000.00
Playground	\$1,700.00	\$1,883.30	183.30	\$1,700.00
Port O Lav	\$2,000.00	\$1,560.00	(440.00)	\$2,000.00
Security Day	\$20,000.00	\$18,166.00	(1,834.00)	\$20,000.00
Water	\$850.00	\$676.59	(173.41)	\$850.00
<b>Beach &amp; Park Total</b>	<b>\$32,450.00</b>	<b>\$31,578.60</b>	<b>(871.40)</b>	<b>\$32,450.00</b>
<b>Marina</b>	<b>2018 Estimate</b>	<b>2018 Actual</b>	<b>Variance</b>	<b>2019 Proposal</b>
Capital Improvements	\$2,000.00	\$9,119.17	7,119.17	\$3,500.00
Electric	\$2,600.00	\$1,968.47	(631.53)	\$3,600.00
General Repairs/Maintenance	\$16,000.00	\$7,843.81	(8,156.19)	\$37,000.00
Misc.	\$500.00	\$1,755.82	1,255.82	\$500.00
Security Night	\$22,000.00	\$0.00	(22,000.00)	\$0.00
Telephone & Internet	\$1,800.00	\$2,035.02	235.02	\$2,000.00
TD Bank Loan Payment	\$20,000.00	\$9,663.69	(10,336.31)	\$0.00
<b>Marina Total</b>	<b>\$64,900.00</b>	<b>\$32,385.98</b>	<b>(32,514.02)</b>	<b>\$46,600.00</b>
<b>General &amp; Admin</b>	<b>2018 Estimate</b>	<b>2018 Actual</b>	<b>Variance</b>	<b>2019 Proposal</b>
Bank Charges	\$300.00	\$410.17	110.17	\$300.00
Contributions	\$300.00	\$200.00	(100.00)	\$300.00
Taxes	\$2,000.00	\$0.00	(2,000.00)	\$2,000.00
Entertainment	\$5,000.00	\$5,198.12	198.12	\$5,200.00
Honorarium Sec.	\$1,500.00	\$750.00	(750.00)	\$1,500.00
Honorarium Treas.	\$3,000.00	\$3,000.00	0.00	\$3,000.00
Insurance	\$5,200.00	\$5,505.18	305.18	\$6,000.00
Office Supplies	\$500.00	\$941.67	441.67	\$1,000.00
Postage	\$1,700.00	\$780.00	(920.00)	\$1,000.00
Printing	\$3,000.00	\$950.41	(2,049.59)	\$1,000.00
Professional Fees	\$5,000.00	\$1,963.39	(3,036.61)	\$20,000.00
Real Estate Taxes	\$3,000.00	\$3,349.08	349.08	\$3,000.00
<b>General &amp; Admin. Total</b>	<b>\$30,500.00</b>	<b>\$23,048.02</b>	<b>(7,451.98)</b>	<b>\$44,300.00</b>
<b>Expenses Grand Total</b>	<b>\$127,850.00</b>	<b>\$87,012.60</b>	<b>(40,837.40)</b>	<b>\$123,350.00</b>

**NEW MARINA SECURITY CAMERAS**



**THE BEACHCOMBER GETS PERSONAL**

If there are any exciting events that you would like to share with all your neighbors, such as births, weddings, engagements, anniversaries, etc. please send an email to Louise Jacino at [louisej38@yahoo.com](mailto:louisej38@yahoo.com) (please include NBPOA in the subject line) with the information and look for it in the next edition of The Beachcomber. If you are emailing about Newport Beach please put NBPOA in the subject line so I don't think its spam.

**BEACH ACCESS UPDATE**

The gate to the beach is now locked when there is no guard on duty. In order to access the beach you will need a key. The keys are \$10.00 and can be obtained by calling (631) 878-8948.

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