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# The Beachcomber

Newport Beach Property Owners Association

WINTER 2015

## PRESIDENT'S MESSAGE

I hope that everyone had a Great Holiday Season and Happy New Year. Now that 2014 is behind us let's hope for a mild winter. Can you believe, out with the high gas and oil prices, I just wonder how low or even how long they will last!!!

The Beach and Marina at this point, are as usual in great shape. Thanks to those of you that helped at our fall clean up. The weather so far has been kind to us, causing little or no beach erosion. Dredging the entrance to the marina this spring is scheduled for early May. The only problem that we have is the current pile of dredge spoils. The Town and/or Highway Department are still unwilling to take them away. I wonder where the people we elected are and where is our tax money is going?

Annual maintenance fees are due soon. Property owners who have deeded property in Newport Beach are responsible for paying the maintenance fee. Please do not be one of the past homeowners who were sent a collection notice for non-payment. This year again, we will have our legal counsel legally obtain the moneys that are in arrears.

The next General Meeting is scheduled for Friday, January 30, 2015 at the East Moriches Fire House @ 8:00 pm. There are 3 board member positions whose terms are up. Anyone wishing to run for a board member position should call Jay Guthrie at 874.9053. In order to run for a position you would need to be a homeowner in good standing. It would be great to have someone with accounting and computer skills. It's your community we need your help!

Please attend this meeting, we need to have a discussion on legally going after the Town / Highway Dept. It is dredge spoils from their drains in Newport Beach and the Baywoods division that are causing our problems.

Hope to see all of you at the meeting, as always refreshments will be served.

Dave Hablenko  
President, 878-8948

## MARINA REPORT

The marina is in good shape with no issues. We have closed everything up for the winter and shut down the marina fully. The deicers are in place and the ramps will be raised shortly to prevent any winter damage. Please avoid going on the floaters until they are reopened for the 2015 season.

In the spring we will be resetting any poles that lift during the winter. Also we are looking at a few different Kayak rack designs to fit additional kayaks for next year.

All in all, it was a great year for the marina. See everyone in 2015!

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

## 2015 NBPOA EVENT CALENDAR

**General Meeting**  
Friday, January 30<sup>th</sup> at 8:00 PM  
East Moriches Firehouse  
Visit [www.nbpoa.com](http://www.nbpoa.com) for the latest news and events.

# Patronize our Advertisers

Newport Beach Property Owners Association  
P. O. Box 459  
East Moriches, New York 11940



Published by the Newport Beach Property Owners Association P.O. Box 459 • East Moriches, New York 11940

**NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.**  
**TREASURER'S REPORT - DECEMBER 1, 2013 TO NOVEMBER 30, 2014**  
**With Estimated 2015 Operating Budget**

**Cash on Hand - December 1, 2013**

Checking	\$9,808.80
Money Market & CD	\$35,183.30
<b>Total</b>	<b>\$44,992.10</b>

INCOME:	2014 Estimate	2014 Actual	Variance	2015 Estimate
Maintenance Fees	\$64,200.00	\$66,800.00	2,600.00	\$64,200.00
Marina	\$57,150.00	\$54,333.00	<b>(2,817.00)</b>	\$54,333.00
Interest & Misc.	\$150.00	\$1,170.30	1,020.30	\$150.00
<b>Total Income</b>	<b>\$121,500.00</b>	<b>\$122,303.30</b>	<b>803.30</b>	<b>\$118,683.00</b>

EXPENSES: (summary)	2014 Estimate	2014 Actual	Variance	2015 Estimate
Beach & Park	\$28,850.00	\$24,843.59	4,006.41	\$28,850.00
Marina	\$68,550.00	\$64,411.14	4,138.86	\$68,750.00
General & Admin.	\$26,950.00	\$26,031.58	918.42	\$27,550.00
<b>Total Expenses</b>	<b>\$124,350.00</b>	<b>\$115,286.31</b>	<b>9,063.69</b>	<b>\$125,150.00</b>

**Cash on Hand - November 30, 2014**

Checking	\$8,555.49
Money Market	\$43,453.60
<b>Total</b>	<b>\$52,009.09</b>

EXPENSES: (details)	2014 Estimate	2014 Actual	Variance	2015 Estimate
<b>Beach &amp; Park</b>				
Beach & Park Misc	\$1,000.00	\$1,372.08	<b>(372.08)</b>	\$1,000.00
Capital Improvements	\$2,000.00	\$2,177.93	<b>(177.93)</b>	\$2,000.00
Garbage	\$2,500.00	\$1,827.50	672.50	\$2,500.00
Lawn Care	\$3,000.00	\$2,321.88	678.12	\$3,000.00
Playground	\$500.00	\$52.23	447.77	\$500.00
Port O Lav	\$2,000.00	\$1,170.16	829.84	\$2,000.00
Security Day	\$17,000.00	\$15,224.50	1,775.50	\$17,000.00
Water	\$850.00	\$697.31	152.69	\$850.00
<b>Beach &amp; Park Total</b>	<b>\$28,850.00</b>	<b>\$24,843.59</b>	<b>4,006.41</b>	<b>\$28,850.00</b>

Marina	2014 Estimate	2014 Actual	Variance	2015 Estimate
Capital Improvements	\$15,000.00	\$9,460.32	5,539.68	\$15,000.00
Electric	\$2,400.00	\$2,418.80	<b>(18.80)</b>	\$2,600.00
General Repairs	\$1,250.00	\$485.35	764.65	\$1,250.00
Misc.	\$500.00	\$0.00	500.00	\$500.00
Security Night	\$25,000.00	\$27,713.22	<b>(2,713.22)</b>	\$25,000.00
Telephone & Internet	\$1,400.00	\$1,366.77	33.23	\$1,400.00
TD Bank Loan Payment	\$23,000.00	\$22,966.68	33.32	\$23,000.00
TD Bank Loan				
<b>Marina Total</b>	<b>\$68,550.00</b>	<b>\$64,411.14</b>	<b>4,138.86</b>	<b>\$68,750.00</b>

General & Admin	2014 Estimate	2014 Actual	Variance	2015 Estimate
Bank Charges	\$550.00	\$255.65	294.35	\$550.00
Contributions	\$300.00	\$300.00	0.00	\$300.00
Taxes	\$400.00	\$967.00	<b>(567.00)</b>	\$1,000.00
Entertainment	\$5,000.00	\$5,753.48	<b>(753.48)</b>	\$5,000.00
Honorarium Sec.	\$1,500.00	\$1,500.00	0.00	\$1,500.00
Honorarium Treas.	\$3,000.00	\$3,000.00	0.00	\$3,000.00
Insurance	\$5,000.00	\$3,858.00	1,142.00	\$5,000.00
Office Supplies	\$500.00	\$698.05	<b>(198.05)</b>	\$500.00
Postage	\$1,700.00	\$1,630.00	70.00	\$1,700.00
Printing	\$3,000.00	\$3,685.95	<b>(685.95)</b>	\$3,000.00
Professional Fees	\$3,000.00	\$1,634.33	1,365.67	\$3,000.00
Real Estate Taxes	\$3,000.00	\$2,749.12	250.88	\$3,000.00
<b>General &amp; Admin. Total</b>	<b>\$26,950.00</b>	<b>\$26,031.58</b>	<b>918.42</b>	<b>\$27,550.00</b>
<b>Expenses Grand Total</b>	<b>\$124,350.00</b>	<b>\$115,286.31</b>	<b>9,063.69</b>	<b>\$125,150.00</b>

**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 (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.

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