

# The Beachcomber

Newport Beach Property Owners Association

WINTER 2016

## PRESIDENT'S MESSAGE

Winter is just about here and the weather has been great. There are still a lot of boaters going fishing and wave runner people cruising the bay. That just has to be too cold, at least for me.

Every year there are three board positions up for vote at our winter meeting. Present board members can elect to stay on and be voted for another 3 year term. If anyone in the neighborhood would like to become a board member, please let us know. We really could use someone willing to work with the other board members, not on their own and someone with accounting skills, hint hint!!

There seems to be a rumor going around the neighborhood that we are going to make the beach and marina area open to the public. That cannot be done without a homeowner community vote and I assure you that this public opening is not the case and will not happen. The board has contacted an attorney about taking on the fight with the town on our behalf in regards to the dredging problems of the creek, marina and entrance to the Heils Creek. It seems that there are many rules that our local governments are not following, for us the tax payers, our rights and for them to maintain the water ways.

Remember that many businesses take out ads in our Beachcomber. Please give that page a look and give our local retailers your business.

Looking forward to seeing all of you at our winter general meeting at the fire house, which will be

held Friday, January 29, 2016 at 8:00 p.m.

Dave Hablenko  
President, 631-878-8948

## MARINA REPORT

Well it was a great season, the marina is in great shape and has no major issues. We have filled every spot in the marina and were able to get 5 people off the waiting list this year.

We will be looking for some neighbors to help building the new kayak rack in the spring. A good portion of the boardwalk has been replaced and there will be additional repairs in the off season. The ramp and the adjacent boardwalk are in need of repair. We will be replacing the board on the top deck as well as some boards in the ramp itself. Additionally more cameras were installed that will provide a view of both the marina and the beach. These will be viewable on the website [www.nbpoa.com](http://www.nbpoa.com).

It was a great 2015...See everyone next year!

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

## 2016 NBPOA EVENT CALENDAR

**1/29/2016 - 8:00PM**  
**General Meeting**

*East Moriches Fire House*

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, 2014 TO NOVEMBER 30, 2015**  
**With Estimated 2016 Operating Budget**

**Cash on Hand - December 1, 2014**

	<b>Checking</b>	<b>\$8,555.49</b>			
	<b>Savings</b>	<b>\$43,453.60</b>	Marina Loan Balance		\$ 72,344.36
	<b>Total</b>	<b>\$52,009.09</b>			

<b>INCOME:</b>	<b>2015 Estimate</b>	<b>2015 Actual</b>	<b>Variance</b>	<b>2016 Estimate</b>
Maintenance Fees	\$64,200.00	\$64,850.00	650.00	\$64,200.00
Marina	\$54,333.00	\$55,677.50	<b>1,344.50</b>	\$54,333.00
Interest & Misc.	\$150.00	\$1,500.05	1,350.05	\$150.00
<b>Total Income</b>	<b>\$118,683.00</b>	<b>\$122,027.55</b>	<b>3,344.55</b>	<b>\$118,683.00</b>

<b>EXPENSES: (summary)</b>	<b>2015 Estimate</b>	<b>2015 Actual</b>	<b>Variance</b>	<b>2016 Estimate</b>
Beach & Park	\$28,850.00	\$25,344.01	3,505.99	\$29,450.00
Marina	\$68,750.00	\$76,208.97	<b>(7,458.97)</b>	\$70,500.00
General & Admin.	\$27,550.00	\$27,707.70	<b>(157.70)</b>	\$34,550.00
<b>Total Expenses</b>	<b>\$125,150.00</b>	<b>\$129,260.68</b>	<b>(4,110.68)</b>	<b>\$134,500.00</b>

**Cash on Hand - November 30, 2015**

	<b>Checking</b>	<b>\$12,097.41</b>			
	<b>Savings</b>	<b>\$32,678.65</b>	Marina Loan Balance		\$ 54,877.54
	<b>Total</b>	<b>\$44,776.06</b>			

**EXPENSES: (details)**

<b>Beach &amp; Park</b>	<b>2015 Estimate</b>	<b>2015 Actual</b>	<b>Variance</b>	<b>2016 Estimate</b>
Beach & Park Misc	\$1,000.00	\$1,857.80	<b>(857.80)</b>	\$1,400.00
Capital Improvements	\$2,000.00	\$1,087.50	<b>912.50</b>	\$2,000.00
Garbage	\$2,500.00	\$1,629.95	870.05	\$2,500.00
Lawn Care	\$3,000.00	\$2,360.42	639.58	\$3,000.00
Playground	\$500.00	\$55.40	444.60	\$700.00
Port O Lav	\$2,000.00	\$1,247.41	752.59	\$2,000.00
Security Day	\$17,000.00	\$16,122.50	877.50	\$17,000.00
Water	\$850.00	\$983.03	<b>(133.03)</b>	\$850.00
<b>Beach &amp; Park Total</b>	<b>\$28,850.00</b>	<b>\$25,344.01</b>	<b>3,505.99</b>	<b>\$29,450.00</b>

<b>Marina</b>	<b>2015 Estimate</b>	<b>2015 Actual</b>	<b>Variance</b>	<b>2016 Estimate</b>
Capital Improvements	\$15,000.00	\$6,679.62	8,320.38	\$2,000.00
Electric	\$2,600.00	\$2,519.62	<b>80.38</b>	\$2,600.00
General Repairs/Maintenance	\$1,250.00	\$15,624.01	<b>(14,374.01)</b>	\$16,000.00
Misc.	\$500.00	\$0.00	500.00	\$500.00
Security Night	\$25,000.00	\$27,059.95	<b>(2,059.95)</b>	\$25,000.00
Telephone & Internet	\$1,400.00	\$1,359.09	40.91	\$1,400.00
TD Bank Loan Payment	\$23,000.00	\$22,966.68	33.32	\$23,000.00
<b>Marina Total</b>	<b>\$68,750.00</b>	<b>\$76,208.97</b>	<b>(7,458.97)</b>	<b>\$70,500.00</b>

<b>General &amp; Admin</b>	<b>2015 Estimate</b>	<b>2015 Actual</b>	<b>Variance</b>	<b>2016 Estimate</b>
Bank Charges	\$550.00	\$181.35	368.65	\$550.00
Contributions	\$300.00	\$300.00	0.00	\$300.00
Taxes	\$1,000.00	\$2,948.10	<b>(1,948.10)</b>	\$2,000.00
Entertainment	\$5,000.00	\$5,414.86	<b>(414.86)</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	\$4,568.19	431.81	\$5,000.00
Office Supplies	\$500.00	\$591.87	<b>(91.87)</b>	\$500.00
Postage	\$1,700.00	\$1,323.00	377.00	\$1,700.00
Printing	\$3,000.00	\$2,962.37	<b>37.63</b>	\$3,000.00
Professional Fees	\$3,000.00	\$2,119.52	880.48	\$9,000.00
Real Estate Taxes	\$3,000.00	\$2,798.44	201.56	\$3,000.00
<b>General &amp; Admin. Total</b>	<b>\$27,550.00</b>	<b>\$27,707.70</b>	<b>(157.70)</b>	<b>\$34,550.00</b>
<b>Expenses Grand Total</b>	<b>\$125,150.00</b>	<b>\$129,260.68</b>	<b>(4,110.68)</b>	<b>\$134,500.00</b>

## BEACH ACCESS UPDATE

We are sure many of you know that the gates at the beach are no longer open when there is no guard on duty. In order to gain access thru the walk thru or drive thru gate you will now need a key. The keys will be available at the general meeting and cost is \$10.00 per key. If you already have an old key they should still work for both gates.



## THANK YOU!

A big thank you goes out to Johnny Varanelli, for fixing the see saw seats for the neighborhood. The finished product looks amazing and they are better than ever!

## 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.

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