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The Beachcomber

Newport Beach Property Owners Association

WINTER 2017

PRESIDENT'S MESSAGE

I hope that everyone had a great holiday season. I'm writing this message on December 15th and it is supposed to be near 0 degrees tomorrow morning. I've already had enough of winter. Well I guess that Mother Nature will do whatever she wants to do!!!

Last month's board of directors meeting was our budget meeting. It seems that pricing for just about everything is going up, especially the dredging and removal of the dredge spoils. Since the Town of Brookhaven's highway Dept. refuses to remove their spoils from not only their drains that run into the creek, but also their drains from Bay Woods and the cost to us is sky rocketing. We are running out of sites to take the spoils to and the ones that will, want a lot more money to take them. Then the trucking cost has gone up as well. Our Attorney is working with the Town and the court system to resolve this cost to us. In addition the end of the creek has been destroyed by a defective drain pipe. I had the highway department there to look at it almost 2 Years ago. This damaged pipe has put thousands of yards of dirt and road run off into our creek and nothing has been done by the Town to correct this problem.

A topic up for discussion is to send out our Beachcomber 1x per year in January, for the budget. We are contemplating publishing the other three on our Web Site to cut costs. Believe it or not it's almost four thousand dollars to print and send it out a year. Another item is adjusting some of our board rules, which are being reviewed by our attorney. A meeting will be held with the volunteers for any additional ideas or changes.

As I mentioned in the last Beachcomber, there are three board members positions up for a vote at the January meeting. Anyone interested in running for a position should contact Jay Guthrie at 631.874.9053. Only members in good standings may run.

I know that at the January winter meeting the weather is usually cold and snowy, but these meetings are, as are all of them, important to all members of our community. If you are new to NBPOA or have been here forever, come on down and say hello to your neighbors. If you have any ideas for the beach or marina, let us know. Hope to see you there.

Dave Hablenko
President
631-878-8948

MARINA REPORT

2016 was a good year. We had some folks move around to accommodate other members getting their boats into the marina. We have some maintenance issues to handle in the spring. The ramp is in need of some repair as well as some of the boardwalks around the docks. Any assistance would be appreciated.

Please make sure that all kayaks have been removed from the racks for the winter. If you will be making any changes to the boat you currently have in your slip, please contact me as early as possible in 2017.

Have a great winter and see you in the spring!

Johnny Varanelli
Marina Chairman
631-764-3496
NBPOA_marina@yahoo.com

2017 NBPOA EVENT CALENDAR

1/27/2016 - 8:00PM
General Meeting
East Moriches Fire House

Visit www.nbpoa.com for the latest news and events.

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NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.
TREASURER'S REPORT - DECEMBER 1, 2015 TO NOVEMBER 30, 2016
 With Estimated 2017 Operating Budget

Cash on Hand - December 1, 2016

Checking	\$12,097.41
Savings	\$32,678.65
Total	\$44,776.06

Marina Loan Balance \$ 54,877.54

INCOME:	2016 Estimate	2016 Actual	Variance	2017 Estimate
Maintenance Fees	\$64,200.00	\$64,634.48	434.48	\$64,200.00
Marina	\$54,333.00	\$54,996.58	663.58	\$54,333.00
Interest & Misc.	\$150.00	\$1,943.37	1,793.37	\$150.00
Total Income	\$118,683.00	\$121,574.43	2,891.43	\$118,683.00

EXPENSES: (summary)	2015 Estimate	2016 Actual	Variance	2017 Estimate
Beach & Park	\$29,450.00	\$34,937.45	(5,487.45)	\$29,450.00
Marina	\$70,500.00	\$74,990.78	(4,490.78)	\$70,900.00
General & Admin.	\$34,550.00	\$28,008.40	6,541.60	\$34,550.00
Total Expenses	\$134,500.00	\$137,936.63	(3,436.63)	\$134,900.00

Cash on Hand - November 30, 2015

Checking	\$7,032.54
Savings	\$21,381.32
Total	\$28,413.86

Marina Loan Balance \$ 38,866.38

EXPENSES: (details)	2016 Estimate	2016 Actual	Variance	2017 Estimate
Beach & Park				
Beach & Park Misc	\$1,400.00	\$6,414.88	(5,014.88)	\$1,400.00
Capital Improvements	\$2,000.00	\$2,626.70	(626.70)	\$2,000.00
Garbage	\$2,500.00	\$1,592.36	907.64	\$2,500.00
Lawn Care	\$3,000.00	\$2,827.51	172.49	\$3,000.00
Playground	\$700.00	\$261.54	438.46	\$700.00
Port O Lav	\$2,000.00	\$810.00	1,190.00	\$2,000.00
Security Day	\$17,000.00	\$19,438.00	(2,438.00)	\$17,000.00
Water	\$850.00	\$966.46	(116.46)	\$850.00
Beach & Park Total	\$29,450.00	\$34,937.45	(5,487.45)	\$29,450.00

Marina	2016 Estimate	2016 Actual	Variance	2017 Estimate
Capital Improvements	\$2,000.00	\$1,811.26	188.74	\$2,000.00
Electric	\$2,600.00	\$2,093.49	506.51	\$2,600.00
General Repairs/Maintenance	\$16,000.00	\$17,203.96	(1,203.96)	\$16,000.00
Misc.	\$500.00	\$213.00	287.00	\$500.00
Security Night	\$25,000.00	\$28,910.00	(3,910.00)	\$25,000.00
Telephone & Internet	\$1,400.00	\$1,792.39	(392.39)	\$1,800.00
TD Bank Loan Payment	\$23,000.00	\$22,966.68	33.32	\$23,000.00
Marina Total	\$70,500.00	\$74,990.78	(4,490.78)	\$70,900.00

General & Admin	2016 Estimate	2016 Actual	Variance	2017 Estimate
Bank Charges	\$550.00	\$276.16	273.84	\$550.00
Contributions	\$300.00	\$150.00	150.00	\$300.00
Taxes	\$2,000.00	-\$981.00	2,981.00	\$2,000.00
Entertainment	\$5,000.00	\$4,263.78	736.22	\$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	\$4,787.19	212.81	\$5,000.00
Office Supplies	\$500.00	\$730.84	(230.84)	\$500.00
Postage	\$1,700.00	\$1,413.00	287.00	\$1,700.00
Printing	\$3,000.00	\$2,913.25	86.75	\$3,000.00
Professional Fees	\$9,000.00	\$7,089.74	1,910.26	\$9,000.00
Real Estate Taxes	\$3,000.00	\$2,865.44	134.56	\$3,000.00
General & Admin. Total	\$34,550.00	\$28,008.40	6,541.60	\$34,550.00
Expenses Grand Total	\$134,500.00	\$137,936.63	(3,436.63)	\$134,900.00

2017 NBPOA EVENT CALENDAR

Friday, January 27, 2017 ~ 8:00 pm
General Meeting EMO Firehouse

Sunday, April 23, 2017 ~ 9:00 am
Spring Cleanup

Friday, April 7, 2017 ~ 8:00 pm
General Meeting (Subject to change)

Monday, May 29, 2017 ~ 1:00 pm
Memorial Day Service @ Beach

Saturday, April 8, 2017 ~ 12:00 pm
Easter Egg Hunt

Saturday, July 22, 2017 ~ 1:00 pm
Beach Party
(Rain Date: Sunday, July 23rd)

Sunday, August 27, 2017 ~ 10:00 am
Snapper Derby (Subject to Change)

Friday, September 8, 2017 ~ 7:00 pm
Camp Out/Movie Night

Friday, November 3, 2017 ~ 8:00 pm
General Meeting (Subject to change)

Sunday, November 5, 2017 ~ 9:00 am
Fall Cleanup

Visit www.nbpoa.com for the latest news and events.

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 will be available for purchase at the next General Meeting.



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