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# The Beachcomber

Newport Beach Property Owners Association

WINTER 2018

## PRESIDENT'S MESSAGE

I hope that everyone had a great Holiday season. Hopefully, we will have a mild winter. The older that I get, the more that I dislike the cold and the snow. I guess whatever Mother Nature wants to send us, that's what we will get.

On another note, we repaired the walkway on the far side or the marina. Someone sent a letter of complaint to the Town of Brookhaven that we were working on the decking and bulkhead without a permit or wetlands permit. We received a letter from the Town which stated: "Letter before Summons". I had a long conversation with a dock builder that has been around forever in our area and a town highway person. They both stated that replacing decking is considered general maintenance and replacing up to 20% of the sub-structure a year does not require a permit.

The other concerning a complaint from the town is that the fishing pier is trespassing on Town property. This pier has been there since the 1960s. This problem came up in the mid-90s when the Town refused our dredge permit. Mr. Ed Hennessey was Town Councilman at that time. This problem was taken care of by him, Tom Carrano and our president of NBPOA at that time. They found old aerial photos which showed that it was, in fact, our property, also the tax maps do not show that the Town owns that point. We have been paying property taxes on that land forever. Our attorney will have to take care of this matter. This will cost the association money

The new changes to our bylaws, which were discussed at the fall general meeting, will have its first reading at the January Meeting (a copy of the bylaws with the revisions can be found on the website or a copy will be available at the general meeting in January). I would like to encourage as many

neighbors to attend. Also, at this meeting, there will be a vote on three board member positions of NBPOA.

Hope to see everyone at this meeting. Check our website at nbpoa.com for the latest info.

Dave Hablenko, President  
631-878-8948

## MARINA REPORT

The Marina is wrapped up for the year. Please ensure that all lines are removed from the slips. Additionally, any kayaks in the rack need to be removed for the winter.

We had a good year in the marina. There will be some basic moves to allow the marina to function better and slip changes and additions will be addressed as early as possible in 2018.

Some assistance will be needed for general repairs over the winter and in the early spring. If you are able to help, please send an email to the address below.

Have a great holiday season and see you in the spring!!!!

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

## 2018 NBPOA EVENT CALENDAR

Friday, January 26, 2018 ~ 8:00 pm  
General Meeting / Budget / Elections  
East Moriches Fire Department

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



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**NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.**  
**TREASURER'S REPORT - DECEMBER 1, 2016 TO NOVEMBER 30, 2017**

**With Estimated 2018 Operating Budget**

<b>Balance Sheet Total :</b>	-\$16,217.00	\$4,625.75	\$20,842.75	-\$9,167.00
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**Cash on Hand - November 30, 2016**

Checking	\$7,032.54	Marina Loan Balance	\$ 38,866.38
Savings	\$21,381.32		
<b>Total</b>	<b>\$28,413.86</b>		

INCOME:	2017 Estimate	2017 Actual	Variance	2018 Estimate
Maintenance Fees	\$64,200.00	\$63,235.00	(965.00)	\$64,200.00
Marina	\$54,333.00	\$52,616.00	(1,717.00)	\$54,333.00
Interest & Misc.	\$150.00	\$1,702.61	1,552.61	\$150.00
<b>Total Income</b>	<b>\$118,683.00</b>	<b>\$117,553.61</b>	<b>(1,129.39)</b>	<b>\$118,683.00</b>

EXPENSES: (summary)	2015 Estimate	2017 Actual	Variance	2018 Estimate
Beach & Park	\$29,450.00	\$28,466.27	(983.73)	\$32,450.00
Marina	\$70,900.00	\$60,690.96	(10,209.04)	\$64,900.00
General & Admin.	\$34,550.00	\$23,770.63	(10,779.37)	\$30,500.00
<b>Total Expenses</b>	<b>\$134,900.00</b>	<b>\$112,927.86</b>	<b>(21,972.14)</b>	<b>\$127,850.00</b>

**Cash on Hand - November 30, 2017**

Checking	\$7,945.68	Marina Loan Balance	\$ 7,575.00
Savings	\$25,093.93		
<b>Total</b>	<b>\$33,039.61</b>		

**EXPENSES: (details)**

Beach & Park	2016 Estimate	2016 Actual	Variance	2018 Estimate
Beach & Park Misc	\$1,400.00	\$1,796.53	396.53	\$1,400.00
Capital Improvements	\$2,000.00	\$0.00	(2,000.00)	\$1,000.00
Garbage	\$2,500.00	\$1,152.95	(1,347.05)	\$2,500.00
Lawn Care	\$3,000.00	\$2,893.36	(106.64)	\$3,000.00
Playground	\$700.00	\$0.00	(700.00)	\$1,700.00
Port O Lav	\$2,000.00	\$1,982.50	(17.50)	\$2,000.00
Security Day	\$17,000.00	\$19,609.00	2,609.00	\$20,000.00
Water	\$850.00	\$1,031.93	181.93	\$850.00
<b>Beach &amp; Park Total</b>	<b>\$29,450.00</b>	<b>\$28,466.27</b>	<b>(983.73)</b>	<b>\$32,450.00</b>

Marina	2016 Estimate	2016 Actual	Variance	2018 Estimate
Capital Improvements	\$2,000.00	\$2,395.77	395.77	\$2,000.00
Electric	\$2,600.00	\$2,000.38	(599.62)	\$2,600.00
General Repairs/Maintenance	\$16,000.00	\$1,929.74	(14,070.26)	\$28,000.00
Misc.	\$500.00	\$444.28	(55.72)	\$500.00
Security Night	\$25,000.00	\$29,267.03	4,267.03	\$22,000.00
Telephone & Internet	\$1,800.00	\$1,687.08	(112.92)	\$1,800.00
TD Bank Loan Payment	\$23,000.00	\$22,966.68	(33.32)	\$8,000.00
<b>Marina Total</b>	<b>\$70,900.00</b>	<b>\$60,690.96</b>	<b>(10,209.04)</b>	<b>\$64,900.00</b>

General & Admin	2016 Estimate	2016 Actual	Variance	2018 Estimate
Bank Charges	\$550.00	\$188.63	(361.37)	\$300.00
Contributions	\$300.00	\$50.00	(250.00)	\$300.00
Taxes	\$2,000.00	\$114.00	(1,886.00)	\$2,000.00
Entertainment	\$5,000.00	\$5,323.81	323.81	\$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	\$5,161.18	161.18	\$5,200.00
Office Supplies	\$500.00	\$171.74	(328.26)	\$500.00
Postage	\$1,700.00	\$1,612.00	(88.00)	\$1,700.00
Printing	\$3,000.00	\$2,261.89	(738.11)	\$3,000.00
Professional Fees	\$9,000.00	\$1,450.00	(7,550.00)	\$5,000.00
Real Estate Taxes	\$3,000.00	\$2,937.38	(62.62)	\$3,000.00
<b>General &amp; Admin. Total</b>	<b>\$34,550.00</b>	<b>\$23,770.63</b>	<b>(10,779.37)</b>	<b>\$30,500.00</b>
<b>Expenses Grand Total</b>	<b>\$134,900.00</b>	<b>\$112,927.86</b>	<b>(21,972.14)</b>	<b>\$127,850.00</b>

This Year's Estimate Variance to Last Year's Estimate:

-\$7,050.00

**2018 NBPOA EVENT CALENDAR**

**Friday, January 26, 2018 ~ 8:00 pm**  
**General Meeting EMO Firehouse**

**Monday, May 28, 2018 ~ 1:00 pm**  
**Memorial Day Service @ Beach**

**Friday, September 7, 2018 ~ 7:00 pm**  
**Camp Out/Movie Night**  
**(Rain Date: Saturday, September 8th)**

**Saturday, March 24, 2018 ~ 12:00 pm**  
**Easter Egg Hunt**

**Saturday, July 28, 2018 ~ 1:00 pm**  
**Beach Party**  
**(Rain Date: Sunday, July 29th)**

**Friday, November 2, 2018 ~ 8:00 pm**  
**General Meeting**  
**(Date subject to change)**

**Friday, April 6, 2018 ~ 8:00 pm**  
**General Meeting**  
**(Date subject to change)**

**Sunday, August 12, 2018 ~ 10:00 am**  
**Snapper Derby**  
**(Date subject to Change)**

**Sunday, November 4, 2018 ~ 9:00 am**  
**Fall Cleanup**

**Sunday, April 22, 2018 ~ 9:00 am**  
**Spring Cleanup**

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

**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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