

The Beachcomber

Newport Beach Property Owners Association

WINTER 2020

PRESIDENT'S MESSAGE

I hope everyone had a wonderful, love filled Christmas and an enjoyable New Year.

We recently learned that although Brookhaven Town has changed it's designation of Heil's Creek to "For Public Benefit" it doesn't move us any closer to getting the creek dredged. Suffolk County Dept. of Public Works is the main public agency that dredges in our county, and they require that Brookhaven Town do all the same soil sampling in the creek that we had to do for our marina. The creek is owned by Brookhaven town. Only then would the creek be eligible to be put on the SCDPW dredge list, which is many years behind. If the the town complies with all SCDPW requirements, we can request that SCDPW place the creek on their dredge list. The town estimates that the soil testing will cost \$25,000. with no guarantee that the county will approve the creek for their list. In 2018 SCDPW completed 16 dredge projects in Suffolk and not one was in the town of Brookhaven- geographically the largest town in N.Y. State. We met with Councilman Dan Panico on December 4 and his willingness to spend the money for this gamble was encouraging. He is anxious to help us dredge our waterways but the creek is far too large, and is beyond the capability of the town's equipment.

The I.R.S. and New York State are telling us that for tax purposes, we receive too much of our annual income from the boat slip and kayak space rentals and not enough from our annual membership dues collected. Homeowners Associations must have 60% of their income from members dues, which we do not. This imbalance puts us into a higher tax bracket, therefore tripling the amount of income tax we paid last year. We need to collect more of the dues that are in arrears and will be hiring a collection agency to assist us. The board is looking into additional ways to offset this income imbalance. We are also implementing a new policy whereby if you are in arrears and are selling your home, you must wait 10 days for a paid receipt of dues. On 6 occasions in 2019 we received calls from people who are at the closing table and need immediate action from us to proceed with their closing.

The Messmann/Cobb lawsuit is in the "discovery" phase, meaning both sides are preparing their case, with depositions due to begin in February.

Work will begin soon in the marina for the replacement of the storm water drain that empties directly into the marina. The full cost of this project is being paid for by Brookhaven Town. We are currently researching some overdue improvements to our playground equipment. We'd like to enhance the area for our many beautiful little ones to enjoy. We are also accepting proposals for a new security gate system for the marina area. For ten years we have spent good money maintaining that aging system and repairing it in-house.

The replacement of the decking around the marina is almost completed, with new lamp posts, electric receptacles and water spigot installations underway. This is an ongoing project that has spanned two and a half years. 100% of the work was done by volunteers, saving us countless thousands of dollars. Special thanks to Fred Mignone, Vinny Caronna, Jay Gress, Bob Weissbach and Don Schlauraff for their time and talents. We still have a few more days of work, so c'mon down. Volunteers are always welcome.

The next General Meeting is 8:00pm on Friday, January 31, 2020 at the East Moriches Fire House. Three existing seats on the board that are currently occupied by directors are up for re-election this year. If you are interested in running for a position on the board, please contact Dave Hablenko at (631) 745-4977 prior to the meeting so your name can be placed on the list for the Vote.

Get out for a walk or a bike ride and enjoy those nice, new smoothly paved roads. Be sure to say Hi!

Rich Berkhout, President NBPOA
631-278-5021

2020 NBPOA EVENT CALENDAR

Friday, January 31 @ 8:00 pm
General Meeting
East Moriches Fire House

Saturday, April 4 @ 12:00 pm
Easter Egg Hunt
Newport Beach (Rain Date:
Sunday, April 5)

Sunday, March 29 @ 9:00 am
Spring Cleanup
Newport Beach

Monday, May 25 @ 1 PM
Memorial Day Service
Newport Beach

Friday, April 3 @ 8:00 pm
General Meeting
East Moriches Firehouse (Date/
Location Subject to Change)

...see more inside



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

EAST MORICHES HARDWARE, INC.



P.O. Box 407 • 469 Montauk Highway
East Moriches, NY 11940
Phone (631) 878-0200

seahorse
PROPERTY SERVICES

LICENSED & INSURED:
Suffolk County
License #HI-62448
Town of Southampton
License #L005673

Providing a wide variety of property repair, improvement and handyman services

EELCO SIES
Phone: (631) 418-6173
Email: eelco@seahorseps.com
Web: www.seahorseps.com
91 Pine Edge Dr, East Moriches, NY 11940

- Light Construction & Carpentry
- Dock, Deck & Patio Maintenance
- Painting, Staining & Drywall
- Power Washing & Cleaning
- Door, Window & Screen Repair & Replace
- Light Fixtures, Fans, Switches & Electrical
- Kitchen & Bathroom Fixtures & Plumbing
- Leak & Flood Remediation ...and more!

Foster, Riyaz, & Howard P.C.

Divorce & Family Law

(631) 288-5550 4 MONTAUK HIGHWAY
(631) 288-0286 FAX WESTHAMPTON, NEW YORK 11977
INFO@Westhamptonattorneys.com

SILLY LILY
FISHING
STATION
MARINA

Rentals-Boats, Sailboats,
Kayaks, paddleboards,

Repairs-engine repair,
wooden boat repair

Dockage, food, Bait,
tackle, boat ramp,

99 Adelaide Ave,
East Moriches, NY 11940

Newly renovated www.sillylily.com 631-878-0247

CHINESE THAI SUSHI HIBACHI JAPANESE

FUSION
Restaurant & Lounge
We Invite You to Visit Us @
Trump International
Beach Resort * Hotel
18001 Collins Avenue
Sunny Isles Beach, FL 33160
305.792.0600
Trump International * Miami

SUSHI
Make Fresh

Tony's Asian Fusion
Restaurant & Lounge
631.728.8850

Tony Liu
Owner
631.880.0100
TonyLiu8850@yahoo.com

www.TONYSASIANFUSION.com

NOW CELEBRATING OUR 28TH ANNIVERSARY

PINE
BARRENS
PRINTING

FULL COLOR PRINTING & MAILING SERVICES

351 Old Riverhead Road, Westhampton Beach, NY 11978
631.288.5200 Fax 631.288.1036
www.pinebarrensprinting.com



Patronize our Advertisers

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, 2018 TO NOVEMBER 30, 2019**

CASH ON HAND:	11/30/2018	11/30/2019	2020 Budget
Checking	\$53,960.71	\$90,177.41	\$57,697.41
Savings	\$2,265.97	\$0.00	\$0.00
Total	\$56,226.68	\$90,177.41	\$57,697.41

Marina Loan Balance

INCOME:	2019 ESTIMATE	2019 ACTUAL	Variance	2020 Budget
Maintenance Fees	\$62,000.00	\$65,035.00	\$3,035.00	\$51,875.00
Marina	\$54,100.00	\$48,635.00	(\$5,465.00)	\$44,795.00
Interest & Misc.	\$500.00	\$897.66	\$397.66	\$800.00
Total Income	\$116,600.00	\$114,567.66	(\$2,032.34)	\$97,470.00

EXPENSES: (summary)	2019 ESTIMATE	2019 ACTUAL	Variance	2020 Budget
Beach & Park	\$32,450.00	\$30,069.30	(\$2,380.70)	\$31,500.00
Marina	\$46,600.00	\$17,030.48	(\$29,569.52)	\$49,000.00
General & Admin.	\$44,300.00	\$40,267.15	(\$4,032.85)	\$49,450.00
Total Expenses	\$123,350.00	\$87,366.93	(\$35,983.07)	\$129,950.00

EXPENSES: (details)

Beach & Park	2019 ESTIMATE	2019 ACTUAL	Variance	2020 Budget
Beach & Park Misc	\$1,400.00	\$4,080.14	\$2,680.14	\$3,000.00
Capital Improvements	\$1,000.00	\$800.00	(\$200.00)	\$1,000.00
Garbage	\$2,500.00	\$1,804.73	(\$695.27)	\$2,000.00
Lawn Care	\$3,000.00	\$1,857.50	(\$1,142.50)	\$2,000.00
Playground	\$1,700.00	\$0.00	(\$1,700.00)	\$1,000.00
Port O Lav	\$2,000.00	\$2,758.25	\$758.25	\$3,000.00
Security Day	\$20,000.00	\$17,254.25	(\$2,745.75)	\$18,000.00
Water	\$850.00	\$1,514.43	\$664.43	\$1,500.00
Beach & Park Total	\$32,450.00	\$30,069.30	(\$2,380.70)	\$31,500.00

Marina	2019 ESTIMATE	2019 ACTUAL	Variance	2020 Budget
Capital Improvements	\$3,500.00	\$453.29	(\$3,046.71)	\$2,000.00
Electric	\$3,600.00	\$2,533.35	(\$1,066.65)	\$3,000.00
General Repairs/Maintenance	\$37,000.00	\$8,517.86	(\$28,482.14)	\$38,500.00
Misc.	\$500.00	\$1,342.00	\$842.00	\$1,200.00
Security Night	\$0.00	\$1,950.00	\$1,950.00	\$2,000.00
Telephone & Internet	\$2,000.00	\$2,233.98	\$233.98	\$2,300.00
TD Bank Loan Payment	\$0.00	\$0.00	\$0.00	\$0.00
Marina Total	\$46,600.00	\$17,030.48	(\$29,569.52)	\$49,000.00

General & Admin	2019 ESTIMATE	2019 ACTUAL	Variance	2020 Budget
Bank Charges	\$300.00	\$423.63	\$123.63	\$450.00
Contributions	\$300.00	\$100.00	(\$200.00)	\$200.00
Taxes (INCOME)	\$2,000.00	\$8,134.00	\$6,134.00	\$15,000.00
Entertainment	\$5,200.00	\$4,623.52	(\$576.48)	\$5,000.00
Honorarium Sec.	\$1,500.00	\$668.00	(\$832.00)	\$1,500.00
Honorarium Treas.	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
Insurance	\$6,000.00	\$11,883.39	\$5,883.39	\$12,000.00
Office Supplies	\$1,000.00	\$388.99	(\$611.01)	\$1,000.00
Postage	\$1,000.00	\$1,567.64	\$567.64	\$1,500.00
Printing	\$1,000.00	\$1,177.31	\$177.31	\$1,200.00
Professional Fees	\$20,000.00	\$5,308.63	(\$14,691.37)	\$5,500.00
Real Estate Taxes	\$3,000.00	\$2,992.04	(\$7.96)	\$3,100.00
General & Admin. Total	\$44,300.00	\$40,267.15	(\$4,032.85)	\$49,450.00
Expenses Grand Total	\$123,350.00	\$87,366.93	(\$35,983.07)	\$129,950.00

MORE EVENTS

Saturday, July 25 @ 1 PM

**Beach Party
Newport Beach
(Rain Date: Sunday, July 26)**

Friday, September 11

**Camp-out/ Movie Night
Tent setup 5:30 – 7:00
Movie to begin approx 7:30 pm
(Rain Date: Saturday, September 12)**

Sunday, September 13 @ 10 AM

**Snapper Derby
Newport Beach Fishing Pier
(Date Subject to Change)**

Friday, November 6 @ 8 PM

**General Meeting
East Moriches Firehouse
(Date/Location Subject to Change)**

Sunday, November 8 @ 9 AM

**Fall Cleanup
Newport Beach**

BEACH ACCESS

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 Vincent Caronna at 631-495-5781.

MARINA REPORT

2019 was a good year in the marina. There will be some minor repairs done over the winter to make sure we are ready for spring opening.

The bulk of the remaining boats on the waiting list are between 22 ft and 29 ft. Currently there are 5 permanent slips open. Due to slip width or location, there are no boats on the waiting list that can fill any of the permanent slips. Members with smaller boats with a thinner beam are encouraged to get on the waiting list as soon as possible. Depending on the size and width of the boat, we may be able to offer a slip as early as the 2020 season.

Have a great holiday and see everyone in the spring!

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

Foster, Riyaz, & Howard P.C.

Real Estate, Wills & Elder Law

(631) 288-5550
(631) 288-0286 FAX

4 MONTAUK HIGHWAY
WESTHAMPTON, NEW YORK 11977
INFO@Westhamptonattorneys.com



149 E. Main Street
East Islip, N.Y. 11730
Office: (631) 581-7979
Fax: (631) 581-3080
Cell: (631) 566-5725
lsimmons@coachrealtors.com
www.coachrealtors.com



Lisa Simmons
Licensed Real Estate Sales Agent
MEMBER ASSOCIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

LOCALLY OWNED & OPERATED
SERVING THE COMMUNITY'S BOATING NEEDS FOR OVER 30 YEARS

WEAVE YOUR ORIGINAL LOCATION

SEA SALVAGE MARINE

88 MONTAUK HWY.
EAST MORICHES
(Across from SPADARO Airport)

- Complete Repair Service
- Fully Stocked Parts Dept.
- Ships Store
- Marine Supplies
- Repower Specialists
- Bottom Painting
- Shrink Wrapping
- Winter Storage
- Bait, Tackle & Ice

88 MONTAUK HIGHWAY, EAST MORICHES
631-874-2777 • 631-801-2930

\$150 OFF PROPANE
20 Lb. Refills

**EAST MORICHES
HARDWARE**

469 Montauk Hwy.
East Moriches **878-0200**

Douglas Elliman EST. 1911
REAL ESTATE

Nicole Weiss
Licensed Real Estate Salesperson
ENZO MORABITO TEAM

104 Main Street, Westhampton Beach, NY 11978
Cell: 631.255.5580
Office: 631.288.6244
nicole.weiss@elliman.com
theenzomorabito@elliman.com

Tel. 878-1022

RICO'S CLOTHING
EXPERT TAILORING
FORMAL WEAR - RENTALS OR SALES

ANTHONY EADERESTO

16 RAILROAD AVENUE, Center Moriches, NY 11934

Gateway TO THE Hamptons
Real Estate

295 Montauk Highway, P.O. Box 262,
Speonk NY 11972
The Village Square Shopping Center
(631) 325-3449
GatewaytotheHamptons@gmail.com
www.GatewaytotheHamptons.com

Anton Pizzeria
Brick Oven
& Catering

611 Montauk Highway
Center Moriches, NY 11934

Take out:
631-878-2528
631-878-2529