

FREE DELIVERY AND \$5 OFF YOUR ORDER OF \$50 OR MORE ONLY FOR NEWPORT BEACH

BREWOLLOGY

WWW.BREWOLLOGY295.COM
631-801-6221



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

NOW CELEBRATING OUR 28TH ANNIVERSARY

FULL COLOR PRINTING & MAILING SERVICES

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

image is everything™

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

Patronize our Advertisers

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

PRESIDENT'S MESSAGE

We hope that everyone had a beautiful and blessed holiday season and new year!

As the year, and my term as president come to an end, I'd like to say thank you for the opportunity to serve. It certainly has been a whirlwind, but I'm pleased with the results. The board of directors faced many new challenges including a pandemic that created many different opinions on how we should manage meetings and the members' use of our property. We managed to keep that beautiful space open, healthy and peaceful through it all while complying with the rules of the health care professionals.

Thanks to the decline in Covid cases we hosted our usual full schedule of free social functions at the beach and added a free concert in August that was very popular. Many thanks for a great job by our entertainment committee all year.

The process to obtain all the required permits to dredge our marina has taken 34 months and that hurdle has been cleared. We are currently collecting estimates from dredge contractors and still must secure financing for the project.

We have new curbs and roads – a project that spanned two years and required lots of patience and flexibility from all of us, but it was well worth it.

A major storm water drainage filtration project was completed on our property and paid for by the Town of Brookhaven to the tune of \$200K. This has significantly improved the water quality in our marina and all surrounding waterways. The sea creatures are grateful too.

The Town will also begin dredging the channel outside of our marina the week after Christmas. That stretch of water is at the mouth of Heil's Creek and the bottom is owned by the Town of Brookhaven. This project will be done and paid for entirely by the Town, including the permit process, which was an early Christmas gift for us. This is not the same dredging project that we hope to complete inside our marina in the fall of 2022.

Enhancements at our 3-acre waterfront property include a new pirate ship and benches around the playground, new decking, benches and lighting around the marina, a new entry gate, and security cameras that have allowed us to eliminate night security guards for a savings of \$35K annually. Despite the tremendous improvements to our property the

treasury is healthier than ever thanks to more members than ever paying their dues, our fiscal mindfulness, and a great group of volunteers that labor year-round down there. More new playground equipment is a priority for the 2022 budget.

The next general meeting scheduled for this month has unfortunately been postponed due to COVID restrictions at the venues where we usually meet. At this meeting we normally hold our annual elections for three positions on the NBPOA Board of Directors. Please contact Fred Mignone if you are interested in running for the board. Further details on the election and general meeting will be forthcoming after we determine the best way to address them given the current circumstances.

In addition, we will have an in-depth discussion about the proposed dredging of our marina, that will hopefully take place in the fall of 2022.

Please stay safe and healthy and say hello to everyone you meet.

A Healthy and Happy New Year and Peace on Earth!

Rich Berkhout, President NBPOA
631-278-5021

2022 NBPOA EVENT CALENDAR

General Meeting
Due to COVID restrictions, no venues are available for January. Date TBD.

Saturday, July 16 @ 1 pm
Beach Party
Newport Beach (Rain Date: Sunday, July 17)

Saturday, April 2 @ 10 am
General Meeting & Spring Cleanup
Newport Beach
(Rain Date Sunday April 3)

Friday, September 9
Camp-Out/ Movie Night
NOTE: Tent Setup 5:30 – 7:00 / Movie to begin approx. 7:30 pm
(Rain Date: Saturday, September 10)

Saturday, April 9 @ 12 pm
Easter Egg Hunt
Newport Beach
(Rain Date: Sunday, April 10)

...see more events inside

Monday, May 30 @ 1 pm
Memorial Day Service
Newport Beach
(Time subject to change)



NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.
TREASURER'S REPORT - DECEMBER 1, 2021 TO NOVEMBER 30, 2022

CASH ON HAND:	11/30/2020	11/30/2021	2022 Budget
Checking	\$79,588.08	\$96,955.73	\$82,555.73
Savings	\$0.00	\$0.00	\$0.00
Total	\$79,588.08	\$96,955.73	\$82,555.73

Marina Loan Balance

INCOME:	2021 ESTIMATE	2021 ACTUAL	Variance	2022 Budget
Maintenance Fees	\$65,000.00	\$60,450.00	(\$4,550.00)	\$62,250.00
Marina	\$47,000.00	\$48,725.00	\$1,725.00	\$47,500.00
Interest & Misc.	\$500.00	\$5,929.29	\$5,429.29	\$4,000.00
Total Income	\$112,500.00	\$115,104.29	\$2,604.29	\$113,750.00

EXPENSES: (summary)	2021 ESTIMATE	2021 ACTUAL	Variance	2022 Budget
Beach & Park	\$38,000.00	\$31,704.56	(\$6,295.44)	\$37,650.00
Marina	\$38,000.00	\$27,430.59	(\$10,569.41)	\$41,900.00
General & Admin.	\$50,900.00	\$38,601.49	(\$12,298.51)	\$48,600.00
Total Expenses	\$126,900.00	\$97,736.64	(\$29,163.36)	\$128,150.00

EXPENSES: (details)

Beach & Park	2021 ESTIMATE	2021 ACTUAL	Variance	2022 Budget
Beach & Park Misc	\$1,500.00	\$1,925.69	\$425.69	\$2,000.00
Capital Improvements	\$1,000.00	\$745.98	(\$254.02)	\$1,000.00
Garbage	\$2,500.00	\$2,467.08	(\$32.92)	\$2,500.00
Lawn Care	\$3,500.00	\$3,904.94	\$404.94	\$4,000.00
Playground	\$2,000.00	\$0.00	(\$2,000.00)	\$4,000.00
Port O Lav	\$2,000.00	\$2,423.68	\$423.68	\$2,650.00
Security Day	\$24,000.00	\$18,854.31	(\$5,145.69)	\$20,000.00
Water	\$1,500.00	\$1,382.88	(\$117.12)	\$1,500.00
Beach & Park Total	\$38,000.00	\$31,704.56	(\$6,295.44)	\$37,650.00

Marina	2021 ESTIMATE	2021 ACTUAL	Variance	2022 Budget
Capital Improvements	\$2,000.00	\$1,760.00	(\$240.00)	\$2,000.00
Electric	\$2,000.00	\$2,352.28	\$352.28	\$2,400.00
General Repairs/Maintenance	\$32,000.00	\$20,670.49	(\$11,329.51)	\$35,000.00
Misc.	\$0.00	\$151.75	\$151.75	\$0.00
Security Night	\$0.00	\$0.00	\$0.00	\$0.00
Telephone & Internet	\$2,000.00	\$2,496.07	\$496.07	\$2,500.00
TD Bank Loan Payment	\$0.00	\$0.00	\$0.00	\$0.00
Marina Total	\$38,000.00	\$27,430.59	(\$10,569.41)	\$41,900.00

General & Admin	2021 ESTIMATE	2021 ACTUAL	Variance	2022 Budget
Bank Charges	\$100.00	\$35.36	(\$64.64)	\$50.00
Contributions	\$200.00	\$150.00	(\$50.00)	\$200.00
Taxes (INCOME)	\$10,000.00	\$1,024.64	(\$8,975.36)	\$7,000.00
Entertainment	\$5,000.00	\$10,232.95	\$5,232.95	\$12,000.00
Honorarium Sec.	\$1,500.00	\$850.00	(\$650.00)	\$1,500.00
Honorarium Treas.	\$3,000.00	\$3,750.00	\$750.00	\$3,000.00
Insurance	\$13,000.00	\$14,687.73	\$1,687.73	\$15,000.00
Office Supplies	\$3,000.00	\$1,514.53	(\$1,485.47)	\$2,000.00
Postage	\$1,000.00	\$797.50	(\$202.50)	\$1,000.00
Printing	\$1,000.00	\$0.00	(\$1,000.00)	\$750.00
Professional Fees	\$10,000.00	\$2,450.00	(\$7,550.00)	\$3,000.00
Real Estate Taxes	\$3,100.00	\$3,108.78	\$8.78	\$3,100.00
General & Admin. Total	\$50,900.00	\$38,601.49	(\$12,298.51)	\$48,600.00
Expenses Grand Total	\$126,900.00	\$97,736.64	(\$29,163.36)	\$128,150.00

MORE EVENTS

Sunday, September 11 @ 10 am
Snapper Derby
Newport Beach Fishing Pier
(Date Subject to Change)

Saturday, October 22 @ 10 am
General Meeting
Newport Beach
(Rain Date: Sunday, October 23)

Saturday, November 5 @ 9 am
Fall Cleanup
Newport Beach
(Rain Date: Sunday November 6)

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

Happy new year, last year saw all our boat slips filled it looks like 2022 will be the same, we also were able to get some homeowners off the waiting list.

Right now the entrance to the marina is being dredged by brookhaven town, they will be dredging from the ramp to the green buoy. Overall the marina is in good condition and were looking forward to a great boating season.

We also have some ideas for this year and we will be bringing them up at our next annual meeting (date TBD). Have a happy and health new year.

Fred Mignone, Marina Chairman
 631-878-1955 • fred192@optonline.net

Foster, Riyaz, & Howard P.C.
 Real Estate, Wills & Elder Law

(631) 288-5550 4 MONTAUK HIGHWAY
 (631) 288-0286 FAX 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

Switch to us and save up to 30% on propane.

631-400-SAVE

GET A QUOTE > **Propane depot**.com

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

WE HAVE MOVED BACK TO OUR ORIGINAL LOCATION

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

SEA SALVAGE MARINE

- 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

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

Vivian Driliani
 Owner/Broker
 631-258-0483

Sarah Roda
 Owner/Broker
 631-258-9483

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

\$150 OFF PROPANE 20 Lb. Refills

EAST MORICHES HARDWARE

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

Anton Pizzeria
Brick Oven & Catering

611 Montauk Highway
 Center Moriches, NY 11934

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