

The Beachcomber

Newport Beach Property Owners Association

WINTER 2023

PRESIDENT'S MESSAGE

I hope everyone enjoyed the holidays and New Year, gathering with the people most important to them. Let's keep that spirit going all year.

2022 was another exciting and progressive year for the NBPOA, highlighted by better health and less restrictions that allowed us to get out and enjoy all the fantastic (and mostly free) functions hosted at our beach property. I cannot thank the board of directors enough for their efforts.

The year began with the Town of Brookhaven dredging the channel outside our marina at no cost to us. This four-month long project we negotiated with Councilman Dan Panico back in 2019 included beach sand replenishment, repair and revegetation of the areas damaged by heavy equipment, and a new parking lot. Many thanks to the Councilman for his dedication to getting this done true to his word. Commissioner of Parks and Recreation, Ed Morris, and his staff also did a spectacular job.

Our new online management portal has been improved for members to pay for annual membership dues, boat slip and kayak space fees, and launch ramp permits. Soon you'll also be able to reserve the beach for your own private events.

We relocated the kayak rack near the beach, making launchings safer and more convenient. We also moved the dumpster, which created three additional parking spaces that include two for handicap parking.

Our 60-year-old boat launch ramp desperately needed replacement, risking injury to people and watercraft due to the collapsing and uneven surfaces. We reluctantly elected to have the work done mid-season, yet a beautiful new ramp was installed in 4 days with minor inconvenience to our members.

There's a new storage box near the guard shack that contains outdoor games such as frisbees, corn-hole, nok-hockey and croquet. Kindly return all equipment to the box when you're done with it. We plan to add more choices for your enjoyment and would appreciate any outdoor game donations. Volleyball, anyone?

Three new pieces of playground equipment have been purchased and delivery is scheduled for March. We'll install them in-house with the same cast of characters that are usually seen hanging around down there – usually with tools in their hands.

The only disappointment of 2022 was not completing the dredging of the marina. Unfortunately, approval of our financing took longer than expected and the allowable dredging period governed by the NYSDEC expired. The loan has since been approved and our permits are good for three more years, so this work will be completed in the fall of 2023. We're proud to announce that the project will not require any increases in dues or other fees to our members. This milestone – the marina hasn't been dredged for 43 years – will help guarantee an operational marina in Newport Beach for generations to come. Sadly, marinas are closing all over Long Island due to strict environmental regulations and cost prohibitive maintenance. Thankfully, our volunteers save us tens of thousands of dollars every year in labor costs.

Eighty nine out of 90 boat slip occupants paid the \$200 security deposit for the 2023 season. Thanks to those that reserved in advance, making marina management much smoother.

Invoices and applications will soon be mailed out for maintenance dues and all watercraft opportunities. Please remit payments promptly as our property taxes and various insurance policies exceeding \$22,000 are due. All improvements mentioned have been completed in anticipation of your payments. We hope to complete further enhancements with a pledge to be fiscally responsible and raise funds from outside sources when possible. Just a reminder that unregistered vehicles such as quads, ATV's, snowmobiles and golf carts are strictly prohibited from entering NBPOA property.

In closing, it saddens me to announce the passing of our dear friend Chuck Cavagnaro. Chuck served on the NBPOA board for over 30 years, most of those years with the extra responsibility as Treasurer. Our gratitude for his service is immeasurable.

Our next general meeting will be held on Friday January 27, 8pm at the Moriches Bay Recreation Facility, 313 Frowein Rd. Center Moriches. This is a renovated, larger and more comfortable space. A discussion of our 2023 budget and the annual election of your board members will take place. Contact Fred Mignone at 631-374-3037 if you're interested in running for a board position.

Stay safe and well in the new year. Spread some peace and kindness every chance you get.

Rich Berkhout, President NBPOA
631-278-5021

NOTICE: Section 727 of the Business Corporation Law

Please note this notice will now be included in each January Beachcomber and will be electronically acknowledged by the board members. No actions taken by the board were subject to the annual report required pursuant to section 727 of the Business Corporation Law.

Electronically Acknowledged by: *Richie Berkhout*, President • *Michael DeMonaco*, Vice President • *Gerald Creamer*, Treasurer • *Louise Jacino*, Secretary • *Anna Carasiti* • *John Gress* • *Vincent Caronna* • *Fred Mignone* • *Nitai Finkelstein*

NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.
TREASURER'S REPORT - DECEMBER 1, 2022 TO NOVEMBER 30, 2023

CASH ON HAND:	11/30/2021	11/30/2022	2023 Budget
Checking	\$96,955.73	\$116,189.59	\$94,039.59
Savings	\$0.00	\$0.00	\$0.00
Total	\$96,955.73	\$116,189.59	\$94,039.59

Marina Loan Balance

INCOME:	2022 ESTIMATE	2022 ACTUAL	Variance	2023 Budget
Maintenance Fees	\$62,250.00	\$62,649.89	\$399.89	\$62,500.00
Marina	\$47,500.00	\$63,373.47	\$15,873.47	\$45,000.00
Events & Fundraising	\$4,000.00	\$14,113.43	\$10,113.43	\$12,000.00
Total Income	\$113,750.00	\$140,136.79	\$26,386.79	\$119,500.00

EXPENSES: (summary)	2022 ESTIMATE	2022 ACTUAL	Variance	2023 Budget
Beach & Park	\$37,650.00	\$40,346.66	\$2,696.66	\$41,000.00
Marina	\$41,900.00	\$30,897.15	(\$11,002.85)	\$43,800.00
General & Admin.	\$48,600.00	\$49,659.12	\$1,059.12	\$56,850.00
Total Expenses	\$128,150.00	\$120,902.93	(\$7,247.07)	\$141,650.00

EXPENSES: (details)

Beach & Park	2022 ESTIMATE	2022 ACTUAL	Variance	2023 Budget
Beach & Park Misc	\$2,000.00	\$932.43	(\$1,067.57)	\$2,000.00
Capital Improvements	\$1,000.00	\$877.30	(\$122.70)	\$1,000.00
Garbage	\$2,500.00	\$3,008.38	\$508.38	\$3,500.00
Lawn Care	\$4,000.00	\$4,894.95	\$894.95	\$5,500.00
Playground	\$4,000.00	\$9,117.16	\$5,117.16	\$4,000.00
Port O Lav	\$2,650.00	\$3,209.88	\$559.88	\$3,500.00
Security Day	\$20,000.00	\$17,353.00	(\$2,647.00)	\$20,000.00
Water	\$1,500.00	\$953.56	(\$546.44)	\$1,500.00
Beach & Park Total	\$37,650.00	\$40,346.66	\$2,696.66	\$41,000.00

Marina	2022 ESTIMATE	2022 ACTUAL	Variance	2023 Budget
Capital Improvements	\$2,000.00	\$17,029.72	\$15,029.72	\$2,000.00
Electric	\$2,400.00	\$2,699.81	\$299.81	\$2,800.00
General Repairs/Maintenance	\$35,000.00	\$8,014.71	(\$26,985.29)	\$35,000.00
Misc.	\$0.00	\$589.77	\$589.77	\$1,000.00
Security Night	\$0.00	\$0.00	\$0.00	\$0.00
Telephone & Internet	\$2,500.00	\$2,563.14	\$63.14	\$2,500.00
TD Bank Loan Payment (DIME)	\$0.00	\$0.00	\$0.00	\$500.00
Marina Total	\$41,900.00	\$30,897.15	(\$11,002.85)	\$43,800.00

General & Admin	2022 ESTIMATE	2022 ACTUAL	Variance	2023 Budget
Bank Charges	\$50.00	\$303.63	\$253.63	\$50.00
Contributions	\$200.00	\$100.00	(\$100.00)	\$200.00
Taxes (INCOME)	\$7,000.00	\$1,599.00	(\$5,401.00)	\$7,000.00
Entertainment	\$12,000.00	\$19,194.24	\$7,194.24	\$20,000.00
Honorarium Sec.	\$1,500.00	\$650.00	(\$850.00)	\$1,500.00
Honorarium Treas.	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
Insurance	\$15,000.00	\$15,521.69	\$521.69	\$15,500.00
Office Supplies	\$2,000.00	\$1,687.51	(\$312.49)	\$1,750.00
Postage	\$1,000.00	\$1,211.17	\$211.17	\$1,000.00
Printing	\$750.00	\$930.32	\$180.32	\$750.00
Professional Fees	\$3,000.00	\$2,325.00	(\$675.00)	\$3,000.00
Real Estate Taxes	\$3,100.00	\$3,136.56	\$36.56	\$3,100.00
General & Admin. Total	\$48,600.00	\$49,659.12	\$1,059.12	\$56,850.00
Expenses Grand Total	\$128,150.00	\$120,902.93	(\$7,247.07)	\$141,650.00

2023 NBPOA EVENT CALENDAR

Friday, January 27, 2023 - 8:00 pm
GENERAL MEETING
 Moriches Bay Community Center
 313 Frowein Rd, C. Moriches

Saturday, March 25, 2023 - 10:00 am
 (Rain Date - Sunday, 3/26)
GENERAL MEETING / SPRING CLEAN-UP
 Newport Beach

Saturday, April 1, 2023 - 1:00 pm
 (Rain Date - Sunday, 4/2)
EASTER EGG HUNT
 Newport Beach

Monday, May 29, 2023 - 12:00 pm
MEMORIAL DAY SERVICE
 Newport Beach

Saturday, July 15, 2023 - 1:00 to 6:00 pm
 (Rain Date - Sunday, 7/16)
BEACH PARTY
 Newport Beach

August - Date & Time to be Announced
MUSIC UNDER THE STARS
 Newport Beach

Friday, September 8, 2023
 Tent setup 5:30 – 7:00 / Movie to begin approx
 8:00pm
 (Rain Date - Saturday, 9/9)
CAMP-OUT/MOVIE NIGHT

September - Date & Time to be Announced
SNAPPER DERBY
 Newport Beach Fishing Pier

Saturday, October 21, 2023 - 10:00 am
 (Rain Date - Sunday, 10/22)
GENERAL MEETING
 Newport Beach

Saturday, November 4, 2023 - 10:00 am
 (Rain Date - Sunday, 11/5)
FALL CLEAN-UP
 Newport Beach

Please always check nbpoa.com for the latest event updates and news.

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.

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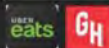
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