

The Beachcomber

Newport Beach Property Owners Association

WINTER 2024

PRESIDENT'S MESSAGE

We wish everyone a beautiful holiday season. Let's all enjoy the warm spirit and spread it around.

It was a great year for the NBPOA, with more improvements to our waterfront piece of heaven and six very successful social events. Hopefully you made it down to some or all our functions which are all free with your membership, except for our "Music Under the Stars", and that only costs \$10. for an exceptional night of live music at the beach. Have any suggestions for another new event?

We closed out the year with a well-attended fall cleanup. Thank you to all the volunteers that helped to winterize the property, including the painting of about a third of the wooden section of the playground. This task will be continued in the spring. Three new pieces of playground equipment were added this year and were instantly popular.

The long-anticipated dredging of the marina has been completed. The process began 5 years ago with five permit applications, underwater soil testing, a dozen contractor interviews, hundreds of emails and lots of fund raising. The marina was last dredged in 1980. This project will almost guarantee an operational marina in Newport Beach for generations to come. With permits extremely difficult to obtain and the skyrocketing cost of marine construction, I'm happy to say that this process will not have to be repeated during most of our lifetimes. A summary of the project follows, beginning with choices made by the membership at the March 2022 general meeting, while remembering our fiduciary responsibility to our members.

After my presentation of the specific costs related to the project that were based on estimates received from the various contractors and the options that were before us, the membership overwhelmingly approved the project with a limit of spending approved at \$200,000. We realized we could not save, nor borrow, that kind of money without raising fees, so we reduced the size of the project from 1000 cubic yards dredged to 800-900 cubic yards.

The best estimates we received for the 3 aspects of the project were \$115,000. for dredging, \$8580 for trucking the dredge spoils to the landfill, and \$43,740. for the disposal fee at the landfill, a total of \$167,320. Thanks to the kindness and generosity of our dredge contractor, H & L Contracting, and the discounts afforded us from the Town of Brookhaven, and Midnight Trucking, the final cost of the

project was \$133,532. for dredging 850 cu. yds. An amazing conclusion to a difficult ride.

There will be no increases in annual membership dues or boat slip fees related to the project. The thing that will increase is the value of your home. Our marina and the 3-acre waterfront property that it is situated in, is the envy of many surrounding communities. That's why Real Estate agents show their clients the beach property before they show them the home that's for sale. Where can you rent a boat slip for only \$25/ft.? Only at the NBPOA marina!

The 2024 membership dues invoices will be sent out in January. Boat slip and kayak space applications will go out soon as well. If you paid electronically in the past, you would receive the invoice that way. We will always accept payments by check if that's your preference, but the electronic system is extremely simple and the NBPOA picks up the 4% credit card usage fee. A personalized, one-time password is required to open your online account but that is easily provided upon request. The price of postage is increasing again in January. We send out 600 various types of correspondence and your board of directors are all volunteers. Please make our jobs easier by filling out your paperwork completely and making your payments promptly. We have begun the process of putting liens on delinquent homeowners in arrears more than 3 years.

The January meeting will include an election for one spot on the board of directors. After 18 years of service to our community, Louise Jacino has announced that she will not return to the board next year. There is no way to adequately thank Louise for her thousands of hours of dedication to the NBPOA, so everyone please thank her when you see her. We wish Louise calm seas and sunshine as she drifts off into "retirement" taking our love and gratitude with her.

We are also looking for new security guards for the beach. Remember to lock your cars at night.

Have a great Hanukkah, Christmas, Kwanza or whatever you wish, and remember, every day is a blessing.

Our next general meeting will be held on Friday January 26, 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 2024 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.

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 • *Fred Mignone* • *Anna Carasiti* • *John Gress* • *Vincent Caronna* • *Nitai Finkelstein*

NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.
TREASURER'S REPORT - DECEMBER 1, 2023 TO NOVEMBER 30, 2024

CASH ON HAND:	11/30/2022	11/30/2023	2024 Budget
Checking	\$116,139.59	\$168,991.65	\$69,891.65
Savings	\$0.00	\$0.00	\$0.00
Total	\$116,139.59	\$168,991.65	\$69,891.65

Marina Loan Balance

INCOME:	2023 ESTIMATE	2023 ACTUAL	Variance	2024 Budget
Maintenance Fees	\$62,500.00	\$64,320.78	\$1,820.78	\$62,500.00
Marina	\$63,000.00	\$49,642.63	(\$13,357.37)	\$50,200.00
Interest & Misc.	\$12,000.00	\$62,197.92	\$50,197.92	\$12,000.00
Total Income	\$137,500.00	\$176,161.33	\$38,661.33	\$124,700.00

EXPENSES: (summary)	2023 ESTIMATE	2023 ACTUAL	Variance	2024 Budget
Beach & Park	\$40,000.00	\$47,605.42	\$7,605.42	\$38,500.00
Marina	\$43,800.00	\$35,204.45	(\$8,595.55)	\$138,600.00
General & Admin.	\$56,850.00	\$40,499.40	(\$16,350.60)	\$46,700.00
Total Expenses	\$140,650.00	\$123,309.27	(\$17,340.73)	\$223,800.00

EXPENSES: (details)

Beach & Park	2023 ESTIMATE	2023 ACTUAL	Variance	2024 Budget
Beach & Park Misc	\$2,000.00	\$154.25	(\$1,845.75)	\$2,000.00
Capital Improvements	\$1,000.00	\$19,377.13	\$18,377.13	\$2,000.00
Garbage	\$3,000.00	\$3,376.71	\$376.71	\$3,500.00
Lawn Care	\$5,000.00	\$3,250.00	(\$1,750.00)	\$5,000.00
Playground	\$4,000.00	\$0.00	(\$4,000.00)	\$1,000.00
Port O Lav	\$3,500.00	\$2,687.13	(\$812.87)	\$3,500.00
Security Day	\$20,000.00	\$17,477.00	(\$2,523.00)	\$20,000.00
Water	\$1,500.00	\$1,283.20	(\$216.80)	\$1,500.00
Beach & Park Total	\$40,000.00	\$47,605.42	\$7,605.42	\$38,500.00

Marina	2023 ESTIMATE	2023 ACTUAL	Variance	2024 Budget
Capital Improvements	\$2,000.00	\$450.83	(\$1,549.17)	\$2,000.00
Electric	\$2,800.00	\$1,692.88	(\$1,107.12)	\$2,800.00
General Repairs/Maintenance	\$35,000.00	\$25,916.71	(\$9,083.29)	\$118,000.00
Misc.	\$1,000.00	\$2,958.63	\$1,958.63	\$1,000.00
Security Night	\$0.00	\$0.00	\$0.00	\$0.00
Telephone & Internet	\$2,500.00	\$2,842.85	\$342.85	\$2,800.00
DIME Bank Loan Payment	\$500.00	\$1,342.55	\$842.55	\$12,000.00
Marina Total	\$43,800.00	\$35,204.45	(\$8,595.55)	\$138,600.00

General & Admin	2023 ESTIMATE	2023 ACTUAL	Variance	2024 Budget
Bank Charges	\$50.00	\$108.63	\$58.63	\$50.00
Contributions	\$200.00	\$100.00	(\$100.00)	\$200.00
Taxes (INCOME)	\$7,000.00	\$98.00	(\$6,902.00)	\$2,000.00
Entertainment	\$20,000.00	\$10,203.12	(\$9,796.88)	\$15,000.00
Honorarium Sec.	\$1,500.00	\$1,125.00	(\$375.00)	\$1,500.00
Honorarium Treas.	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
Insurance	\$15,500.00	\$8,934.25	(\$6,565.75)	\$15,500.00
Office Supplies	\$1,750.00	\$1,128.38	(\$621.62)	\$1,500.00
Postage	\$1,000.00	\$876.93	(\$123.07)	\$1,000.00
Printing	\$750.00	\$625.60	(\$124.40)	\$750.00
Professional Fees	\$3,000.00	\$11,150.65	\$8,150.65	\$3,000.00
Real Estate Taxes	\$3,100.00	\$3,148.84	\$48.84	\$3,200.00
General & Admin. Total	\$56,850.00	\$40,499.40	(\$16,350.60)	\$46,700.00
Expenses Grand Total	\$140,650.00	\$123,309.27	(\$17,340.73)	\$223,800.00

2024 NBPOA EVENT CALENDAR

GENERAL MEETING

Friday, January 26, 2024 - 8:00 pm
Moriches Bay Community Center
313 Frowein Rd, Center Moriches

BEACH PARTY

Saturday, July 27, 2024 - 1:00 pm
(Rain Date - Sunday, July 28th)
Newport Beach

SNAPPER DERBY

September - Date & Time to be
Announced Based on Tides
Newport Beach Fishing Pier

EASTER EGG HUNT

Saturday, March 23, 2024 - 1:00 pm
(Rain Date - Sunday, March 24th)
Newport Beach

MUSIC UNDER THE STARS

August - Date & Time to be Announced
Newport Beach

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

MEMORIAL DAY SERVICE

Monday, May 27, 2024 - 1:00 pm
Newport Beach

CAMP-OUT/MOVIE NIGHT

Friday, September 6, 2024
Tent setup 5:30 – 7:00 / Movie to
begin at approx 8:00pm
(Rain Date - Saturday, September 7th)

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 \$20.00 and can be obtained by calling Vincent Caronna at 631-495-5781.

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

SEA SALVAGE MARINE
WE'VE 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

Vivian DeBlasi
Owner/Broker
631-258-0483

Janet Reda
Owner/Broker
631-258-9483

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

MLS

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**

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





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

BREWOLGY



WWW.BREWOLGY295.COM
631-801-6221



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



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!



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.TONYASIANEFUSION.com

Richard Hartman
richie@printworxny.com

(631)398-4007

7 Fairchild Court
Plainview, NY 11803

Printing, Packaging & Design Services



Printworx
printworxny.com

Patronize our Advertisers

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