

# The Beachcomber

Newport Beach Property Owners Association

WINTER 2025

## PRESIDENT'S MESSAGE

As my second term comes to an end, I couldn't be more pleased with our progress and the health of the NBPOA community. I hope that I have promoted a culture of kindness and friendship. My gratitude for your board of directors is endless. They are tireless volunteers.

Membership is flourishing with an influx of new young families that are bringing great energy to the community. Our seven free events have all brought record-breaking crowds to our waterfront paradise. The property is in the best shape ever. The improvements over the past five years include playground equipment, a dredged marina and channel, a boat launch ramp, front entry gate, 500 feet of decking around the marina with benches, rescue ladders and lampposts, and an expanded kayak rack. The board of directors no longer must hold meetings in our homes, as the new larger shed doubles as our security guard shack and our meeting room.

The most gratifying improvement to the property is our Automatic External Defibrillator. The other enhancements address the beauty and functionality of the property, but none of them can save a life. Our new AED can!! It's foolproof. All this while keeping our treasury in great shape. We paid down \$20K of our \$50K dredging loan in just one year by making extra principal payments.

Our first Holiday Tree lighting was a huge success. Many thanks to Phil and Eelco for their sound system, and to Santa, whose voice had a striking resemblance to that of

Paul Batterson. Thanks to our maintenance guys for buying, dressing and anchoring the tree, and our elves – Anna Carasiti, Dana & Matt Komorowski – who kept the hot chocolate flowing.

We installed a new soccer net and have a volleyball net that will be installed in the spring. Also in the spring, will be the exciting arrival of a new gazebo or pavilion. The membership will have the opportunity to select which style structure will be purchased by voting during the next general meeting on January 17, 2025, at which time you will also be asked to approve our budget for 2025, and to elect three members for the NBPOA board.

**To vote online in the upcoming election, you must have an account on the NBPOA portal at <https://members.nbpoa.com> and be a member in good standing. If you do not have an account already, please click on the Contact link and request one.**

If anyone has an interest in running for a position on the board, please contact Fred Mignone at (631) 374-3037. Hope to see you at the January 17th meeting at the EMO firehouse. Please come out, say hello, and vote, vote, vote. Hope you had a wonderful, love-filled holiday season. Peace on Earth.

It has been an honor to serve you. Stay warm and spread lots of warmth.

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 & Secretary • *Gerald Creamer*, Treasurer • *Fred Mignone* • *John Gress* • *Matthew Komorowski* • *Nitai Finkelstein* • *Anna Carasiti* • *Vincent Caronna*

**NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.**  
**TREASURER'S REPORT - DECEMBER 1, 2024 TO NOVEMBER 30, 2025**

<u>CASH ON HAND:</u>	<u>11/30/2023</u>	<u>11/30/2024</u>		<u>2025 Budget</u>
Checking	\$168,991.65	\$68,938.82		\$40,888.82
Savings	\$0.00	\$0.00		\$0.00
Total	\$168,991.65	\$68,938.82		\$40,888.82

**Marina Loan Balance**

<b>INCOME:</b>	<b>2024 ESTIMATE</b>	<b>2024 ACTUAL</b>	<b>Variance</b>	<b>2025 Budget</b>
Maintenance Fees	\$62,500.00	\$68,797.36	\$6,297.36	\$66,000.00
Marina	\$50,200.00	\$46,886.47	(\$3,313.53)	\$48,600.00
Interest & Misc.	\$12,000.00	\$3,413.52	(\$8,586.48)	\$5,000.00
<b>Total Income</b>	<b>\$124,700.00</b>	<b>\$119,097.35</b>	<b>(\$5,602.65)</b>	<b>\$119,600.00</b>

<b>EXPENSES: (summary)</b>	<b>2024 ESTIMATE</b>	<b>2024 ACTUAL</b>	<b>Variance</b>	<b>2025 Budget</b>
Beach & Park	\$38,500.00	\$31,568.09	(\$6,931.91)	\$55,500.00
Marina	\$138,600.00	\$141,407.69	\$2,807.69	\$42,800.00
General & Admin.	\$46,700.00	\$46,174.40	(\$525.60)	\$49,350.00
<b>Total Expenses</b>	<b>\$223,800.00</b>	<b>\$219,150.18</b>	<b>(\$4,649.82)</b>	<b>\$147,650.00</b>

**EXPENSES: (details)**

<b>Beach &amp; Park</b>	<b>2024 ESTIMATE</b>	<b>2024 ACTUAL</b>	<b>Variance</b>	<b>2025 Budget</b>
Beach & Park Misc	\$2,000.00	\$0.00	(\$2,000.00)	\$2,000.00
Capital Improvements	\$2,000.00	\$3,745.90	\$1,745.90	\$22,000.00
Garbage	\$3,500.00	\$3,646.04	\$146.04	\$4,000.00
Lawn Care	\$5,000.00	\$3,541.60	(\$1,458.40)	\$4,000.00
Playground	\$1,000.00	\$0.00	(\$1,000.00)	\$1,000.00
Port O Lav	\$3,500.00	\$2,319.16	(\$1,180.84)	\$3,000.00
Security Day	\$20,000.00	\$17,302.50	(\$2,697.50)	\$18,000.00
Water	\$1,500.00	\$1,012.89	(\$487.11)	\$1,500.00
<b>Beach &amp; Park Total</b>	<b>\$38,500.00</b>	<b>\$31,568.09</b>	<b>(\$6,931.91)</b>	<b>\$55,500.00</b>

Gazebo

<b>Marina</b>	<b>2024 ESTIMATE</b>	<b>2024 ACTUAL</b>	<b>Variance</b>	<b>2025 Budget</b>
Capital Improvements	\$2,000.00	\$0.00	(\$2,000.00)	\$5,000.00
Electric	\$2,800.00	\$1,858.19	(\$941.81)	\$2,800.00
General Repairs/Maintenance	\$118,000.00	\$115,505.47	(\$2,494.53)	\$20,000.00
Misc.	\$1,000.00	\$0.00	(\$1,000.00)	\$1,000.00
Security Night	\$0.00	\$271.56	\$271.56	\$0.00
Telephone & Internet	\$2,800.00	\$1,861.87	(\$938.13)	\$2,000.00
DIME Bank Loan Payment	\$12,000.00	\$21,910.60	\$9,910.60	\$12,000.00
<b>Marina Total</b>	<b>\$138,600.00</b>	<b>\$141,407.69</b>	<b>\$2,807.69</b>	<b>\$42,800.00</b>

Gazebo

<b>General &amp; Admin</b>	<b>2024 ESTIMATE</b>	<b>2024 ACTUAL</b>	<b>Variance</b>	<b>2025 Budget</b>
Bank Charges	\$50.00	-\$57.00	(\$107.00)	\$50.00
Contributions	\$200.00	\$300.00	\$100.00	\$200.00
Taxes (INCOME)	\$2,000.00	\$98.00	(\$1,902.00)	\$2,000.00
Entertainment	\$15,000.00	\$14,002.13	(\$997.87)	\$15,000.00
Honorarium Sec.	\$1,500.00	\$375.00	(\$1,125.00)	\$1,500.00
Honorarium Treas.	\$3,000.00	\$2,625.00	(\$375.00)	\$3,000.00
Insurance	\$15,500.00	\$15,777.22	\$277.22	\$17,000.00
Office Supplies	\$1,500.00	\$3,297.11	\$1,797.11	\$1,500.00
Postage	\$1,000.00	\$1,077.21	\$77.21	\$1,000.00
Printing	\$750.00	\$860.75	\$110.75	\$900.00
Professional Fees	\$3,000.00	\$4,657.66	\$1,657.66	\$4,000.00
Real Estate Taxes	\$3,200.00	\$3,161.32	(\$38.68)	\$3,200.00
<b>General &amp; Admin. Total</b>	<b>\$46,700.00</b>	<b>\$46,174.40</b>	<b>(\$525.60)</b>	<b>\$49,350.00</b>
<b>Expenses Grand Total</b>	<b>\$223,800.00</b>	<b>\$219,150.18</b>	<b>(\$4,649.82)</b>	<b>\$147,650.00</b>

## 2025 NBPOA EVENT CALENDAR

### GENERAL MEETING

Friday, January 17th - 8:00 pm  
East Moriches Fire House

### EASTER EGG HUNT

Saturday, April 12th  
(Rain Date: Sunday, April 13th)  
Newport Beach

### MEMORIAL DAY SERVICE

Monday, May 26th  
Newport Beach

### BEACH PARTY

Saturday, July 12th  
(Rain Date: Sunday, July 13th)  
Newport Beach

### BAND NIGHT

Saturday, August 23rd  
Newport Beach

### CAMP-OUT/MOVIE NIGHT

Friday, September 5th  
Tent setup 5:30 – 7:00 / Movie to  
begin at approx 8:00pm

### SNAPPER DERBY

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

### HOLIDAY TREE LIGHTING

Saturday, December 13th  
Newport Beach

Please always check [nbpoa.com](http://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 \$20.00 and can be obtained by calling Vincent Caronna at 631-495-5781.



Vivian DeBari  
Owner/Broker  
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Janet Reda  
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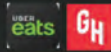
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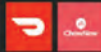


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## FREDERIC C. FOSTER, P.C.

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