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The Beachcomber

Newport Beach Property Owners Association

WINTER 2013

PRESIDENT'S MESSAGE

I hope that everyone had a great holiday season and New Year's Eve. The year 2012 was a challenging one, but luckily we didn't fall off the fiscal cliff to boot.

By now, most of you should have received the annual maintenance and boat slip application mailings. It is of the utmost importance that they be paid in a timely manner to fulfill the needs of our community. It is unfortunate that we still have a handful of members that remain in arrears, and we have been forced to retain the services of an attorney to collect any fees that remain unpaid.

As we all know, Hurricanes Irene and Superstorm Sandy have basically destroyed our beautiful beach and marina. A big thank you to everyone that came out to help with our cleanup efforts! Sadly,

we have to replace or make major repairs to the floating docks, walkways, guard shack and electrical system. At the November General Meeting, a majority of our neighbors in attendance supported a recovery plan that included an increase in fees across the board. In the end, we all lost value together from the storm and a short-term shared sacrifice is the best and most fair way to rebuild. The board has determined that our best option as a community is to secure a bank loan to fund the recovery, and then reassess our fee structure when it is paid off.

We encourage you to attend our next General Meeting on Friday, January 18th where we will explain our full plan in further detail. Hope to see you there.

Dave Hablenko
President, 878-8948

MARINA REPORT

Greetings and Happy New Year!

So as you all know the marina/beach has taken a pretty good beating the last two years. Sandy has pushed us over the edge with regard to costs incurred by the community as a result of the rebuilding process. There are dock repairs, electrical systems, lumber materials, labor fees, permitting all the way down to rubbish removal costs that are yet to be incurred. The board has decided to replace the damaged docks with completely new ones. We have come to the conclusion that the existing docks (what is left of them) are not worth repairing. At some point making repairs to them was not a good return on our investment. Much of the lumber from them will be re-purposed in rebuilding bulkhead walkways, decking for guard shack, etc.

The board needed to make some important decisions in a timely manner due to dock builders and contractors being inundated with work. It was important for our community that our beach and marina be ready for the 2013 summer season. The dock building company and marine contractor has been secured to supply the

finished product and install it in a timely and detailed manner. It was a tough decision to make since it will affect the community in several ways. We will be discussing a lot of your questions/concerns at the general meeting on January 18th.

I have gotten many requests asking, "how can I help?" We appreciate the interest and really need it. We will be planning several late winter clean up days. I am also going to keep a punch list next to the shed door for those who would like to volunteer their time other than the set days. I will post a list of tasks—pick one that matches your strengths/abilities and GO FOR IT!! Any help is appreciated. Call/Text me with questions/concerns or materials requests.

Gary Hansen
Marina Chairman
Cabinboyhansen@gmail.com
631-921-8445

Johnny Varanelli
Marina Co-Chairman
631-764-3496
Johnnyv49@optonline.net

DATES AT A GLANCE

General Meeting
Friday, January 18, 2013 ~ 8:00 PM
East Moriches Fire House

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P. O. Box 459
East Moriches, New York 11940



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NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.
TREASURER'S REPORT - DECEMBER 1, 2011 TO NOVEMBER 30, 2012
With Estimated 2013 Operating Budget

Cash on Hand - December 1, 2011

Checking	\$6,658.93
Money Market & CD	\$41,362.18
Total	\$48,021.11

INCOME:	2012 Estimate	2012 Actual	Variance	2013 Estimate
Maintenance Fees	\$42,600.00	\$42,390.00	\$ (210.00)	\$64,200.00
Marina	\$41,150.00	\$40,981.00	\$ (169.00)	\$57,150.00
Interest & Misc.	\$150.00	\$1,012.52	\$ 862.52	\$150.00
Total Income	\$83,900.00	\$84,383.52	\$ 483.52	\$121,500.00

EXPENSES: (summary)	2012 Estimate	2012 Actual	Variance	2013 Estimate
Beach & Park	\$40,700.00	\$44,832.74	\$ (4,132.74)	\$37,200.00
Marina	\$48,550.00	\$37,463.23	\$ 11,086.77	\$51,550.00
General & Admin.	\$26,650.00	\$22,595.97	\$ 4,054.03	\$28,170.00
Total Expenses	\$115,900.00	\$104,891.94	\$ 11,008.06	\$116,920.00

Cash on Hand - November 30, 2012

Checking	\$4,037.99
Money Market	\$23,474.70
Total	\$27,512.69

EXPENSES: (details)

Beach & Park	2012 Estimate	2012 Actual	Variance	2013 Estimate
Beach & Park Misc	\$1,000.00	\$2,771.72	\$ (1,771.72)	\$1,000.00
Capital Improvements	\$12,000.00	\$19,212.85	\$ (7,212.85)	\$10,000.00
Garbage	\$2,000.00	\$1,333.57	\$ 666.43	\$2,000.00
Lawn Care	\$3,000.00	\$2,261.88	\$ 738.12	\$3,000.00
Playground	\$3,000.00	\$1,506.78	\$ 1,493.22	\$1,500.00
Port O Lav	\$2,000.00	\$1,658.64	\$ 341.36	\$2,000.00
Security Day	\$17,000.00	\$15,477.50	\$ 1,522.50	\$17,000.00
Water	\$700.00	\$609.80	\$ 90.20	\$700.00
Beach & Park Total	\$40,700.00	\$44,832.74	\$ (4,132.74)	\$37,200.00

Marina	2012 Estimate	2012 Actual	Variance	2013 Estimate
Capital Improvements	\$20,000.00	\$15,026.86	\$ 4,973.14	\$0.00
CapitalOne Loan Payment				\$23,000.00
Electric	\$2,400.00	\$1,561.19	\$ 838.81	\$2,400.00
General Repairs	\$1,250.00	\$539.28	\$ 710.72	\$1,250.00
Misc.	\$500.00	\$0.00	\$ 500.00	\$500.00
Security Night	\$23,000.00	\$19,798.62	\$ 3,201.38	\$23,000.00
Telephone & Internet	\$1,400.00	\$537.28	\$ 862.72	\$1,400.00
Marina Total	\$48,550.00	\$37,463.23	\$ 11,086.77	\$51,550.00

General & Admin	2012 Estimate	2012 Actual	Variance	2013 Estimate
Bank Charges	\$550.00	\$168.63	\$ 381.37	\$550.00
Contributions	\$300.00	\$250.00	\$ 50.00	\$300.00
Taxes	\$100.00	\$113.00	\$ (13.00)	\$120.00
Entertainment	\$6,500.00	\$5,074.30	\$ 1,425.70	\$6,500.00
Honorarium Sec.	\$1,500.00	\$1,500.00	\$ -	\$1,500.00
Honorarium Treas.	\$3,000.00	\$3,000.00	\$ -	\$3,000.00
Insurance	\$4,500.00	\$4,348.18	\$ 151.82	\$5,000.00
Office Supplies	\$500.00	\$345.13	\$ 154.87	\$500.00
Postage	\$1,700.00	\$1,073.00	\$ 627.00	\$1,700.00
Printing	\$3,000.00	\$2,497.50	\$ 502.50	\$3,000.00
Professional Fees	\$2,000.00	\$1,582.37	\$ 417.63	\$3,000.00
Real Estate Taxes	\$3,000.00	\$2,643.86	\$ 356.14	\$3,000.00
General & Admin. Total	\$26,650.00	\$22,595.97	\$ 4,054.03	\$28,170.00
Expenses Grand Total	\$115,900.00	\$104,891.94	\$ 11,008.06	\$116,920.00

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