

EAST MORICHES HARDWARE, INC.



P.O. Box 407 • 469 Montauk Highway
East Moriches, NY 11940
Phone (631) 878-0200

The MAIN EVENT
TENTS & PARTY RENTALS
631-615-6621
Fax 631-615-6622
www.THEMAINEVENTISYOURS.com
TENTS • TABLES • CHAIRS
COTTON CANDY • POPCORN • BOUNCERS
SLIDES • DUNK TANK & MUCH MORE

**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.pinebarrensprinting.com

image is everything™

Mobile Welding Services
VINNY'S WELDING
CUSTOM MARINE
FABRICATIONS & ALTERATIONS
Aluminum • Stainless Steel

- Radar Arches
- T/Tops
- Estate Gates
- Bow Rails
- Hard Tops
- Railings

(631) 874-8995

MILL RIVER Realty
130-C Montauk Hwy. East Moriches, New York 11940 Ph. (631) 874-9146 Ec. (631) 874-2049



Mill River Realty has provided outstanding Real Estate service in the Moriches area for the past 25 years. Fred Mignone, Owner/Broker, has extensive knowledge in Real Estate and the local market. He has been a resident in Newport Beach for over 40 years. Whether you are buying, selling or would like a free market analysis, contact Fred today. 631-374-3037

RALPH D'ALESSIO
Phone 631-478-2385
Fax 631-878-3648
Daleffioflooring@gmail.com

Two Timber Point Ln.
East Moriches, NY 11940

DALESSIO FLOORING

\$150 OFF PROPANE
20 Lb. Refills

**EAST MORICHES
HARDWARE**

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

**EASTPORT PLAZA
DELICATESSEN & CATERING**
SOMETHIN' GOOD'S ALWAYS COOKIN' AT...
BOARSHEAD COLD CUTS • IMPORTED BEERS
DELICIOUS HOME MADE SALADS

KING KULLEN PLAZA
13 EASTPORT MANOR RD
EASTPORT, NY 11941

TEL: 631-325-8846
FAX: 631-325-1865

Beverly L. Ringhoff, Vice President
Store Manager
NMLS ID# 741742

TD Bank
America's Most Convenient Bank®

TD Bank
191 West Montauk Highway
Hampton Bays, NY 11946
T: 631-728-1312 F: 631-728-1482
beverly.ringhoff@td.com

The Beachcomber

Newport Beach Property Owners Association

WINTER 2014

PRESIDENT'S MESSAGE

I would like to first wish everyone a Great Holiday Season and a Happy New Year. The marina and beach are in great shape. We are still working on the dredge spoils which will go away very soon.

Annual maintenance fees will be due soon. Unfortunately we have a few property owners that for whatever the reason, do not pay them. Our attorney will be handling all past due fees. Property owner's deeded property in Newport Beach are responsible for paying the maintenance fee.

In January there are three board member positions that are up. Anyone wishing to run for a board member position should call Chuck Cavagnaro at 878-4147. Computer skills and/or accounting skills would be a great help.

We are still having problems with break-ins around the neighborhood. It seems to mostly be autos that have been left unlocked. Please make sure that you lock your vehicles, and call 911 if you have any issues of this nature. I have spoken to the 7th precinct cope division to make the aware of these problems.

I hope to see everyone at the January 17th general meeting, which is held at the firehouse.

Dave Hablenko
President, 878-8948

MARINA REPORT

Greetings!

Not much to talk about this time of year, we hope everyone enjoyed the holiday season and we're looking forward to the warm weather already. Boat slip applications will be going out soon, please remember the payment deadline will be strictly adhered to. The same goes for the June 15th deadline on having boat in your assigned slip. If there are any issues with meeting these deadlines, please be proactive / courteous and contact us ASAP.

In February we will be having a marina meeting made up of board members and slip owners in good standing. We will be reviewing the marina rules / regulations and any other issues pertaining to the marina. Stay tuned for an update.

We were contemplating another kayak rack for 2014 unfortunately it will not happen at this point due to an appropriate location. The fee will change for 2014 to \$50 per kayak max of 2 kayaks per household.

Gary Hansen
Marina Chairman
631-921-8445

Johnny Varanelli
Marina Co-Chairman
631-764-3496
NBPOA_marina@yahoo.com

2013 NBPOA EVENT CALENDAR

General Meeting
Friday, January 17th at 8:00 PM
East Moriches Fire Department

Visit www.nbpoa.com for the latest news and events.



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

Patronize our Advertisers

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

NEWPORT BEACH PROPERTY OWNERS ASSOCIATION, INC.
TREASURER'S REPORT - DECEMBER 1, 2012 TO NOVEMBER 30, 2013
 With Estimated 2014 Operating Budget

Cash on Hand - December 1, 2012

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

INCOME:	2013 Estimate	2013 Actual	Variance	2014 Estimate
Maintenance Fees	\$64,200.00	\$63,390.00	<i>(810.00)</i>	\$64,200.00
Marina	\$57,150.00	\$55,373.00	<i>(1,777.00)</i>	\$57,150.00
Interest & Misc.	\$150.00	\$1,245.88	1,095.88	\$150.00
Total Income	\$121,500.00	\$120,008.88	<i>(1,491.12)</i>	\$121,500.00

EXPENSES: (summary)	2013 Estimate	2013 Actual	Variance	2014 Estimate
Beach & Park	\$37,200.00	\$29,954.73	7,245.27	\$28,850.00
Marina	\$51,550.00	\$47,748.53	3,801.47	\$68,550.00
General & Admin.	\$28,170.00	\$24,826.21	3,343.79	\$26,950.00
Total Expenses	\$116,920.00	\$102,529.47	14,390.53	\$124,350.00

Cash on Hand - November 30, 2013

Checking	\$9,808.80
Money Market	\$35,183.30
Total	\$44,992.10

EXPENSES: (details)

Beach & Park	2013 Estimate	2013 Actual	Variance	2014 Estimate
Beach & Park Misc	\$1,000.00	\$1,427.58	<i>(427.58)</i>	\$1,000.00
Capital Improvements	\$10,000.00	\$4,402.36	5,597.64	\$2,000.00
Garbage	\$2,000.00	\$3,190.88	<i>(1,190.88)</i>	\$2,500.00
Lawn Care	\$3,000.00	\$2,701.51	298.49	\$3,000.00
Playground	\$1,500.00	\$211.88	1,288.12	\$500.00
Port O Lav	\$2,000.00	\$1,298.88	701.12	\$2,000.00
Security Day	\$17,000.00	\$15,719.50	1,280.50	\$17,000.00
Water	\$700.00	\$1,002.14	<i>(302.14)</i>	\$850.00
Beach & Park Total	\$37,200.00	\$29,954.73	7,245.27	\$28,850.00

Marina	2013 Estimate	2013 Actual	Variance	2014 Estimate
Capital Improvements	\$0.00	\$115,570.74	<i>(115,570.74)</i>	\$15,000.00
Electric	\$2,400.00	\$1,872.48	527.52	\$2,400.00
General Repairs	\$1,250.00	\$0.00	1,250.00	\$1,250.00
Misc.	\$500.00	\$182.15	317.85	\$500.00
Security Night	\$23,000.00	\$15,758.88	7,241.12	\$25,000.00
Telephone & Internet	\$1,400.00	\$967.05	432.95	\$1,400.00
TD Bank Loan Payment	\$23,000.00	\$13,397.23	9,602.77	\$23,000.00
TD Bank Loan		<i>(\$100,000.00)</i>	100,000.00	
Marina Total	\$51,550.00	\$47,748.53	3,801.47	\$68,550.00

General & Admin	2013 Estimate	2013 Actual	Variance	2014 Estimate
Bank Charges	\$550.00	\$698.64	<i>(148.64)</i>	\$550.00
Contributions	\$300.00	\$250.00	50.00	\$300.00
Taxes	\$120.00	\$310.00	<i>(190.00)</i>	\$400.00
Entertainment	\$6,500.00	\$5,270.36	1,229.64	\$5,000.00
Honorarium Sec.	\$1,500.00	\$1,500.00	0.00	\$1,500.00
Honorarium Treas.	\$3,000.00	\$3,000.00	0.00	\$3,000.00
Insurance	\$5,000.00	\$4,660.18	339.82	\$5,000.00
Office Supplies	\$500.00	\$454.22	45.78	\$500.00
Postage	\$1,700.00	\$1,547.00	153.00	\$1,700.00
Printing	\$3,000.00	\$3,048.49	<i>(48.49)</i>	\$3,000.00
Professional Fees	\$3,000.00	\$1,388.00	1,612.00	\$3,000.00
Real Estate Taxes	\$3,000.00	\$2,699.32	300.68	\$3,000.00
General & Admin. Total	\$28,170.00	\$24,826.21	3,343.79	\$26,950.00
Expenses Grand Total	\$116,920.00	\$102,529.47	14,390.53	\$124,350.00

THE BEACHCOMBER GETS PERSONAL

Tom Zukas, a longtime resident of Newport Beach, born January 1921 passed away December 21, 2013, he was a WWII veteran of the army Aircorp from 1942-1945. He served in France, Italy and Normandy. RIP Tom.

If there are any events that you would like to share please send an email to Louise Jacino at

Tel. 878-1022

RICO'S CLOTHING
 EXPERT TAILORING
 FORMAL WEAR - RENTALS OR SALES

ANTHONY EADERESTO

16 RAILROAD AVENUE, Center Moriches, NY 11934

louisej38@yahoo.com (please put NBPOA in the subject line) and look for it in the next edition of The Beachcomber.

Bay Area
SEWER & DRAIN SERVICE
 COMPLETE CESSPOOL & SEPTIC SERVICE
 • Cesspools Pumped • Chemical Treatments • Aeration
Quality Work • Reasonable Rates
 ELECTRIC ROOTER SERVICE • ELECTRIC SNAKE SERVICE
 7 DAYS • CALL DAY OR NIGHT
 #061-W LICENSED
 SERVING YOUR TOWN OVER 34 YEARS
631-878-6800

NOW TAKING 2013 DOCKING RESERVATIONS!

SEA SALVAGE MARINE
 has joined forces with
EASTPORT MARINA
 creating the ultimate boating experience!

- Complete Repair Service (all makes & models)
- Fully Stocked Parts Department
- Repower Specialists
- Summer Dockage - Winter Storage
- Shrink Wrapping
- 35 Ton Travel Lift 15,000 lb. Forklift
- Complete Ships Store
- Fuel Dock
- Hydro-Hoist Slips Available
- Minutes to the Moriches Inlet

WE NOW HAVE FUEL, ICE, LIVE & FROZEN BAIT, TACKLE & MORE
50 SOUTH BAY AVE. EASTPORT, NY
 PLEASE CALL FOR DIRECTIONS
874-2777 801-2930
YOUR ONE STOP BOATING CENTER!

BBO FOR RENT
631 878 4299
 MuleDri Smokers

Office 631-874-2489
 Fax 631-878-7078
K. Schrage & Son Inc.
 Electrical Contractors
 Kevin Schrage
 10 Normandie Lane
 East Moriches, NY 11940

HORIZON SOLAR
 Kevin Noone
 Specializing in Residential Photovoltaic (PV) Design and Installation
HORIZON SOLAR, LLC
 Phone: (631) 874-3131
 Fax: (631) 874-3111
 Email: kevin@horizon-solar.com
 Web: www.Horizon-Solar.com

Tracy J Hansen
 Architectural Design & Consultation
 Additions, Alterations & Interiors
 Permitting & Construction Documents
 (631) 921-6932
 Tracy_Hansen92@hotmail.com

SILLY LILY
 boat & motor rentals
 hydrobike rentals
 sailboat rentals
 sailing lessons
 kayak rentals
FISHING STATION MARINA
 (631) 878-0247
 99 Adelaide Ave. East Moriches, NY
 www.sillylily.com

BrookHampton Realty
 Buying or Selling?
 Call Kevin or Ken!
631-878-0500
 emailme@BrookHampton.com
www.BrookHampton.com

Kevin Loiacono
 Lic. Real Estate Broker

Ken Bowman
 Lic. Real Estate Sales Assoc.