

The Biltmore Beach Club  
PO Box 395  
Massapequa, NY 11758

Return Service Requested

PRSRT STD  
U.S. POSTAGE PAID  
Massapequa, NY  
PERMIT NO. 40

**Remember to Mark Your Calendar!**

General Membership Meeting  
Friday, December 5, 2025, 7:30 p.m.



Board of Directors Meeting  
Wednesday, December 10, 2025, 7:00 p.m.  
[biltmorebeachclub.org](http://biltmorebeachclub.org)



*BBC Facebook Disclaimer: The Biltmore Beach Club is not affiliated with, associated with, authorizes, endorses, or is in anyway officially connected with the “Unofficial Biltmore Beach Club Facebook” page. The authors’ views, thoughts, and opinions expressed on the “Unofficial Biltmore Beach Club Facebook” page do not reflect the official policy or position of The Biltmore Beach Club, Inc.*

# Biltmore Beach Club Tidings



## December 2025

*Artwork By Allie Latini*

## Officers

### President

Jim Cereghino 795-7871

### Vice President

Mary Egan 884-0271

### Financial Secretary

Betsy Healey 557-8067

### Treasurer

Bill Maresca 317-3344

### Recording Secretary

Chrissy Dellacona 297-5160

### Corresponding Secretary

Bruce Phillips 840-5404

## Board of Directors

Carlo Alibrandi (Chair) 375-7345

Jason Aresco 917-562-0032

Chris Fiore 497-0476

Lorraine Haney 317-5941

Laura McDonald 798-8097

Clemente Mignone 233-6938

Mary Beth Molloy 776-0637

Bryan Perlin 351-6502

Arty Schnee 360-0607

## Committee Chairs/Co-Chairs

### Beach/Pool

Phil Healey 398-6277

### By-Laws

Mary Beth Molloy 776-0637

### Concession

Katie Beleckas 406-1519

### Employment

Gregg Howard 541-0472

## Committee Chairs (Cont'd)

## Entertainment

### (Children)

Jenn Paul 659-2906

### (Member)

Casey Catterson 554-5071

Rose Wollins 761-5405

### (Summer Bands)

Arty Schnee 360-0607

### Grounds

Stephanie Cereghino 795-7871

### House

Mary Alibrandi 972-5057

### Marina

Bill Maresca 317-3344

Bob Oldmixon 882-0446

### Nominating

Carol Phillips 458-2867

### Swim Lessons

Renee Stegner 659-8332

### Swim Team

Janine Bredow 315-1333

## Tidings

### (Editor)

Joan Classi 418-1270

[bbctidings@gmail.com](mailto:bbctidings@gmail.com)

### (Production/Distribution)

Bruce Phillips 840-5404

### (Cover Artwork)

Allie Latini 541-3512

## Tidings Deadline

*As all submissions must be Board approved prior to final publication, please email all submissions by the 15th of the month for inclusion in the following month's Tidings.*

# Announcements



## **50/50 Raffle - BBC Gives Back!**

### **St. Rose Food Pantry Fundraiser!**

*To the Board and all BBC members, a huge thank you to all who donated to the Thanksgiving Food Drive. At last month's meeting, 25 bags of food were collected and donated to the Pantry at St. Rose which is feeding almost 70 local families this holiday season. THANK YOU!!!*

An **extra special thank you to an anonymous member** who generously donated King Kullen Gift Cards to the Food Pantry! Last month's **50/50 Raffle** winner and the St. Rose of Lima Food Pantry were both winners with **\$82.50 each!** Thank you and congrats! The next 50/50 Raffle will be held on **Friday, December 5, 7:30 pm.** The donation is \$5.00 per ticket and tickets will be sold at the meeting.

Thank you for continuing to donate non-perishable food items in the yellow labeled donation bin in the Clubhouse. The items most needed this month are **HOLIDAY ITEMS (tea, coffee, cookies, cake/brownie mix).** Your generosity is greatly appreciated!

## **Welcome Mahjong Players!**



We play **Mahjong on Mondays at 3:00 pm** (BBC Clubhouse) for those who know how to play. Beginners are welcome. If interested, please call or text **Nancy Friel** at (516) 582-3710. Mahjong for our experienced/skilled players is played on **Thursday Evenings from 7:00 pm – 10:00 pm** (BBC Clubhouse). If interested, please call or text **Portia Rindos (516) 578-8499.**

## **BBC Apparel!**



**SALE!....ALL INVENTORY REDUCED....Zero Inflation. Zero Tariffs!**  
20% of every sale is donated to: *Saint Rose Food Kitchen & Band of Veterans (501(c)(3)).*

Visit the **2025 Online Store...Your one-stop shop for Biltmore Beach Club Merchandise**  
Stay tuned for email updates with: Sizes • Colors • Styles – First Come, First Serve!

**Kim Fitzgerald (516) 661-8718 - John Devine (516) 698-0588**

BBC Membership Meeting Calendar 2026



When a Friday falls on a holiday weekend, or Religious Holy Day, the Membership Meeting will be held on the following Friday.

Please refer to page 12 of the Tidings “from the Board” for a more specific explanation.

Membership Meetings Fridays at 7:30 pm	Board Meetings Wednesdays at 7:00 pm
January 9* February 6 March 6 April 10* May 1 June 5 July 10 August 7 September 18* October 2 November 6 December 4	January 14 February 11 March 11 April 15 May 6 June 10 July 15 August 12 September 9 October 7 November 11 December 9

\*Friday, January 2nd (New Year’s Weekend)

\*April 3rd (Good Friday)

\*Friday, September 4th (Labor Day Weekend)

\*Friday, September 11th (Rosh Hashanah)

Last BBC Meetings of 2025!

BBC “Membership” Meetings -Fridays at 7:30 pm

December 5

BBC “Board” Meetings-Wednesdays at 7:00 pm

December 10

President’s Letter



Dear BBC Members,

Well, it's hard to believe it's been eight years. It seems like it was just yesterday when I had an uneasy feeling that I was being followed. I couldn't shake the feeling; someone in the shadows trailing me. I decided I had enough so I confronted this person to find out why. When I did, she said, "I'm Fran Eppolito. Would you like to become a member of the BBC Board?" And there it was. All those years I didn't step up because of those wacky hours I worked. I was about to retire so now I had no excuse. My first two years on the Board were very informative. If a problem came up, either Carlo or Kevin took care of it. At the end of those two years, it was my turn to beg the same faces to show up every month so we could have a quorum to conduct Club business. It has been challenging, but something I have found to be very rewarding. There are only three people left from my original Board; Carlo, Laura and the Recording Secretary who will never quit, Chrissy. Board members have cycled in and out with some being more active than others, but nearly all brought something to the table.

I think that the incoming Board will do a great job. Betsy has already come up with some great ideas to increase revenue and knock down the wait list. As stated earlier, I would like to thank Kevin Kobs and Carlo Alibrandi for their counsel in difficult times.

As President, the person you work closest with is the Treasurer. My first two Treasurers were John Taber and John Allison for a short time each with the balance of my tenure with Bill Maresca. Bill made my job easy because he always had the answers. Thank you, Bill. I owe you a beer!

As I step down, I would like to join the *Volunteer Club for Life*. You know the members; Ronnie Floridaia, Don Davis, Tom Kelly, and all the others. All I had to do was ask and they were standing next to me with a tool box ready to fix anything.

Last, but not least, my bride Steph has been with me every step of the way asking me the tough questions, such as, “if you didn't have a quorum, why were you out until 10:30 pm?”

Please show up to the December 6th Member Meeting to vote in the new Board and support them. If you have a question, ask it.

Whether you sat on the Board, chaired a committee, or helped out at a work party, everything was appreciated. Thank you for your help along the way.

Merry Christmas to our BBC families.

See you on the beach!



JC



# BBC Marina Report

*Annual Fall Marina Work Party  
Sunday, December 7th, 9:30 am*

The Marina work party will take place on **Sunday, December 7th, at 9:30 am**. Please remove all boats, kayaks, sailfish, etc. as they cannot be stored at the Marina for the winter.

Applications for the 2026 season will be sent out soon. Please complete your Marina Application and send it in as soon as possible so we can start assignments early in order to accommodate as many members as we can.

If you do not plan on returning, are upgrading or downsizing, it would be greatly appreciated if you would give us a courtesy call or email us as early as possible. If you are already on the Marina “Waitlist” or are “Upgrading,” please return your completed 2026 Marina Application and return it so we know you are still interested.

*We would like to wish everyone a Healthy, Happy, and Peaceful Holiday Season!*

[BILTMOREMARINA@aol.com](mailto:BILTMOREMARINA@aol.com)

*Bob Oldmixon 882-0446    Bill Maresca 317-3344*



*Marina Work Party*

*See You on  
Sunday, December 7, 2025,*

# From the Board



## Scheduling a BBC Event? Please remember to do the following:

- ◆ Check for **date availability** on the BBC Website Calendar ([biltmorebeachclub.org](http://biltmorebeachclub.org)).
- ◆ Contact **Bruce Phillips** (516) 840-5404 to **confirm date availability**.
- ◆ Contact **Mary Alibrandi** (516) 972-5057 for **Clubhouse Use**, if applicable.

## Procedures for the use of the BBC Clubhouse

Use of the BBC Clubhouse for Private Parties and Events is not allowed. If you are hosting a BBC event, you are required to inform the House Committee. If you need assistance or have any questions, please contact House Committee Chair **Mary Alibrandi** at (516) 972-5057 or at [malbrand@optonline.net](mailto:malbrand@optonline.net). Please scan the QR Code to review the **Procedures for the Use of the Clubhouse**.



## Win a Guest Pass Booklet!

The BBC Board invites you to come together with your fellow Members to share information, updates, and your concerns. When you sign in at a Membership Meeting, your name will be entered to win a Guest Pass Booklet valued at \$50. The Booklet contains 12 passes for the regular price of 10 passes. We look forward to seeing you at our monthly Membership Meetings.





# From the Board



## Reminder: BBC Membership Meetings & Board Communications

**Regular (Membership) Meetings:** “Regular Meetings of the Club shall be held on the first Friday of the month except where such Friday should fall on a weekend that includes New Year’s Day, Memorial Day, Independence Day, and Labor Day or where such Friday shall be coincidental with Good Friday, Rosh Hashanah, Yom Kippur or the first two days of Passover. In such cases, the meeting shall be held on the following Friday.” (*BBC Constitution & By-Laws, Article XIII, Meetings, Section 1.*)

These meetings are an opportunity for members to share concerns and suggestions. All feedback is reviewed by the Board and, when appropriate, changes are discussed, funded, if necessary, and implemented.

If you would like to address the Board, please contact BBC Chairperson **Carlo Alibrandi** at **(516) 375-7345** or [calibrand@optonline.net](mailto:calibrand@optonline.net) (text preferred) at least 3 days prior to the upcoming Board meeting, which takes place on the Wednesday following the Membership Meeting. Be sure to include your request and the topic you wish to address.

**Please Note:** The Board does not respond to social media posts or petitions, nor are these considered during Board discussions.

## Scheduling/Hosting BBC Events!

- ♦ **Scheduling BBC Events:** BBC events must be approved by the Board prior to being published in the *Tidings* to determine compliance with the *BBC Rules & Regulations, BBC Constitution/By-Laws*, Town of Oyster Bay Ordinance(s), and if additional services or insurance are needed. (See below for event scheduling procedures.)
- ♦ **When Hosting a BBC Event:** When Hosting a BBC Event, whether on the Beach or in the Clubhouse, members are responsible for cleaning up and returning everything to its original, orderly condition. If any items are taken from the Clubhouse, please ensure they are replaced/returned as found.



## Attention BBC Members -Membership Vote!

**A Quorum is needed for the BBC Membership Meeting on Friday evening, December 5, 2025, 7:30 pm.**

### Vote for Proposed BBC Capital Projects

The Planning Committee presented their short and long-term plans at the November 7th Membership meeting. On December 5th, Membership will vote on the Proposed Capital Projects.

### Vote for 2026 BBC Board of Directors

As discussed at the November 7th meeting, Membership Voting will finalize Board Position Terms for the 2026 Nominees. No Nominations were made from the floor. There are 3 open Board positions with 3 three-year terms. The Slate stands and needs your vote on December 5th.

### Board Officers

*(Asterisk denotes New Board Officer Nominees/Positions)*

<b>President</b>	<b>Betsy Healey*</b>
Vice President	Mary Egan
<b>Financial Secretary</b>	<b>Dyan Latini*</b>
Treasurer	Bill Maresca
Recording Secretary	Chrissy Dellacona
Corresponding Secretary	Bruce Phillips

### Continuing Board Members

Carlo Alibrandi	Laura McDonald	Arty Schnee
Chris Fiore	Lorraine Haney	Mary Beth Molloy

### Board Member Nominees

*(Asterisk denotes New Board Member Nominees)*

**Clemente Mignone Ira Dananberg \* Brian Zwilling\***

### BBC Nominating Committee for the 2026 Slate

Carol Phillips, Chair (516) 458-2867, Mary Beth Chiocco (516) 456-6568, Debbie Dananberg (516) 319-1627, Fran Eppolito (516) 242-0760, Cindy Floridaia (516) 850-6547



***Ho! Ho! Ho!***

***Santa Claus is coming to the BBC!***

***on***

***Saturday, December 20th***

***Please join us for Photos with Santa Claus,  
Lunch and Crafts.***

***Date:*** ***Saturday, December 20th***

***Time:*** ***11:00 am—12:30 pm***

***Gift Drop Off:*** ***The Gift Drop Off is on December 18th between 8:00 pm and 9:00 pm at the BBC Clubhouse. Santa's gift for presentation to your child must be gift wrapped and include your child's first and last name. Please do not exceed \$20 for you child's gift.***

***Cost:*** ***Free!*** This event is for Members' Children and Grandchildren only.

***RSVP:*** Your gift drop off will be your RSVP.



## ***BBC Membership Leasing 2026***

### ***Advance Notice Appreciated!***

As there are families on the waitlist, whether you are intending to Lease your BBC Membership or, perhaps not returning/not renewing your BBC Membership status, it would be greatly appreciated if you would let us know your intentions as early as possible.

- ♦ ***Leasing Your Membership:*** If you would like to lease your 2026 BBC Membership, your Application ***Deadline is January 31, 2026.*** Your advance notice would be very helpful to both our current and future members with their 2026 summer plans.
- ♦ ***Not Returning/Not Renewing Your Membership:*** Also, if you are ***not returning/not renewing*** your BBC Membership, it would be very helpful to know in advance of ***February 28, 2026, the Club's Membership Dues Payment Deadline.*** Please call Vice President Mary Egan at (516) 884-0271 with your intentions.



## ***BBC Membership Renewal Update 2026***

### ***New Application Photos for All! Get ready to SMILE!***

The ***2026 Membership Renewal Application*** will require one updated photo which includes all of your family members that are noted on your Application. Please remember to list each family member in the photo.

Please note that if your application includes a Seasonal Guest, the Seasonal Guest's photo needs to be a separate photo with the guest's name. ***Smile! You have two months to get ready!***

## ***BBC Rules & Regulations (Electronic Copy)***

Please Scan the QR Code for your most recent copy of the ***BBC Rules Regulations*** (Revised: November 2024).





## Important 2026 Application Information

### Late December 2025:

In late December 2025, the BBC Membership Application Packets will be mailed to all members.

### January 31st:

**Marina Applications must be Postmarked by January 31, 2026,**

### January 31st:

The Deadline to submit a **letter to “Pause”** your 2026 Membership is **January 31, 2026**. Please call VP Mary Egan (516) 884-0271 if you have questions regarding Leasing your BBC Membership.

### February 28th:

**The First-Half Membership Dues must be Postmarked by February 28, 2026.**

### Late Fee:

**The Late Fee has been increased to \$200 for each half that your Membership Dues are late. Avoid the late fee! Please pay your dues on time!**

### Not Returning/Not Renewing Your Membership?

It would be very helpful to know in advance of the Dues Payment Deadline on February 28, 2026. Please call VP Mary Egan (516) 884-0271 with your intentions.



*BBC presents “The ATTIC”*

*January 10, 2026, 7:00 -11:00 PM.*

*After the Holiday Jingle, come on down to the BBC to Mingle!*

*The band “The ATTIC” will be performing at BBC on January 10th, 7-11 PM.*

*This is a “No-Charge” event for Members Only.*

*Bring your own adult beverages, refreshments, and snacks.*

*Put on your dancing shoes and Rock the Night Away!*

*Please RSVP by 1/3/26 to [phillipsbruce27@gmail.com](mailto:phillipsbruce27@gmail.com).*

*On Behalf of the Members of the BBC  
Board, I wish our BBC Families a  
Happy Holiday Season!*

*jc*



Biltmore Beach Club – 2026 Budget - Detail			
<u>Income</u>		<u>Marina</u>	
Membership	511,700	Repairs & Maintenance	4,500
Initiation Fees	96,300	Supplies	3,300
Marina Fees	72,000	Pole Repair	3,000
Sales Tax Receipts	64,900	Other	<u>4,100</u>
Guest Fees	13,000		<b><u>14,900</u></b>
Interest	9,000	<u>House</u>	
Waitlist Passes	6,800	Interior & Exterior Repairs	7,500
Other Income	<u>15,200</u>	Telephone, Internet & Cable	4,600
<b>Total Operating Income</b>	<b><u>788,900</u></b>	Cleaning	2,900
		Other	<u>4,300</u>
<u>Expenses</u>			<b><u>19,300</u></b>
<u>Employee Expense</u>		<u>General &amp; Administrative</u>	
Salaries	323,600	Insurance	86,900
Payroll Taxes	<u>38,200</u>	Sales Tax Payments	64,900
	<b><u>361,800</u></b>	Utilities	31,000
<u>Beach &amp; Pool</u>		Accounting	12,500
Repairs & Maintenance	18,000	Payroll Fees	13,500
Opening & Closing		Printing	8,500
	18,000	Real Estate Taxes	7,500
Chemicals	11,500	Legal Fees	5,000
Supplies	11,000	Postage	6,000
Swim Team	5,500	Other	<u>16,200</u>
Lifeguard Uniforms	6,000		<b><u>252,000</u></b>
Garbage Collection	5,000	<u>Other Activities</u>	
Umbrellas, Chairs & Tables	6,000	Bashes / Parties	8,000
Other	<u>6,100</u>	Members Entertainment	8,000
	<b><u>87,100</u></b>	Children’s Activities	6,500
<u>Grounds</u>		Volunteer Party	13,500
Gardener	5,800	Other	<u>8,000</u>
Supplies	<u>4,000</u>		<b><u>44,000</u></b>
	<b><u>9,800</u></b>	<b>Total Operating Expenses</b>	<b><u>\$788,900</u></b>
		<b>Budgeted Net Income</b>	<b><u><u>\$0</u></u></b>

Reserve For Capital Project - 2026 Proposed Funding			
	Current	Proposed Funding /	Projected
Capital Projects	<u>Balance</u>	<u>Reallocation</u>	<u>2025</u>
<b>Approved – No Additional Funding</b>			
Pool Filter Reserve	12,625	-	12,625
Door Fund	8,000	-	8,000
<b>Approved – New Funding</b>			
Sand	5,000	1,000	6,000
Kiddie Pool Shade	7,000	5,000	12,000
Pool Cover	4,000	2,000	6,000
Marina Boardwalk	42,000	19,000	61,000
Marina Bridge	19,000	5,000	24,000
ADA Restroom	20,000	10,000	30,000
BBQ Planter	9,000	1,000	10,000
Water Fountain	1,000	1,500	2,500
House Flat Roof	5,000	12,500	17,500
Awning Replacement	2,000	8,000	10,000
Elevate Grade at Marina	2,000	4,000	6,000
Fence Fund	4,000	12,000	16,000
<b>Projects to be Reallocated</b>			
Pergola Shade	1,475	(1,475)	-
Playground	6,679	(6,679)	-
TV & Cabinet	1,509	(1,509)	-
House Portico	2,474	(2,474)	-
House Gabled Roof	(3,700)	3,700	-
<b>Total</b>	<b><u>\$149,062</u></b>	<b><u>\$72,563</u></b>	<b><u>\$221,625</u></b>
<hr/>			
<b>2026 Membership Dues Calculation</b>	<b>Regular</b>	<b>Senior (15% Disc.)</b>	<b>Golden (25% Disc.)</b>
Dues – Operations	\$1,379.92	\$1,145.16	\$988.66
Capital Assessment	<u>185.10</u>	185.10	<u>185.10</u>
Sub-total	1,565.02	1,330.26	1,173.76
Sales Tax	<u>134.98</u>	<u>114.74</u>	<u>101.24</u>
<b>Total</b>	<b><u>\$1,700.00</u></b>	<b><u>\$1,445.00</u></b>	<b><u>\$1,275.00</u></b>
<hr/>			
<b>Fee Schedule</b>			
Marina Slip Fee (\$507.00 Minimum)	\$39.00/ft	Initiation Fee	\$5,500.00
Winter Storage	\$15.00/ft	Paddle Board/Kayak	\$110.00
Daily Slip Fee After Dec.1	\$15.00/day	Waitlist Pass	\$70.00
Swim Lessons (\$100 Family Max)	\$35.00	Late Fee	\$200.00
Swim Team – Per Child No Max	\$40.00	Gate Fee	\$5.00
Seasonal Guest Fee	\$175.00	Guest Book	\$50.00
<hr/>			
-			