



FALL 2020

President's Message

RULES of the ROAD

CBPOA Access Paths

New Gate Card Reader



Paddle Boards Found



Recipes to Warm You Up

As the newly elected President of the CBPOA I am pleased to update the Community on the status of the Reservation as we near the end of our season. We on the Board of Directors sincerely hope that everyone enjoyed the Reservation as much as was possible during this Covidlimited year. We extend our thanks to all in our community who made the personal efforts and sacrifices to respect the health of all the members. After a few weeks of ups and downs sorting out the new challenges of when and where to mask and socially distance, the Community found its legs in how best and safely to use the Reservation, and it proved to be a success.

We regret that the risk of Covid compelled us to close some of our facilities and to cancel many seasonal events. But it was most rewarding that the safety measures still allowed us all to have full use of the lifeguarded-beach, the fishing channel, the basketball court, the picnic area and, of course, the boating marina. The abundance of kayaks, canoes and waterboards spurred us to build a third storage rack for them. And the evening sunset watching was more popular than ever. We even enjoyed a weekly and well-attended "Yoga and Meditation on the Beach," conducted by our volunteer member, Roey Ficaro.

Like so many we look forward to 2021, hopefully when we can safely restore full use of the Reservation and the full schedule of seasonal events and facilities, including resuming the children's playground, the swim raft, the annual mid-summer picnic and the children's fishing contest and S'mores night, plus private parties.

May we all live long healthy lives here in Clearwater Beach!

All of us on the Board have the highest praise for past-President Jim Carforo for his dedication, vision, tireless work ethic and his generous, courteous and successful diplomacy in guiding the CBPOA during his three-year term. Fortunately, Jim will stay on the Board as a Director and Co-Vice-President. I would like to thank the other members of the Board, our Advisors, and our Historian for their time and energy, their talents and skill sets, and their selfless, collaborative approach and dedication to always applying the one primary



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Chris Scola
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& GATE OPERATION
RESERVATION LANDSCAPING
STUART THOMAS LANDSCAPING
516-818-2724

standard when we address any issue: what is best for the Reservation and the Membership?

As we soon will prepare the Reservation for Winter, I shall explain the projects, improvements and innovations that the Board of Directors is planning for 2021, all of which we are currently researching:

- Replace our now closed and quite decayed children's playground area with an entirely new equipment set, resting upon child-safe flooring.
- Install a new WiFi system, designed to provide coverage throughout the Reservation.
- Install a wireless-operated, internet-accessible, security camera system, covering the beach, marina, parking lots, fishing channel and playground/picnic areas.
- Install a Bocce court at the playground area.
- Replace the leaking water lines at the marina's peninsula and floating dock.
- Resolve the drainage problem with the Town-owned drain at the access path at 233-235 Kings Point Road
- And we are planning for, but due to financial considerations will defer to 2022, the installation of a new surface for the entrance parking lot.

As previously announced, as of Spring 2021, (Covid-permitting) there will be new guidelines for the use of the Reservation for large private parties, so as to not interfere with the use of the Reservation by others. The Board now has published on the CBPOA website a new party permit specifically outlining the new requirements. We believe that this new process will help create a cooperative atmosphere at the Reservation while large parties are occurring.

Finally, we all can see the season changing at Clearwater Beach. So, I take the liberty of closing by sharing Jim Carfaro's President's message from last Fall: *"The days are shorter, the breeze is brisker and the birds depart daily for the southern temperatures but I must say our sunsets are still spectacular. As the holidays near the Clearwater Beach Board and I extend our warmest wishes for a joyful season sharing time, happiness and traditions with your loved ones."*

*Before commencement of
any new house construction,
please refer to the CBPOA
covenants concerning
construction details.*

NEW HOMEOWNERS

Derek Snyder
Francis & Joan Santoriello
Tracey & Todd Lawson
Tracy & Drew Griffiths
Anthony Guinehut
56 Underwood LLC
Michael Schwarz
Deanna Rockefeller
Schulyer Kaye
Douglas & Tammy Krahe
Farnaz Mansuri
Joel Ossenfort & Lindy Friedman



Tom Hasermann
New Sunshine Custom Builders
Eliza Beth Marie O'Neill
Nancy & Kurt Miller
Alicia Murphy
Debra & Charles Kings
Lauren McFadden & Daniel Bias
Zachary Zlatev
Taylor Callaghan
Edward Petrie & Julie Wolfe
Katie Sarris & Brian La Belle
Carlos Sierra, Anju & Asha Roy

from the desk of the

EXECUTIVE SECRETARY

Greetings and welcome to the fall season.

Things were certainly a little different this past spring, summer, and now fall with the introduction of COVID-19 into our lives. It would seem, however, that we've pulled through pretty well for the most part, here in Clearwater Beach.

While the beach area seemed fairly uneventful, I do have a few observations about the area around the marina. Please be reminded that swimming is only allowed in the lifeguard-protected areas. Many of us witnessed multiple cases of young people swimming in the boat basin between the floating docks and sandbar, but far worse than that was the frequent diving off the main bulkhead into the inlet. This is highly dangerous as the maneuverability of boats is much different from that of a car. Boats do not have brakes, and the ability to swerve and avoid a potential problem is much more exaggerated than with a motor vehicle. Please advise your children about the physical damage and danger they may incur to themselves and others by swimming in a boat basin or channel/inlet (which, by the way, is illegal).

Sticking with the Marina, we had a few minor collisions between boats this past season. In some cases, responsibility was taken and a Board member was notified to alert the recipient of the damage. We also had a few "hit and run" incidents. All boaters should be aware that the same rules of the road apply when you are on the water. Hit and run, leaving the scene of an accident, property damage, not to mention DUIs, are some of the same laws that carry over to the water from the road. Keep in mind that most of these crafts are extremely expensive. To that end, and for other security/safety concerns, the Board will soon be installing a digital video camera system and upgrading the Wi-Fi at the Reservation.

Cleaning of fish or dumping of bait or any other fish products in any protected harbor, creek or other way, is against East Hampton Town code.

We had to do at least a half dozen pump outs this year to boats that were in danger of sinking. If we cannot contact the owner, we can generally have someone come down to perform a pump out which will be a cost to the owner. We would like to remind you that you are responsible for ensuring that your boat is in sea worthy condition. Please check your boats periodically, especially after rain. The Dock Master was recently informed that if a boat sinks at any marina and the DEC finds out about it, fines might start at \$25,000.00!

Please wait until the 2021 boat applications are on the website, cbpoa.net, before sending in any boat slip information. Any documentation sent without the actual 2021 application or with a previous year's application, will be returned. Applications should be available on the website by the middle of December. As usual, if you had a boat slip or rack space last season, the Dock Master will automatically send you the 2021 application at the end of December.

You will also be able to utilize the website, cbpoa.net. Click the tab for the boat application and fill in the required information using your computer. You can then print out the application with the typed in information. We are hoping this process makes things easier for you and will help us in processing your applications more accurately.

There are four key items we need in order to process your application: a current boat registration, a current insurance document listing CBPOA, PO Box 666, East Hampton, NY 11937 as an additional interested party, a check (multiplying the footage shown on your boat registration times \$45.00 for members or \$80.00 for sponsors) and the two-page application. Any incomplete applications will be returned until all proper documentation is in place. Obviously, all maintenance fees must be current for members and sponsored boaters as well.

Due to the fact that boats seem to keep getting larger and larger, we may have to rearrange the marina configuration around a bit so as to not have two longer boats back to back. This may result in



a different slip assignment from the one you have had in the past, but we are working to make the marina safer and less cluttered for all.

At the beginning of the new year, the Treasurer will be mailing out the 2021 annual maintenance fee invoices which will remain at \$300.00. Prompt payment of this fee is greatly appreciated and is one of the reasons why the Reservation looks as good as it does. Payment will also allow you access through the entrance gate all year round. As of this writing on October 20, 2020, there are 868 dues paying members. 790 are current, 35 are in arrears for one year (\$300), 7 are in arrears for two years (\$600) and there are 36 members who owe three years or more. (21 owe more than \$2,000.00.) Any property with unpaid dues for two years or more will have a judgment of lien placed against the property, which carries a \$300.00 legal fee from Suffolk County as well as accrued interest fees.

If you have any questions or concerns, please feel free to contact me any day from 10am to 5pm, and I will do my best to help you or connect you with someone who can. The website for the Association is cbpoa.net, which you must type in your computer's address bar. Attempting a search through Google or any other search engine will lead you to every Clearwater Beach in the world but ours.

Wishing you all a safe and enjoyable fall and winter

Gary M. Grille
631-907-9032
cbpoa.net@gmail.com

**From the Board of
The Clearwater Beach
Property Owners
Association . . .**



**Clearwater Beach Property Owners
Association**

The Springs, East Hampton, New York

[HOME](#) [FORMS](#) [OFFICERS/CONTACT](#) [NEWSLETTERS](#) [MINUTES](#)



Check out the CBPOA WEBSITE! www.cbpoa.net



It's the Law!

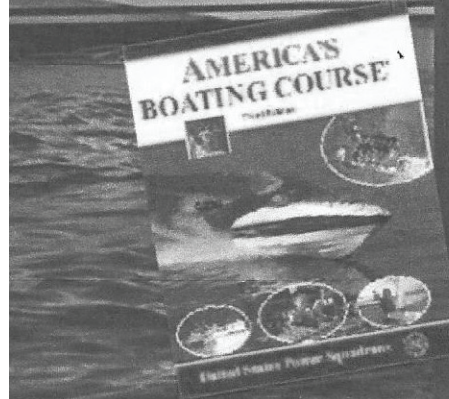
Brianna's Law

All operators of motorized watercraft in New York State, inclusive of all tidewaters bordering on or lying within the boundaries of **Nassau** and **Suffolk** counties must complete a state-approved boating safety course.

signed into law 08/06/2019

Phase-In Schedule

- If you were born on or after January 1st, 1993, you must complete a course by 01/01/2020,
- If you were born on or after January 1st, 1988, you must complete a course by 01/01/2022,
- If you were born on or after January 1st, 1983, you must complete a course by 01/01/2023,
- If you were born on or after January 1st, 1978, you must complete a course by 01/01/2024
- All operators of motorized watercraft must complete a course by 01/01/2025 regardless of age.



Boating Safety Course

FROM the DOCK MASTER

The 2020 boating season is coming to a close, and what a year it has been! I hope everyone stayed safe and healthy during these trying times and had as good a boating season as possible. Our marina looks great and is one of the best marinas in the area--and this year we were full!

REMEMBER

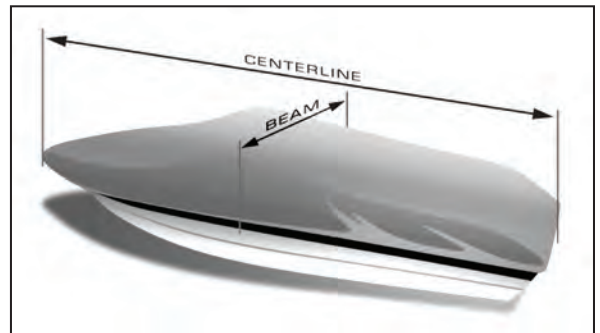
Boaters are responsible for their boats. Prior to a storm or extreme tides and wind, it is important to check your dock lines, especially your spring lines. These are the lines you tie from the middle of your boat to the pilings so your boat doesn't hit or get snagged on the bulkhead or ladder and get hung up. We again have had too many issues with that this year. Your boat can sink, or, at the very least, get damaged. It also is important to know that the ladder and bulkhead can get damaged to the extent that the ladder has to be replaced but the pilings, which cannot get replaced, stay damaged. I have contacted many boat owners this year to check their lines because of this issue and many have been adjusted but a few calls were ignored or missed. If you need help with your lines or are not sure how to adjust them either myself, or our assistant Dock Master can help you. In addition, your boats bailing system should be checked to insure it is working properly. Most of the sinking boat problems have been attributed to malfunction in pumps and/or batteries.

I'VE LEARNED THIS YEAR THAT IF YOUR BOAT SINKS AND THE DEC IMPOSES A FINE, THE FINES START AT \$25,000. THIS WILL BE THE BOAT OWNERS RESPONSIBILITY. We sent inserts to all boaters on the floating dock explaining that if they have an anchor pulpit that the anchor has to be stored elsewhere, and the pulpit must not impede the walkway. Most complied but others had to be reminded.

Important Note: This year we encountered a problem with boat owners leaving the water on after they have left the marina. This can be a potential hazard if the hose that is attached breaks or if the nozzle on the end falls off. Water may continually spray, into your, or your neighbor's boat.

PLEASE SHUT THE WATER OFF AFTER USING, AND IF YOU SEE A HOSE ON PLEASE SHUT IT OFF.

In mid-December 2020/2021 season applications will be sent to the boaters who have had a slip season and those who have requested a boat application. Slip applications and emergency data forms will be available on the Web in mid-December at www.cbpoa.net. Marina Rules and Regulations will also be posted. In addition, kayak rack applications will be posted on the Web. Community member boat slip fees for the 2021 season will remain at \$45 per foot. Sponsored boat fees will also remain at \$80 per foot. The minimum boat slip fee will be for a 20-foot boat. Boaters who desire a slip at our marina must submit a certificate of insurance (COI) and a copy of their boat registration. The COI must indicate marine liability insurance coverage and, in addition, indicate spillage coverage if the boat has permanently installed fuel tanks. It is also required that the COI form denote Clearwater Beach Property Owners Association (CBPOA) as an interested party. No slip assignment will be considered if the above items are not submitted with the boat application. Please send only the COI form instead of the entire boat policy. We have enclosed a sample COI for your review. For community members wanting the same slip assignment for next year, submit your data by February 15, 2021.



IT IS STRONGLY RECOMMENDED TO GET YOUR APPLICATIONS IN AS SOON AS POSSIBLE. THE MARINA WAS FULL THIS YEAR AND WE HAVE A NUMBER OF NEW RESIDENTS THAT HAVE BEEN ASKING ABOUT DOCKING ACCOMMODATIONS. SO AGAIN, THE SOONER THE BETTER!

Please take note that although we will make every effort to give you your same assignment as last year, it will depend on the accurate size of your boat. What that means is on the application we ask for length and beam size of your boat. If you are not familiar with that terminology that means the width of your boat is very important in the decision of where you will be placed, especially on the floating dock. The floating dock slips are designed for boats with 8-foot beams. We have been squeezing boats in at 8.5 feet if we can, but anything bigger than that will be moved to the hard dock. We also have a few slips that shrunk a bit due to the resetting of the pilings and bulkhead work so, again, take out a ruler and get an accurate measurement so you won't be surprised if your boat slip has been moved. Our marina is not getting bigger, but the boats coming in are getting larger. We will do whatever it takes to fit what we can.

It is important to note that after all member applicants have been assigned a slip, the remaining unassigned slips are assigned to sponsor applicants. In some instances, sponsored boats may be assigned a different slip. Late application filing can result in a slip assignment change. Applicants with missing information will have their slip assignment postponed with a possible change or no assignment at all. It is important to note that during the boating season no refund will be provided if no replacement boater can be found for your slip. As a reminder, no trailers and/or boats may be parked overnight on the paved reservation area due to insurance liability. Violators are subject to having their trailer and/or boat removed from the reservation, and the violators will be billed for services performed. Please note, if you see any boat with a problem, please notify the Dock Master, Assistant Dock Master or Secretary. When checking kayaks stored on the racks, I found a few not locked. The board of Directors will be requiring all kayaks and canoe owners to lock their stored vessels.

We will continue the policy of notifying boat owners if their boat is in danger of sinking, so please make sure that on your application we have a phone number where you can be reached. If the boat owner does not respond, we will contact a marine service to pump out the boat. CBPOA will pay the pump-out fee set by the marine service and then bill the boat owner. Boat owners should periodically check the floating condition of their boats, particularly after a rain storm. For boating problems at our marina, please call the Dock Master or Assistant Dock Master.

The number of kayak/canoe rental spaces available is now at 114, DUE TO THE NEW RACK THAT WAS BUILT LATE THIS SEASON. It is also noted that some kayaks/canoes occupy more than one rental space. This prevents other kayaks/canoes from being stored in the same area. The racks were originally designed to accommodate 2 kayaks/canoes in one space. An additional \$35 fee will be imposed on owners whose kayaks/canoes require 2 rental spaces in racks 1 to 30. An additional \$65 fee will be imposed on owners whose kayaks/canoes require 2 rental spaces in racks 31 to 114. In order to track canoes/kayaks at our rack storage area, 2020-year stickers with the rack assignment were issued for the renter to place on the vessel. I would like to thank the majority of rack renters for complying with our requirement to place our sticker on their kayaks. We are doing this to avoid non-registered kayak owners from using the racks. It is unfortunate that we have experienced problems with intruders storing a kayak on a rack. Vessels with no sticker will be removed from the rack. The owners of canoes/kayaks must remove their small vessel from the rack by November 15, 2020.

REMEMBER WHEN USING A STAND UP PADDLE BOARD (SUP), YOU AND YOUR PASSENGER ARE REQUIRED TO HAVE A LIFE VEST ON. I PERSONALLY SAW MORE THAN A FEW TIMES ADULTS WITH SMALL CHILDREN WITHOUT ANY LIFE JACKETS. (Swimmies on the child's arms is not safe on a SUP.) YOU ARE ALSO SUPPOSED TO HAVE LIFE JACKETS ON WHEN USING KAYAKS.

If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Dock Master or Assistant Dock Master. We ask that all boaters review the Marina Rules and Regulations that they will receive with the slip assignment. Check to make sure that you have a copy of your boat registration available to submit with your 2020/2021 applications. Some boat renters leave their original registration on the boat during winter storage and have no copy. Your application will not be processed until your registration is received.

I would like to thank the members who saw something and said something this season. We had a number near mishaps and that without a simple call could have ended up a disaster. Unfortunately, we have had some vandalism and some things missing off of a number of boats this year. We are looking into some kind of better security so we can at least see who is doing this.

Remember all boats must be removed from the marina by November 15, 2020.

I would like to wish everyone a very happy holiday season. Stay safe and let's hope next season gets us back to some normalcy.

Regards,
Ken Neary Dock Master

COOKING LONG ISLAND BOUNTY 2020

By Phyllis Italiano

As the weather gets colder cooking in our ovens is a wise way of cutting down on warming our kitchens and cutting down on our heating bills. Also, I suspect that cooking most foods in the oven might be tastier as well as healthier.

TANDOOR CHICKEN

Chicken parts 1/4 cup of fresh lemon juice 1/2 cup of plain yogurt
3 cloves of minced garlic 1 teasp cumin
1 teasp each of paprika, turmeric, ground ginger, and pepper

Wisk together all the ingredients and place chicken parts in the mixture to thoroughly coat the parts. Let this all stand for about 20 minutes. Bake in a 350-degree oven for about 15 minutes and then turn parts and continue cooking. I prefer using chicken thighs for this dish. The chicken should be rinsed before using and depending on your taste you might want to remove the skin. If you leave the skin on as I do, place the skin side down and turn when the skin has that cooked look. This dish is best served over rice. I use brown rice.

PASTA WITH GARDEN GREENS

If you have a garden, as we do, this time of the year there will be some greens, which will never really amount to much: like beet greens and the weed of my garden, arugula. Pick them and wash the greens by running some cold water on them. Some of the greens might need a good soaking if they grow close to the ground. Discard the stems and dry the leaves. The leaves will need to be cut into small pieces.



Cook the pasta. It will be up to you to decide how much pasta to cook depending on the amount of greens you are able to collect. Retain a bit of the pasta cooking water. You can also add a bit olive oil to the cooked greens and a clove of minced garlic for flavor. Toss ingredients together and if the pasta looks dry, add the cooking water you have saved. Add freshly grated cheese and consume!



DAVID CONLON



KNOW YOUR OPTIONS

RENTING OR SELLING?

SCHEDULE A HOME
EVALUATION

Dave resides in Springs with his wife and three children, where he is an active member of Clearwater Beach Community. He is a member of the Springs School Board, a board member for the charitable nonprofit Hoops4Hope, an active parishioner at Most Holy Trinity Catholic Church, and is a volunteer coach for youth basketball and baseball.

He specializes in residential real estate east of the canal.

Licensed Associate Real Estate Salesperson

Cell: 631.603.2819 | david.conlon@elliman.com | www.elliman.com

RULES OF THE ROAD

With all the extra car and bicycle traffic these days since the Covid-19 problems, it's important to know the **Rules of the Road** for pedestrians, bicyclists and vehicles. The following web pages contain all you need to know about traveling on our East End roads when walking, bicycling or driving:

FOR PEDESTRIANS AND BICYCLISTS

<https://nybc.net/education/bike-law/2-uncategorised/68-a-summary-of-ny-state-bike-laws>

FOR DRIVERS

<https://dmv.ny.gov/brochure/mv21.pdf>



BE CAUTIOUS, LOOK BOTH WAYS AND STAY SAFE!

ACTION TICK CONTROL

L i c e n s e d & I n s u r e d

Owner Operated · Springs Resident

FREE ESTIMATES

(631) 527-5858

vecchiopete@gmail.com

New Reservation Usage Agreement

The reservation and picnic area can be reserved for parties and events. There is a revised "Property Usage Permit Agreement" document that is now used for reserving the reservation area for CBPOA member events. As in the past, contact Gary Grille at 631 907-9032 (CBPOA.net@gmail.com) and he will help organize your event, set your date and send you the agreement documents. (This document will also be available for download via the www.CBPOA.com web site.)

Please note that there will be no events scheduled for 2020 as of this writing. But this may change depending on the changes in East Hampton town protocols. Currently no town permits are being assigned

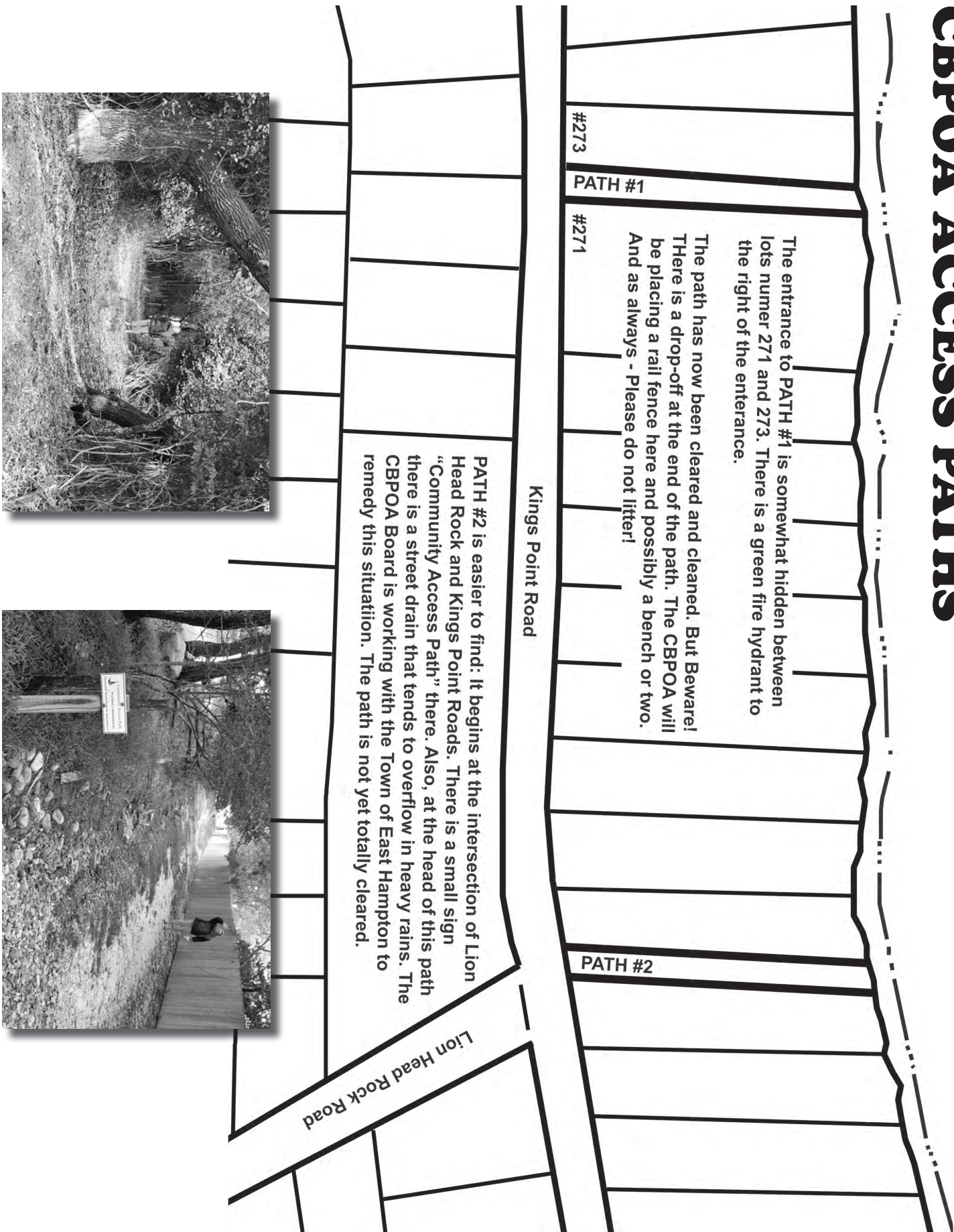
FOR SALE BY OWNER

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(CLEARWATER BEACH. 17 FENMARSH ROAD)

Private Beach. . . . Private Marina
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cmurad@optonline.net

CBPOA ACCESS PATHS



Provided and maintained by CBPOA

LEAF BLOWERS

BEWARE:

We are far from experts here
but in this time of **COVID**
you might want to consider
eliminating leaf blowers.

All those dust particles
can't be good
for your lungs.



BE A GOOD NEIGHBOR



LEASH AND CLEAN UP
AFTER YOUR PET

PLEASE CURB YOUR DOG

A very strange thing is occurring in Clearwater Beach. Property owners are complaining that small bags of dog poop are being left at the front of their property. **PLEASE DOG WALKERS:** don't just pick-up poop then leave the little bags on your neighbor's property. Take these bags home with you and properly dispose.

HP HAMILTON PROPERTY SERVICES

& Management

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631.278.6422

CATALINA 270 SAILBOAT FOR SALE

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- **VERY GOOD CONDITION**
- **WELL MAINTAINED**
- **ALL STANDARD EQUIPMENT
PLUS MANY EXTRAS**
- **EXCELLENT FOR IN-SHORE
AND DAY CRUISING**

**Equipment list and photos
available upon request**

**Berthed during season
at Clearwater Beach Marina**

Asking: \$20,955

**Contact: Eric or Joan Burkert
631-324-8354**

JUDY FREEMAN ARCHITECT

& associates

- Does your home satisfy your present needs or are you ready for a house makeover?
- We can present design options to help you visualize a makeover & make aesthetic choices that reflect your budget however large or small.
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email me for a consultation:

judyehampton@gmail.com

THE MACGARVA TEAM



// With over 30 homes listed and sold by us in Clearwater Beach we are knowledgeable and experienced in listing and selling in the area. In addition, we have family roots that go back for generations in Clearwater Beach - truly making this part of our family history.

We know what makes Clearwater Beach special and we are here to assist you in whatever your real estate goals are. //

Sampling of properties
listed and/or sold by us.

102 Camberly	12 Orchard
60 Pembroke (twice)	109 Tyrone
58 Pembroke	35 Kings Point
146 Pembroke (twice)	23 Kings Point
135 Pembroke	74 Underwood
42 Dorset	54 Hog Creek
2 Rutland	71 Lionhead Rock
63 Rutland (twice)	13 Homestead
42 Rutland	45 Dorset
16 Orchard	63 Norfolk

CLEARWATER BEACH is our HOME GROUND.

LORI MACGARVA Lic. Associate RE Broker
516.242.9633 (c)
LMacgarva@TCHamptons.com

LARISSA TROY Lic. RE Salesperson
631.987.6914 (c)
LTroy@TCHamptons.com



*Did you know Sotheby's International Realty Agents live & sell in
Clearwater?*

Here is a partial selection of our current listings and our recent sold & closed transactions in Clearwater Beach.



45 Fenmarsh Road | East Hampton

SOTHEBYSHOMES.COM/0048684 | OFFERED EXCLUSIVELY \$1,150,000

Cindy Shea Associate Broker 631.680.3079



20 Norfolk Drive | East Hampton

SOTHEBYSHOMES.COM/0048684 | OFFERED EXCLUSIVELY \$749,000

Ryan Struble Licensed Salesperson 910.547.5472

247 Kings Point Road | East Hampton

SOLD PRICE \$4,000,000 | **Kathy Konzet**

180 Waterhole Road | East Hampton

SOLD PRICE \$3,149,000 | **Kristi Law & Nanette Hansen**

2 Bon Pinck Way | East Hampton

SOLD PRICE \$1,150,000 | **Cindy Shea & Kathy Konzet**

18 Fenmarsh Road | East Hampton

SOLD PRICE \$855,000 | **Kathy Konzet & Nanette Hansen**

141 Kings Point Road | East Hampton

SOLD PRICE \$647,000 | **Robert Kohr**

23 Bon Pinck Way | East Hampton

SOLD PRICE \$750,000 | **Laura Molinari & Dayton Team**

Put Sotheby's International Realty Agents to work for you. Contact us for a complimentary evaluation and a complete list of our sold properties in Clearwater.

Three Office Locations Throughout the Hamptons

East Hampton 631.324.6000 | Bridgehampton 631.527.6000 | Southampton 631.283.0600

Luxury is not a price point, it's an experience.

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Eesti Jaht Service

Sailboat Rigging

Repairs+Maintenance+Replacement+Mast Stepping

Sailing Lessons

Private+Family+Cruiser+Racing+Dinghy

Electronics

Installation+Replacement+Repairs

General Repairs

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631-329-1088 eestijaht@aol.com



SUN COUNTRY LANDSCAPING & MAINTENANCE **(631) 324-8701**

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CLEAN UPS

- Spring
- Fall

Clearwater Beach Property Owners Association, Inc.
Covenants and Restrictions

DECLARATION OF COVENANTS AND RESTRICTIONS made by Walter C. Hewitt, James P. Amaden, Lester Feinstein and East Hampton D. & E. Inc., dated 5/22/57 recorded 6/4/57 in Liber 4309 cp 405

WHEREAS The Developers are the owners of a tract of land situated near Fireplace in the Town of East Hampton, County of Suffolk and State of New York, which tract of land has been subdivided in accordance with a certain map entitled, "Map of Section No. 1 of Clearwater Beach, situate Fireplace, Town of East Hampton, Suffolk County, New York, dated 5/3/1957" and filed for record on 6/4/1957, in the office of the County Clerk of Suffolk County, Riverhead, New York as Map No 2715; and

WHEREAS, The Developers desire to make this Declaration setting forth the reservations, restrictions, covenants, conditions and agreements, subject to which the property shown on said map is now held and shall be sold and conveyed.

NOW, THEREFORE, The Developers declare that all the property shown at subdivided on said map above referred to is held, and shall be sold and conveyed by the Developers, subject to the reservations, restrictions, covenants, conditions and agreements hereinafter set forth, to wit:

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or live-stock other than domestic pets.
- *2. No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.
4. No lot shall be divided or sold except as a whole without the written consent of the developers.
5. No advertising signs, trailers, tents, outside toilets or temporary buildings shall be permitted on any lot.
6. The owners of all lots in said subdivision shall have the perpetual right, in common with others to pass and re-pass on foot over and upon the strips of land designated on said map as "Foot Path to Beach", running from Kings Point Road to the shore of Gardiner's Bay.
7. The owners of all lots in said subdivision shall have and enjoy for use in common with others, the equal right and privilege to use and enjoy as a bathing beach that portion of the beach designated on said subdivision as Beach Reservation" which said "Beach Reservation" shall be for the common use of the developers, their grantees, and the grantees of the owners.
8. The developers reserve the title in fee to the beds of the roads and streets, for the purpose of dedication of same to the Town of East Hampton and for the installation of all utilities and easements therefore without the consent of any grantee.
9. All sewage disposal and water supply systems shall be constructed in accordance with plans approved by the Suffolk County Realty Department on the subdivision map filed herewith.
10. The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, assigns and successors.

*Please send building plans to Gary Grille for review.

11. Nothing herein shall be construed to impose upon the developers of their successors in interest, any obligation to restrict in any manner any other property now or hereafter owned by the developers.

Addition to Covenants and Restrictions dated July 31, 2004

NOW, THEREFORE, the ASSOCIATION declares that each individual parcel of property shows as subdivided on said maps above reference to is held, and shall be sold and conveyed by each and every member of the ASSOCIATION, subject to the reservations, restrictions, covenants, conditions and agreements set forth, to wit:

1. No homeowner or tenant shall permit the presence on a parcel within Clearwater Beach of more than one motor vehicle of any type or kind that shall not be duly registered with the Department of Motor Vehicles of any one of the fifty states of the United States unless said motor vehicle is either stored in a garage or duly covered with a tarp or other suitable cover.
2. If the violation shall continue unabated for a period of more than 10 days after the ASSOCIATION shall have notified the owner or tenant of the violation in the writing directed to the owner's or tenant's last known residence as carried on the books and records of the ASSOCIATION, said owner or tenant shall be deemed to have consented to the ASSOCIATION, taking any action that may be appropriate under the laws of the State of New York to cure the violation at the sole cost and expense of the homeowner or tenant as the case may be. The costs and expenses that may be incurred shall become a lien on the property and may be enforced in accordance with laws of the State of New York.
3. The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, assigns and successors.

TO ALL PROPERTY OWNERS:

Before commencement of any new construction or renovations, please be sure to have your architect and builder carefully check that your certified site plan complies with our covenants & restrictions. Below are the sections of the CBPOA covenants & restrictions pertaining to construction & setbacks from all property lines. Please be reminded that the setbacks set forth in CBPOA's covenants & restrictions differ from those imposed by East Hampton Town Building Department.

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or livestock other than domestic pets.
2. No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.
4. No lot shall be divided or sold except as a whole without the written consent of the developers.



TOWN OF EAST HAMPTON

ORDINANCE ENFORCEMENT DEPARTMENT

PUBLIC SAFETY DIVISION

300 Pantigo Place, Suite 111A

East Hampton, N.Y. 11937

Phone (631) 324-3858 Fax (631) 329-5899

Patrick J. Gunn, Esq.
Public Safety Division Administrator

Elizabeth A. Bambrick
Director of Code Enforcement

COMPLAINT FORM

Please fax, mail, or hand deliver this form to the above address

LOCATION OF ALLEGED VIOLATION

Street # _____ Street Name _____

Hamlet _____, Town of East Hampton, Suffolk County, N.Y.

Name of Individual(s) / Business (if known) _____

Name of Owner (if known) _____

DESCRIPTION OF COMPLAINT – SPECIFIC OBSERVATION(s)

Use additional paper if necessary

BEST TIME(s) AND DAY(s) TO OBSERVE VIOLATION : _____

REPORTING PARTY

Name: _____ Phone Number _____

Address: _____

I am willing to give a sworn statement if necessary ☐ YES ☐ NO

AFFIRMATION

I affirm that the information provided in this complaint is accurate and is based on my personal observation(s).

X _____
Signature Print Name Date

Office Use Only
Date Received _____
Complaint # _____
Inspector Assigned _____
Ack. Form Sent _____
Action Taken Form Sent _____

BENNETT MARINE LLC

Boat Haul, Store & Repair

Glenn Bennett, Owner

40 School Street
East Hampton, New York 11937

(631) 324-4772 Day

Dear Advertiser:

First, thank you for advertising in our Clearwater Beach newsletter. We are in the process of updating our C.B.P.O.A newsletter advertising file for the upcoming year. Advertising rates for the coming year are:

Full Page: \$200.00 (7.5 X 10")

vertical or Half Page: \$100.00 (7.5" X 4.75")

horizontal Quarter page: \$75.00 (3.75" X 4.75")

One time design and set-up charge of \$20.00, supplied with copy; Repeat ads, no charge. To continue your _____ page ad for the year, please forward your payment of _____ by January 31st. Note: Any change in text or size of ad must be first forwarded to the Secretary, Gary Grille (gmagilla@aol.com or PO Box listed below.

**Please fill out and send with payment to.
C.B.P.O.A, PO Box 666, East Hampton, NY 11937**

Send finished pdf file to: ggiliberti1@optonline.net

Advertiser's name/company _____

_____page ad. . . Payment_____.

Ad to be repeated as in last issue: (yes / no. _____

Sign _____

Address _____ Telephone# _____

Email: _____



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Gary M. Grille

631-907-9032

631-329-0198

gmagilla@aol.com

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PADDLE BOARDS FOUND

“During the late Summer and early Fall two paddle boards were found in the secluded, wooded area behind the floating dock. Perhaps they were hidden there to avoid the marina storage fees, which all stored-watercraft users pay.

The Board of Directors has removed and stored them under lock and key. If the true owners wish to reclaim them, then contact Dock Master Ken Neary at godiva77@verizon.net or Assistant Dock Master Stuart Close at twoclose@aol.com, with such a sufficiently-detailed description as will verify the ownership.”

WE HAVE WiFi!



WiFi HAS BEEN SET UP FOR THE RESERVATION. YOU CAN NOW USE WiFi WITH YOUR PHONE OR LAPTOP WHEN ON RESERVATION GROUNDS. LOOK FOR “CBPOA” IN YOUR DEVICE’S SETTINGS AND CLICK ON IT.

ACORD**CERTIFICATE OF LIABILITY INSURANCE**

Date (MM/DD/YYYY)

01/05/2010

PRODUCER 203.336.2138 FAX 203.336.9507

The Fitzpatrick Agency, Inc.
840 Clinton Avenue
P.O. Box G
Bridgeport, CT 06605-0567

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION
ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE
HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR
ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: Travelers

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURED Wilbert J & Edith A Holmer

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC AUTO ONLY: AGG \$
	EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NM) If yes, describe under SPECIAL PROVISIONS below				<input type="checkbox"/> WC STATU- TORY LIMITS <input type="checkbox"/> OTH- ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	OTHER Watercraft	Policy Number	10/26/2009	10/26/2010	Hull Liability

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

1995 Tiara Open 3100 "Will's Folly" Hull ID
Pollution Liability included up to \$500,000

CERTIFICATE HOLDER

Clearwater Beach Properties Owners Assoc.
P.O. Box 666
East Hampton, NY 11937

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION
DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN
NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL
IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR
REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Melody Geriak



ACORD 26 (2009/01)

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Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York. 11937

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