

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



SPRING 2014

President's Message

***Tips for using
your Gate Card***

***Summer
2014
Boating Safety
Requirements***



***HAPPY
SPRING***

***Spring
Recipes***

***Considerations
for Upgrading
the Reservation***

***cbpoa
website***

2014, the winter to remember, and the anticipation of the warm spring to come.

Your Clearwater Board has been busy all winter making the arrangements to have the reservation ready for the 2014 Summer season.

Finally we have been able to obtain a Department of Environmental Conservation ten year dredging permit as well as a five year East Hampton Department of Natural Resources permit.

I do not foresee a need for any major capital expenditures into 2015-2016. With this in mind, I would like to focus on continuing to upgrade the amenities on the reservation.

Some of the things under consideration are:

1. Four new all-weather benches adjacent to the inlet channel.
2. Two new all-weather concrete picnic tables to complement the benches.
3. Upgrading the children's playground equipment.
4. We have awarded a contract to repair and upgrade all electrical systems damaged by Hurricane Sandy. The upgrade will be accomplished using storm surge resistant wiring.

We are looking into putting together a children's program for late August: A presentation of local history and nature and followed by a children's movie with refreshments.

Sue and I spent a pleasant winter in Florida, but I have to admit I am counting the days to our returning to paradise, Springs Clearwater Beach.

See you at the beach.

Sincerely,

David Wagner, President C.B.P.O.A.



**LIST OF OFFICERS
& ASSIGNMENTS**

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324-2676

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324-9612

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MARIAN DIANGE
324-4090

ASST TREASURER
EDITH HOLMER
324-5364

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OPERATION
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907-9032

DOCKMASTER
WILL HOLMER
324-5364

ASSISTANT
DOCKMASTER
BRUCE HOEK
324-0810

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AL SCHAFFER
324-6519

LIFEGUARDS
GEORGE LOMBARDI
324-5998

MAINTENANCE/BEACH
AL SCHAFFER
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JAMES CARFORO
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BY LAWS/MEMBERSHIP
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JAMES CARFARO 914.260.6840

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DANIEL AHARONI
917-327-7070

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MARTIN BARR & LAURA DRAGER

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When using the
Gate Card Reader make sure
the arrow is pointing

up!

Check out the
CBPOA WEBSITE!

Boat Slip Applications
Dock Rules/Regulations
Hurricane Precautions
Newsletters and more!!!

www.cbpoa.net



from the desk of the

EXECUTIVE SECRETARY

Wow, what a winter! By the time this newsletter is delivered, it will be sometime in April and I sincerely hope the snow and cold will be long gone by then.

--JUST IN CASE YOU WERE WONDERING--There are 943 lots in the Clearwater Beach Association, 19 of which were purchased by the town of East Hampton using the Community Preservation Fund. Three others are G-lots, which pre-date the forming of the Association and they are not members. Those lots can, however, pay all the past years' dues and join the Association at any time. Then there are another 45 lots which are considered "contiguous," meaning one owner owns two or more lots that have property lines which abut one another on any given border. Homeowners who possess contiguous lots only pay dues on one lot. We also have 16 members who own 2 lots which are non-contiguous and 3 members who own 3 lots which are non-contiguous. So, for any of you who may have been wondering, we have 854 homeowners potentially paying dues on 876 lots. I say potentially because not all homeowners pay their dues, with some being in arrears for many years. After two years of non-payment, the Association will put a lien on your house/lot, which can affect your credit rating and will most definitely show up in a title search. Having a lien attached to your house will prevent the transfer of ownership until all past maintenance dues, legal fees and interest are paid.

--WEBSITE--I am often asked about the CBPOA website which is www.cbpoa.net. When trying to access the website, make certain that you type www.cbpoa.net directly in the address bar, which is at the top left of your browser screen, usually starting with <http://>. If you go through a search engine (i.e. google, yahoo, bing) you will come up with every Clearwater Beach in the world except ours.

The website contains all the boating and kayak applications, information and instructions, as well as the Corporate By-Laws and the Association's Covenants & Restrictions. There is also a listing of the Board of Directors with their phone numbers, including the responsibilities they are assigned to that keep the reservation running smoothly. We recently added the minutes from the Board of Director's meetings for 2013 to the webpage and will continue to add the minutes for all future meetings.

--EMAIL ADDRESSES--Our email database is really starting to take shape as we currently have around 600 email addresses from a possible 850 or so homeowners. I am aware that some of you may not have an email address or may not want to share it; however, if you do have one and would like to become part of the database please feel free to call me at **631-907-9032** or email me at cbpoa.net@gmail.com and share that information. We will primarily use this database for warnings, such as in the event of an impending storm (e.g. Sandy) or if we need to reach the masses in a swift manner.

--WOULD YOU LIKE TO JOIN THE BOARD?--According to Article V, Section 2 of the CBPOA by-laws, all candidates must submit to the Board, in writing, his/her intention to run for election by May 15th of the year running.

--MAINTENANCE FEES --We have a little over 850 members of CBPOA, but currently only about 580 members have paid. If you have not already paid your maintenance fees, please do so at your earliest convenience. Your annual dues are used to maintain the entire reservation area: walkways, beach, marina and picnic/field areas.

--GATE CARDS--Please remember that gate cards are only activated for members whose maintenance fees are current. If your gate card will not open the gate, it may be because you have not paid your maintenance fee. Each lot is allowed a maximum of 3 cards, with the first one at no charge and subsequent cards at \$6.00 each to a maximum of three. If you are issued the maximum of three cards and lose any or all, additional cards can be purchased for \$50.00 each. The cards that were lost will be deactivated. We realize that accidents do happen, so if you have a gate card that does not work, gets chopped up in the blender or otherwise destroyed, simply bring me the pieces and I will issue you a replacement card.

--GENERAL INFORMATION--If you have any questions or concerns, please feel free to contact me any day from 9am to 5pm and I will do my best to help you or connect you with someone who can. If you need to get a gate card, call me at 631-907-9032 and we can set up an appointment to meet. Please, no unannounced visits at my home. We do enjoy our privacy.

Wishing you all a safe and enjoyable spring and summer,



COOKING LONG ISLANDS BOUNTY

By Phyllis Italiano

As we are still recovering from one of the coldest, snowiest winters in memory comfort food remains an important part of our diet. Below are two recipes that helped me get through this tough time. The first one is a recipe that I got from the caterer on the movie set of *The Producers*. Remember a good cook always uses the best ingredients they can find, so the turkey parts you purchase should be of the highest quality as possible. Although I personally prefer the thigh of the turkey, if you are one of those people who likes white meat, the breast will do just fine.



Beurré D'Anjou

| | |
|-------------------------------|----------------------------------|
| Two turkey thigh | 2 slices of toasted rye bread |
| 4 or 5 cloves of garlic-mince | olive oil |
| 2 ripe Anjou pears | ½ cup of white wine fresh pepper |
| 1 sprig of fresh Rosemary | |

Wash and pat dry the turkey. Cover the bottom of a ceramic baking dish with olive oil. Toast the rye bread and tear into bite sized pieces. (I use Bread Alone Sour Rye from Citaralla's,) Put toasted bits into the pan and add the minced garlic. Remove the spikes off the Rosemary sprig and add to the mixture. Peel the pears and cut into pieces the size of the bread. Stir the mixture and place the turkey parts skin side down on top of the stuffing. Grind some pepper on the top of turkey and pour the wine over the dish. Put into an oven at 350 degrees. When the turkey looks almost done, turn the turkey so the skin side is up. Continue cooking until skin is brown and crispy. The number of cloves of garlic you use is up to you. I usually tuck some extra cloves under the skin. I have also added some small seedless grapes when they are available.

Nappa Cabbage



Since there are no real local vegetables available yet, here is one that is not very well known and is delicious, easy to prepare, and low in calories. This vegetables goes nicely with the turkey.

One head of Nappa cabbage
Olive Oil
Shitake mushrooms (optional)



Trim the base of the head off. Cut the thicker whitish part of the head off and chop into bit size pieces. Put pieces into a collier and wash. Cover bottom with a minimal amount of olive oil and set heat on high setting. Put the cabbage into pan. Cut the rest of the head into small pieces and add to pot. If you want to add the mushrooms, brush them clean, remove stems, slice, and add to pot. Cover the pot and shut off the heat. There is no need to add liquid as the cabbage will produce ample liquid.

FROM the DOCKMASTER

The 2014 boating season is about to begin. As of March 4, 2014, 71 percent of the marina slips have been requested. Eighty-four applications have been received of which 22 are sponsored applicants.

At present, there are 35 slips available. A few applicants requested a slip change from last year and their request will be honored, if possible. This year several members have acquired larger boats (25 feet or larger) and this may pose a problem to accommodate them at the marina. No reservations are considered until all required paper work is received. Due to our priority assignment system, applicants with missing data were notified of their missing data and received a lower priority because of later completion of their application. An E-mail address request was made this year to boat applicants. The intent is to communicate pertinent information about marina operation.

This past boating season, it has been observed by several boaters that a few slips had been unoccupied. If you do not plan to utilize the slip let some other boater request the slip. CBPOA will provide a refund on a pro-rated basis providing the slip is rented to someone else. **The board has voted that non-utilized rented slips will be available to someone else next season.**

As many of you probably know, the CBPOA bulkhead along the channel cut has been replaced. In addition, the channel requires dredging before March 31. By ruling from the DEC, we are no longer able to dredge after March 31 because of winter flounder spawning and Piping Clover nesting.

This season, CBPOA again invoked the insurance requirements for boaters who desired a slip at our marina. Marine liability insurance coverage for each boat at the marina is required. We require a Certificate of Insurance (COI) indicating this coverage. An indication of Clearwater Beach Property Owners Association as an interested party must also be included in the COI. In addition, boats 25 ft or longer or boats less than 25 ft which have permanent installed fuel tanks must have spillage coverage designated in the COI. The COI is a one page "ACCORD" document outlining the insurance coverage including spillage, if required, and CBPOA as interested party. Your insurance agent should be familiar with this document. Remember, a copy of the boat registration is also required before a slip assignment will be provided. Most boaters had no problem meeting the CBPOA requirements and honored our request to only send the COI form instead of their entire boat or home owner's policy.

Our policy of notifying boat owners if their boat is in danger of sinking will be in place. If the boat owner does not respond, we will contact a marine service to pump out the boat at a cost to the boat owner. CBPOA will pay the marine service for the pump out and in turn will bill the boater. Failure to pay this bill will result in a denial of a slip in the future. The pump out fee will be set by the marine service. To avoid any pump out cost, the boat owner should periodically check the floating condition of their boat particularly after a rain storm. Please call the Dock Master (324-5364) or Assistant Dock Master (Bruce Hoek - 324-0810) for boating problems at our marina.

Kayak/canoe identification has been changed this year. Renters will receive an assignment sticker to be placed on their vessel. Vessels with no sticker will be removed from the rack. Twenty racks, thus far, have been requested from members of the community for the 2014 season. It is important to indicate the beam of the kayak/canoe on the application so an appropriate rack assignment can be made. The owners of canoes/kayaks must remove their small vessel from the rack by Nov 30, 2014. It is suggested that kayak/canoe users get "Paddle Smart" and take a safe boating course in handling a canoe or kayak.

If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Assistant Dock Master or myself. This should be done within a few days. We ask that all boaters review the Marina Rules and Regulations which they will receive with the slip assignment.

For those that are unaware of our CBPOA web site, boat slip and rack applications can be downloaded in mid-December of the prior year. You must make sure to download the application and the emergency data form. You can access the CBPOA web site by logging on to www.cbpoa.net. The marina rules and requirements for boaters are also posted along with other pertinent marina information.

A free Vessel Safety Inspection, performed by a member of the Peconic Bay Power Squadron, will be

continued next page

ACORD

CERTIFICATE OF LIABILITY INSURANCE

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INSURER B:
INSURER C:
INSURER D:
INSURER E:

COVERAGES

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Table with columns: INSR ADD'L LTR INSR, TYPE OF INSURANCE, POLICY NUMBER, POLICY EFFECTIVE DATE (MM/DD/YYYY), POLICY EXPIRATION DATE (MM/DD/YYYY), LIMITS. Rows include General Liability, Automobile Liability, Garage Liability, Excess/Umbrella Liability, Workers Compensation and Employers' Liability, and Watercraft.

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FROM THE DOCKMASTER . . . (continued)

available for this 2014 season at our Marina. If you wish to have your boat inspected, please call me at 324-5364 to make an appointment for this inspection.

Again, please note that to secure last year's boat slip, the deadline for filing an application is Feb 15. The applications are sent out in early December of the prior year and you are not assigned a priority number until all the requested information has been completed. This procedure is important to the boaters in our marina since we have only 119 boat slips and 900 hundred family members. **All boats must be removed from the marina by Nov 30, 2014. Again, it is important to note that this year the marina will be available for usage on April 15. On behalf of the Board of Directors we wish everyone a safe boating season.**

New York State has passed a boating law that requires all boat operators under 18 to have proof of passing a New York boat safety course starting in the fall of 2013. This law supersedes the Suffolk County law enacted in 2013. A list of boating safety courses offered by the Peconic Bay Power Squadron, a unit of the United States Power Squadron may be found by going to Peconic Bay, website pbps.us/education/schedule/ and click on "Register On Line." When registering you will be required to pay for the course via credit card since space is premium in these classes. Another source for the safety course is www.usps.org where classes available thru Long Island are displayed.

Will Holmer



Long time CBPOA member Shelia Rudansky of 37 Tyrone Drive has recently passed away. Rachael Rudansky, her daughter, would like to thank all Sheila's friends for their condolences.

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
- Half Page:..... \$100.00
- Quarter page:..... \$75.00

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.

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

Advertiser's name/company _____ page ad. Payment _____

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

Signed _____ Address _____ Telephone# _____ Email: _____

Clearwater Beach Property Owners Association, Inc.

P.O. Box 666 East Hampton. New York 11937

C.B.P.O.A. PICNIC AREA

Guidelines for Reserving Area

1. Send completed form plus check to Gary Grille CBPOA PO Box 666, East Hampton, NY 11937 631 907-9032.
Maximum number of 100 people allowed per reservation.
3. Cars must be parked in the paved parking lot.
4. C.B.P.O.A resident making the reservation is responsible for the conduct and actions of all guests and for the Cleaning Up of the area after the affair or party. TRASH MUST BE CARTED AWAY NO LATER THAN 10:00 AM the FOLLOWING MORNING.
5. No reservations will be made for July 4th weekend and Labor Day weekend.
6. No alcohol may be served to minors.
7. Any fires must be made in the grills or the fireplace.
8. Volume of music must be controlled at a reasonable level so as not to annoy the neighbors.
9. Affair or party must be over by 11:00 PM.
10. No fireworks at any time.
11. A deposit of \$150 is required seven days prior to reservation date, to be refunded after inspection of area shows clean-up complete and no damage to facility. Applicant is responsible for any damage to facility; C.B.P.O.A. will repair and bill applicant.
12. Approval of Board is required for any structure, tent or other article not presently on C.B.P.O.A property.
13. The beach sun shed will not be included in area of use.
14. Beach can be used for beach purposes only; no volley ball playing on beach.
15. East Hampton Town requires a Town Permit for gatherings of 50 people or more.
16. A Certificate of Insurance in the amount of \$1,000,000.00 must be submitted before the reservations date is confirmed. The Certificate must list CBPOA as additionally insured. This can be obtained from your Homeowners policy agency. IF LIQUOR IS TO BE SERVED, IT MUST INCLUDE LIQUOR LIABILITY. If an outside caterer is used, please be advised that a copy of his/her Certificate of Insurance in the amount of a million dollars must also list CBPOA as additionally insured.
17. Also, before your party date is confirmed, an indemnification and hold harmless agreement (copy attached) must be completed, signed and notarized by a notary public.
18. Picnic area reservations will be made available to Clearwater members in good standing and their immediate family members only.

C.B.P.O.A. PICNIC AREA RESERVATION FORM

Signature: _____ Date: _____

Name: (Print) _____ Phone: _____

Address: _____

Date of Affair: _____ Hours (from): _____ To: _____

Clearwater Beach Property Owners Association, Inc.

P.O. Box 666 East Hampton. New York 11937

**RELEASE TO ALL CLAIMS
AND
AGREEMENT TO INDEMNIFY AND HOLD HARMLESS**

In consideration of the permission given by the Clearwater Beach Property Owners Association (CBPOA) for the use of the Reservation Area in order to _____ on _____
Nature of Event Date of Event

_____ hereby agree(s) to all names of people indemnifying CBPOA indemnify and hold harmless CBPOA, every agent, employee and official thereof against all liabilities, claims, suits, awards or judgements whatsoever which may arise directly or indirectly out of the above activity in favor of or which might be claimed by _____
Names of all signers

Or third parties. It is understood and agreed that this release of claims and agreement to indemnify and hold harmless is a condition precedent and an un-severable part of the permission given by the CBPOA and that the CBPOA was induced to grant such permission by the promise of the undersigned to grant this release.

Name _____
Print all names of signers

Responsible official of organization
With authority to sign.

Signature _____

Date _____

(STATE OF NEW YORK)
(COUNTY OF SUFFOLK)

Today _____ appeared before me _____
Date Names of Signers

Notary Public

Check for \$150.00 made payable to CBPOA enclosed? Yes__ No__

Certificate of Insurance and Hold Harmless enclosed? Yes__ No__

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CBPOA Annual Summer Beach Party **Saturday, July 12, 2014**



Whether It's Breakfast, Lunch or Dinner, we've got what you're looking for ...

- ✓ Fresh-baked bread, pies, cookies, pastries and cakes
- ✓ Homemade doughnuts
- ✓ Hampton Coffee - fresh ground coffee
- ✓ Breakfast omelets, pancakes, French toast and homemade empanadas
- ✓ Smoothies and fresh squeezed juices
- ✓ Boar's Head brand meats; freshly - made sandwiches
- ✓ Fresh gourmet salads
- ✓ Hamburgers, burritos and falafels
- ✓ Gifford's Ice Cream of Maine, Italian ices and soft ice cream
- ✓ Morning yogurt bar and salad bar open lunch and dinner
- ✓ Hot lunch and dinner specials
- ✓ Takeout items like buttermilk fried chicken, & golden fried seafood
- ✓ Vegetarian salads, wraps, gyros, burgers, paninis, and baby back ribs



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FREE VESSEL SAFETY CHECK

Will Holmer, CBPOA Dockmaster,
is a Vessel Safety Examiner.

Why not get a free Vessel Safety Check
by contacting him at
631 324-5364 or wjhfolly@optonline.net.

WHAT IS A VESSEL SAFETY-CHECK?

It is a free check of a vessel's equipment for compliance with federal, state and local safety requirements. Some of the items we check are:

- Proper display of numbers
- Registration/Documentation
- Personal Floatation Devices
- Visual Distress Signals
- Fire extinguishers
- Ventilation
- Backfire Flame Control
- Sound Producing Devices
- Navigation Lights
- State & Local Requirements
- Overall Vessel Condition

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631.329.1088

eestijaht@aol.com

We are heading for the warmer months so here are a few things to keep in mind about our reservation for 2014.

- No Dogs on the Beach or Reservation, at any time from May 31st to Labor Day!!! This is a rule based on Federal guidelines we all must follow due to the presence of Piping Plovers. This also includes abiding by the Suffolk County Health Department regulations as well. By not following this rule members will incur loss of entrance card privileges first and then boat slip privileges if it occurs a second time. Please do your best to keep this in mind during the 2014 beach season.
- Parties – Please make sure you have paid any liens on your property before scheduling a party on the reservation grounds. Party applications will be denied if your liens are not satisfied.

*Board of Directors
CBPOA
David Wagner, President*

FOR SALE BY OWNER

APPROXIMATELY HALF-ACRE LOT IN EAST HAMPTON
(CLEARWATER BEACH) 17 FENMARSH ROAD

Private Beach

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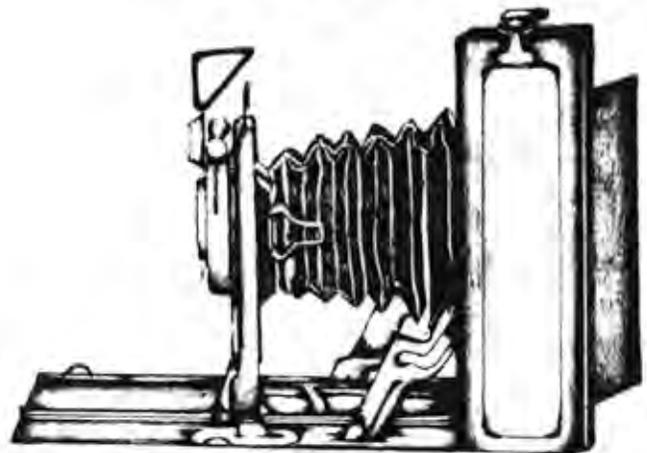
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