

# **CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION**



SPRING 2016

## **President's Message**

### ***2016 Dates to Remember:***

***Marina Opening  
April 15***

***Earth Day  
Cleanup  
Saturday  
April 23***

***Summer  
Beach Party  
July 9***

***Annual CBPOA  
Annual Meeting  
Sat. July 30***

***Boat/Canoe  
Kayak  
Removal  
Nov. 30***

### **WELCOME BACK AND THINK SPRING!**

Let's start the season out with the idea of being neighborly. For example, over the past few seasons Clearwater Beach and the Lions Head association have been coming together more often and have been working on solving problems that concern all our members. Our property associations, like all good neighbors, tend to worry about our problems first. That's only natural. But by making even a small effort to reach out to each other has made a big difference in our relationship and has made us aware of problems that affect us all. Try it with your neighbors. You'll be surprised what you can accomplish!

Well the winter is finally gone and our Clearwater community can now look forward to the very welcomed spring and summer season. Our reservation was well maintained throughout the winter and made it easy for our members to enjoy winter beach walks, beautiful sunsets and the knowledge that our families can feel safe.

Our bubble system protected our dock poles from moving and lifting from the bottom but this winter was not without its own complications. Currently we are correcting some bulk head erosion problems that have occurred over this past February. In addition, we are addressing a later than normal dredging schedule that will alter our spring marina work in the future. Kudos go out to Bruce Hoek and the maintenance crew for all their work on this AND for solving the frustrating puzzle of getting dredging and special permits for our marina. This is a herculean task to be sure. (Read more details on this in the Dock Master's report.)

We may need to hire Security Guards again this season to prevent unauthorized persons from entering and using the Reservation. We believe this was a positive action that needed to be taken considering the problems we had last season. Also, I'm not a big fan of signs but we do have a few in and around the reservation that we all should heed, especially when we are with our extended families and children. "Always stay safe" is our motto. One last sign item, please note that there are no signs allowed on any property in Clearwater Beach--of any kind. This is indicated in our property covenants you all agreed to when you purchased your property. They are also available to view on our CBPOA webs site.



## LIST OF OFFICERS & ASSIGNMENTS

PRESIDENT  
GERRY GILIBERTI  
324-9612

CO-VICE PRESIDENT  
DANIEL AHARONI  
917-327-7070

CO-VICE PRESIDENT  
JAMES CARFORO  
914-260-6840

TREASURER  
EDITH HOLMER  
324-5364

ASST. TREASURER  
MARIAN DIANGE  
324-4090

SECRETARY/GATE  
OPERATION  
GARY GRILLE  
907-9032

DOCKMASTER  
WILL HOLMER  
324-5364

ASSISTANT DOCKMASTER/  
MAINTENANCE  
BRUCE HOEK  
324-0810

GATE OPERATION  
AL SCHAFFER  
324-6519  
GARY GRILLE  
907-9032

LIFEGUARDS/  
MAINTENANCE  
DANIEL AHARONI  
917-327-7070

MAINTENANCE/BEACH  
AL SCHAFFER  
324-6519

MAINTENANCE  
DAVID WAGNER  
324-2676  
GEORGE LOMBARDI  
324-5998

MEMBERSHIP/LIENS  
JAMES CARFORO  
914-472-8756

BY LAWS/MEMBERSHIP  
MARIAN DIANGE  
324-4090

RESIDENT USE  
OF RESERVATION  
GARY GRILLE  
907-9032

CODE COMPLIANCE  
LEN CZAJKA  
324-0418

NEWSLETTER EDITOR  
GERRY GILIBERTI  
324-9612

GOOD & WELFARE  
MARIAN DIANGE  
324-4090

DIRECTOR  
KEN NEARY  
516-318-3367

LEGAL ADVISOR  
DANIEL AHARONI  
917-327-7070

RESERVATION  
MAINTENANCE  
CHARLIE ANDERLE  
324-3897

ZONING & BUILDING  
CODES ADVISOR  
JUDY FREEMAN  
917-526-0026

## President's Message *(continued)*

As always—No Dogs on the Beach or Reservation, at any time from May 31st to Labor Day. This is a rule based on Federal guidelines that we all must follow due to the presence of Piping Plovers. This also includes abiding by the Suffolk County Health Department regulations as well.

On to more positive notes--our e-mailing system has been a great help to our community in effectively getting the word out fast when there is a community emergency, a special marina weather warning or a simple change in our summer party date because of inclement weather. If you haven't sent in your e-mail address, please do it as soon as you can. Another technological good thing of note is that we are looking into Internet WiFi for our reservation area. It may not be possible considering the reservation land area size but we should know something by the summer.

Summer...well I know we all can't wait for that but let's enjoy our "Springs spring." That brings us to Spring Cleaning: Get the garden tools out, work on your plantings, clean up the leaves, get those sailing vessels ship shape, turn on the outside water and find your garden hoses, put in the window and door screens, paint the patio furniture, clean out your garage so you can put your car in again, etc, etc.

Hmm, well I'll think I'll just take a couple of snap shots of my yellow daffodils and send it to my friends via Instagram. I'll do the spring cleaning "mañana!"

Enjoy the season,

**Gerry Giliberti, CBPOA President**

## NEW HOMEOWNERS

Robert Morgan  
Bradley Eide & Robert Walczak Jr  
Christopher Duff  
Sarah & Scott Marden  
Dr. Stephen Sobel  
Town of East Hampton  
Gary Lupton & Candice McCullough  
Derek O'Connor

Robert & Lisa Frankenberg  
11 Bon Pink Way Corp.  
Olga Colmenares-Carucci  
Bruce Sherman  
Michael Riley  
F & M Tillman  
Town of East Hampton  
Randye Lordon  
Donna & Gary Nava

## GATE CARDS

### Please note:

- 1 Card is free.**
- 2 Additional cards are \$6 each.**
- 3 Homeowners are allowed a total of three cards.**

**\$50 TO REPLACE A LOST CARD**





*from the desk of the*

## EXECUTIVE SECRETARY

Greetings and welcome to another glorious spring in Clearwater Beach. I'm not sure if it was that this past winter was somewhat mild or that we have been hammered so hard the previous couple of years that a normal winter just seems mild. Either way, I'll take it!

**--MAINTENANCE FEES --** First off, I would like to thank those of you who write your lot # on your check when you pay your dues. As I sometimes process up to 50 checks per day, it makes things go much smoother when I have that 3 digit number. Your lot # can be found to the right of your name on the invoice that is sent to you by the treasurer. We have a little over 850 members of CBPOA, but currently only about 600 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. Please keep in mind that failure to pay the yearly dues more than two years in a row will result in having a lien placed on your home. Having a lien attached to your home will show up in a title search and prevent the transfer of ownership until all past maintenance dues, legal fees and interest are paid.

**--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 non-contiguous 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 eaten by the dog with your child's homework or otherwise destroyed, simply bring me the pieces and I will issue you a replacement card.

**--WEBSITE--**I am often asked about the CBPOA website which is [www.cbpoa.net](http://www.cbpoa.net) . When trying to access the website, make certain that you type [www.cbpoa.net](http://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 updated 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. The minutes from the Board of Directors' meetings can also be found under a tab at the top of the page along with newsletters from the past few years.

**--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. The election for Directors is held by proxy ballot and at the annual meeting in July where votes are tabulated.

THANK  
SPRING

*from the desk of the*

**EXECUTIVE SECRETARY**  
**page 2**

**--EMAIL ADDRESSES & TELEPHONE NUMBERS --** Our email database is pretty well established at this point as we currently have over 700 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. This past year I was asked by the Board to send out an email notice to all members advising them of upcoming Board of Director meetings which have brought an increase in members attending the monthly meetings. These monthly meetings are generally from March to November and are usually on the first or second Monday of the month. Also, there was a very good response to our request that was sent with your maintenance fee invoice to update our records with your current phone numbers in case we needed to reach a member for any matter.

**--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!

**Gary M. Grille, Executive Secretary**

## **Hog Creek Inlet Dredging Update**

For many years the process of obtaining the necessary permits to dredge Hog Creek Inlet had been done by members of The Clearwater Board of Directors. In the past two years, the Board has found that the process to obtain the necessary permits is overwhelming and we have had to hire Inter Science Research to help us obtain the necessary permits.

In 2014, our 10 year permit with the Army Corp of Engineers expired and Inter-Science helped us get a new 10 year permit with an exception to the period for dredging for 2015. Thereafter, the window for dredging changed since we must now consider certain restrictions imposed on dredging due to the spawning of Winter flounder as well as the Colonial birds (Piping Plovers and Least Terns).

In the past years, dredging of the channel cut was done in late March if it was required. Permits were obtained granting us the right to dredge. In recent years, however, additional requirements imposed by the NYDEC, US Army corps of Engineers is shifting the window for dredging to after May. Piping Clover birds nesting, winter flounder spawning has created the impediment to dredging in March.

Our dredging window now is September 30 thru January 15 due to the following Dredging Limitations:

<b><i>Winter Flounder spawning:</i></b>	<b><i>January 15 thru May 31</i></b>
<b><i>Colonial Water Birds breeding:</i></b>	<b><i>April 1 thru September 30</i></b>

The following are a list of the Permits required when we dredge the inlet:

**US Army Corp of Engineers** – once every ten years now thru 3/29/2025  
**NY State Dept. of Environmental Conservation** (NY DEC) now thru 3/13/2018

**East Hampton Natural Resources Special Permit** issued by the East Hampton Town Zoning Board of Appeals – renewed each year.

**Trustees of Freeholders and Commonalty of Town of East Hampton-** renewed each year.

Presently we are working on a modification to our permits to allow us to dredge June 1 thru June 15 with the awareness that this is in the Colonial water bird breeding window.

# FROM the DOCK MASTER

The 2016 boating season is about to begin. As of March 7, 2016 sixty eight boat applications have been received while fourteen Rack applications were also been received. Of the boat slips 18 applications were sponsored.

At present, there are 61 slips available. A few applicants requested a slip change from last year and their request will be honored if possible. This year a few members have acquired larger boats and this should not 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 late completion of their application. Again an E-mail address request was made this year to boat applicants with the intent to communicate pertinent information about marina operation.

This year members/sponsors can complete their applications on a computer. There were only several renters that did this and I would like to thank those for doing so. It is a lot easier to read the computer completed form than trying to read the written data.

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.**

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 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. Several applicants provide a valid registration that will expire when the marina is opened. We require that a copy of an updated registration be provided before receiving a slip assignment. 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.



# FROM the DOCK MASTER

(continued)

Rack applications may also be filled-out and downloaded on the computer. Kayak/canoe identification will be the same this year as last year. Renters will receive an assignment sticker to be place on their vessel. **Vessels with no sticker will be removed from the rack.** Twenty three racks, thus far, have been requested from members of the community, for the 2016 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, 2016. 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.

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## CHECK OUT THE CBPOA WEBSITE!

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

**[www.cbpoa.net](http://www.cbpoa.net)**

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For those who are unaware of our CBPOA web site, boat slip and rack applications can be filled-out and 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](http://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 available for this 2016 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 securing last year's boat slip, the deadline for filing an application is February 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, 2016. On behalf of the Board of Directors we wish everyone a safe boating season.

This year it is planned to open the Marina by April 15 despite the fact we are not allowed to dredge till after May. New rules imposed by the DEC, Army corps of Engineers dictate the changes in dredging. For more information refer to the newsletter section "Hog Creek Dredging Update."

**New York State has passed a boating law that requires all boat operators under 20 to have proof of passing a New York boat safety course which was started 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 United States Power Squadron, may be found by going to Peconic Bay, website [pbps.us/education/schedule/](http://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](http://www.usps.org) where classes available throughout Long Island are displayed.**

# COOKING LONG ISLANDS BOUNTY

By Phyllis Italiano

Guess we can't complain about this fairly gentle winter, but as usual, by the time this first newsletter reaches you, the farm stands will probably not be open, but when they do open, one of the first of vegetables to appear is delicious asparagus. The soup below is perfect for the early spring evenings, which can still be chilly.

## BARLEY AND VEGETABLE SOUP

2 shallots, diced	3 cloves of garlic, minced	6 cups of stock	1 tbs. olive oil
2 cups of barley	2 cups of sliced	1 cup of peas	1 cup of corn
2 cups baby spinach		2 tbs. of tomato paste	

Fresh herbs: parsley, rosemary, sage, thyme. Salt and pepper.

Coat bottom of a large pot with olive oil and cook garlic and shallots till wilted. Add stock and all the vegetables. Then add the barley and tomato paste. Herbs and salt and pepper are added last. You might want to rip the baby spinach into smaller pieces. You can also substitute the spinach with dandelion greens which are extremely nutritious. The soup is done when the barley is cooked as the vegetables will all cook in less time.

TWO PASTA DISHES ARE LISTED BELOW AND DON'T WE ALL LOVE OUR PASTA!  
THE FIRST ONE MAY BE THE QUICKEST MEAL YOU CAN EVER PREPARE.

## SPAGHETTI WITH PECORINO CHEESE

Spaghetti	Grated Pecorino Cheese	Cracked Black Pepper
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Boil Pasta and pull from boiling water, which you will save, when it is cooked and plate. Add a lot of the Pecorino cheese and the pepper. Add a little pasta water, then more of the Pecorino and pepper. If you want you can add a little extra virgin olive oil and fresh basil which you can rip or cut into small pieces.

## SUN DRIED TOMATO PASTA

1 jar of sundried tomatoes	1 small clove of garlic	a container of Baby Arugula
1/2 cup pine nuts	pasta of your choice	additional olive oil

In a Cusinart, whirl sundried tomatoes (packed in olive oil), garlic, pine nut (or walnuts). Place in serving bowl with washed arugula. Cook pasta, retaining a bit of the pasta water. Pour the pasta into the serving bowl adding a bit of the pasta water and a little more olive oil if needed. Mix quickly and serve. (Since the garlic is raw, it is better to have a small clove.)

# CURRENT ISSUES IN CLEARWATER BEACH AND SPRINGS

Here are two recent East Hampton Town issues:

- **RENTAL REGISTRY**

The Rental Registry has been adopted by the town as of January 15 of this year. Information and forms are available from the Building Department or on the East Hampton Town web site: <http://www.ehamptonny.gov/>

For web site rental registry info and registration forms--at the web site, look for [Rental Registry] located under the "IN THE NEWS" column on the left.

1. Click on [Rental Registry]
2. Scroll down to the Rental Registry FORMS links.
3. Click on the [Registration and Checklist Form] link to download the pdf file.
4. Fill out the form online or print it out and fill it in by hand.
5. Once the form is filled out it must be returned to the town in person or by mail.

- **EAST HAMPTON HAMLET STUDY**

East Hampton Town plans to spend the next year looking at the unique issues affecting the commercial areas in East Hampton, Springs, Wainscott, Amagansett, Downtown Montauk and Montauk Harbor, which began with a kickoff meeting that occurred on Tuesday, March 15.

For more information or how to get involved, check the Town web site at (<http://www.ehampton.gov/>) or contact: [EHHamletStudy@gmail.com](mailto:EHHamletStudy@gmail.com).

The next scheduled meeting concerning the Springs hamlet is tentatively scheduled for May 18 – May 19. Time and location of the meetings have not been determined at the time of this writing.



## **East End Apparel**

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***www.eastendapparel.com***

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**SAMPLE**

**ACORD**

# CERTIFICATE OF LIABILITY INSURANCE

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.

INSURED Wilbert J & Edith A Holmer

**INSURERS AFFORDING COVERAGE**

NAIC #

INSURER A: Travelers

INSURER B:

INSURER C:

INSURER D:

INSURER E:

**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	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS								
		<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>GEN'L AGGREGATE LIMIT APPLIES PER:</b> <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOG				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPROP AGG \$								
		<b>AUTOMOBILE LIABILITY</b> <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) \$								
		<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$								
		<b>EXCESS / UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$								
		<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				<table border="1"> <tr> <td>WC STATU-TORY LIMITS</td> <td>OTR-ER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </table>	WC STATU-TORY LIMITS	OTR-ER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
WC STATU-TORY LIMITS	OTR-ER													
E.L. EACH ACCIDENT	\$													
E.L. DISEASE - EA EMPLOYEE	\$													
E.L. DISEASE - POLICY LIMIT	\$													
A		<b>OTHER</b> <b>Watercraft</b>	<i>Policy Number</i>	10/26/2009	10/26/2010	<b>Hull Liability</b>								

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**

**CANCELLATION**

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

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

*Melody Geriak*

ACORD 26 (2009/01)

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# FOR SALE BY OWNER

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

**Private Beach**

**Private Marina**

**\$255,000 negotiable**

Call Chris  
**(516) 284-7022**  
cmurad@optonline.net

THIS IS ONE OF THE  
**LARGEST PROPERTY**  
LISTINGS AVAILABLE IN  
**CLEARWATER BEACH**



**\$815,000**

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STONE FIREPLACE, CAC, SKYLIGHTS & PELLA WINDOWS



RESIDENTIAL BROKERAGE  
2119 Bedford Ave.  
Bellmore, NY 11710

Ellen Clark Bartolemea  
Real Estate Salesperson  
516 809-1000 - Office  
516 728-3390 cell



## 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: \_\_\_\_\_

# **EARTH DAY – FRIDAY APRIL 22, 2016**

## **EARTH DAY HISTORY**

Ever wondered how Earth Day started? This observance arose from an interest in gathering national support for environmental issues. In 1970, San Francisco activist John McConnell and Wisconsin Senator Gaylord Nelson separately asked Americans to join in a grassroots demonstration. McConnell chose the spring equinox (March 21, 1970) and Nelson chose April 22. Millions of people participated, and today Earth Day continues to be widely celebrated with events on both dates. The most common practice of celebration is to plant new trees for Earth Day.

## **EARTH DAY CBPOA RESERVATION CLEAN UP**

### **Saturday April 23**



Earth Day is a great time to take a leisurely walk with family and friends around the reservation and throughout our Clearwater community cleaning up the area as you go. Bring a garbage or cloth bag along to stuff the refuse in and throw it OUT with your household garbage.



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- ✕ **Mowing & Maintenance**
- ✕ **Seeded and Sodded installations**

### **TREES & BUSHES**

- ✕ **Plantings**
- ✕ **Pruning & removal**
- ✕ **Bucket Truck Service**

### **CLEAN UPS**

- ✕ **Spring**
- ✕ **Fall**

**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\_\_\_

# 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: \_\_\_\_\_

**No gathering of 25 or more people on the reservation without a permit from the CBPOA.**

**Clearwater Beach Property Owners Association, Inc.**

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



**43 TIARA 2011 \$639,000**  
*Located in Montauk - Call John Baier*



**42 GRAND BANKS CL 1989 \$199,000**  
*Located in Sag Harbor - Call John Baier*



**29 TIARA 2006 \$95,000**  
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**42 MORRIS 2006 \$475,000**  
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# 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 \_\_\_\_\_



**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, as signs and successors.

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:

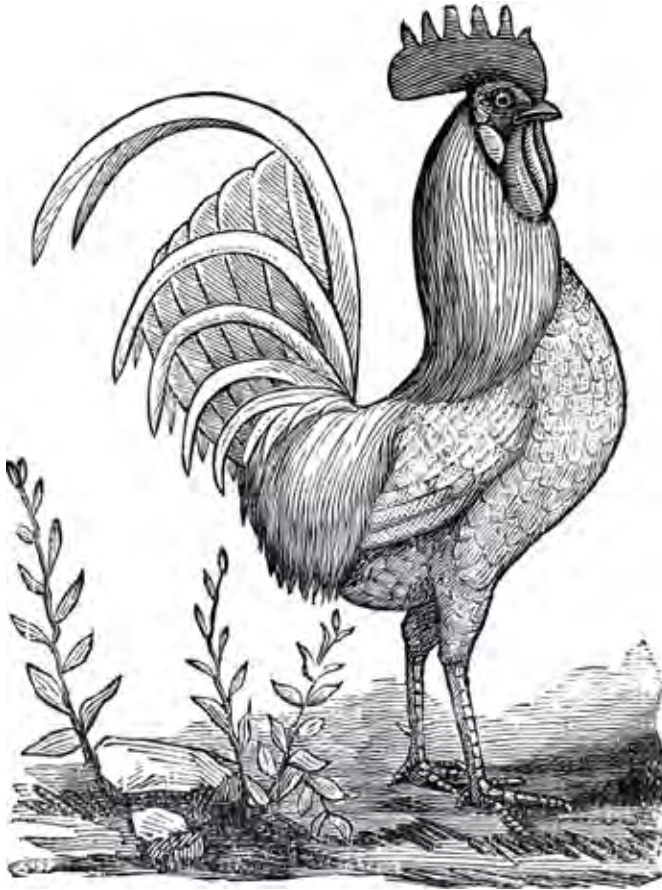
1. No homeowner or tenant shall permit the presence on a parcel within Clearwater Beach of more than one motor vehicle of any type or kind that shall not be duly registered with the Department of Motor Vehicles of any one of the fifty states of the United States unless said motor vehicle is either stored 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.

# Did the chicken cross the road...?



The East Hampton Planning Board reviews all subdivisions and this review process focuses mainly on the proposed mapped roads. The developer then puts up a bond to ensure that the black top surface will be built to the Town's specifications and that the easements on either side will be adequate and available for providing utilities to all the lots within said subdivision. Most important are the provisions and specifications for catch basins and drainage from these basins to protect the streets and lots from flooding. If a utility already existed within an individual lot and hinders the development of that lot, the Department of Highways can oversee the relocation of that utility to the road.

The "road" is 66 feet wide as shown on the tax maps and is the Property of the Town of East Hampton. The actual blacktop is approximately 24 feet wide which equals about 1/3 the width of the mapped road. That leaves a utility easement of about 21 feet on either side of the blacktop. Many residents think their private property begins at the edge of the blacktop: not so! The only private thing that can be put on this land is your mailbox and an access drive to your home and

even these are considered "uninvited guests" by the Department of Highways. However, even though the Department has not stopped property owners from "using" this strip of land, keep in mind that if and when they need this land for improvements they can remove anything that encroaches on that easement. So if your berms, plantings, rocks, Belgium block aprons and fences that encroach on this easement get damaged or removed by the Department (although they try their best not to do so), they are not responsible. Recently, when pipes for public water service were laid, rather than using the easement the street was dug up at a greater cost to the town. Eventually this cost will be passed on to the homeowners.

At a recent CBPOA board meeting several people thought that the homeowner is responsible for the maintenance of the easement. This is not the case.

Now that you know what the "road" is, you can answer the chicken question.

My next installment on planning and building codes will address lot clearing and front yard setbacks within the Clearwater Beach Subdivision.

For now, I will say that. . .

You need a Lot Clearing Permit to remove trees from your property.

Judy Freeman Architect and former New York City Senior Planner  
judyehampton@gmail.com

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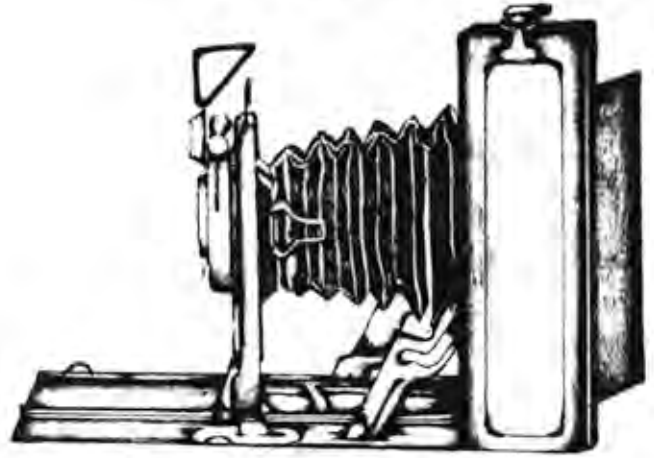
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[eastendphotogroup.org](http://eastendphotogroup.org)

information: (631) 324-9612



## FREE VESSEL SAFETY CHECK

**Will Holmer, CBPOA Dockmaster,**

is a Vessel Safety Examiner.

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by contacting him at

631 324-5364 or [wjhfolly@optonline.net](mailto: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:**

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- Visual Distress Signals
- Fire extinguishers
- Ventilation
- Backfire Flame Control
- Sound Producing Devices
- Navigation Lights
- State & Local Requirements
- Overall Vessel Condition

# Clearwater Beach Property Owners Association

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