

# CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



SPRING 2018

## President's Message

2018

*Dates to Remember:*

*Summer Beach  
Party July 7*

*Earth Day Cleanup  
Sunday, April 22*

*CBPOA  
Annual Meeting  
Saturday, July 28*

*ARTICLES  
WITHIN*

*Spicy Turkey with  
Brussel Sprouts*

*Lifeguards  
WANTED*

*Why Do We  
Live on  
The East End?*

"Spring is nature's way of saying Let's party," said Robin Williams. After this long winter CBPOA deserves a celebration!

A series of Nor'easters have caused significant damage to our beach. Tremendous amounts of debris surfaced on the beach and large amounts of sand were lost. The cleanup process is underway and estimates are in process for repairs as well as sand replacement.

Along with the beach, our bubble system, which provides de-icing in the marina, took a hit from the Nor'easters. The bubble system is now beyond repair. We are moving to an efficient, low energy ice eater system. This system will prevent the formation of ice in our boat basin thereby preventing damage to the pilings and bulkhead. These ice eaters require an upgrade in the marina's electrical system. This upgrade will be done in coordination with the Bulkhead Replacement Project.

Due to the arduous permitting process and the difficult winter, the Bulkhead Replacement Project was delayed. Hopefully upon the publication of this newsletter, the Project will be well underway. As mentioned in a previous newsletter, please take extreme caution when viewing the replacement work. Work will begin near the launch ramp and proceed west to the inlet then move towards the steel bulkhead on Gardiners Bay. More than likely, the launch ramp will be repaired after the boating season. Thank you to all community members for your support and cooperation during this Project.

Starting in April, our Board Meetings will be held at 4:30pm in the Clubhouse on the Reservation. As always, we welcome and encourage community participation. All suggestions and comments are considered valued by Board Members and are thoroughly discussed.

# SPRING

PRESIDENT/DIRECTOR  
JAMES CARFORO  
914-260-6840

CO VICE PRESIDENT/DIRECTOR  
DANIEL AHARONI  
917-327-7070

CO VICE PRESIDENT/DIRECTOR  
GERRY GILBERTI  
631-324-9612

TREASURER/DIRECTOR  
EDITH HOLMER  
631-324-5364

DOCKMASTER/DIRECTOR  
KEN NEARY  
516-318-3367

ASS'T DOCKMASTER &  
DREDGING/DIRECTOR  
BRUCE HOEK  
631-324-0810

MAINTENANCE/DIRECTOR  
GEORGE LOMBARDI  
631-324-5998

COMMUNICATIONS/DIRECTOR  
KEN NEARY  
516-318-3367

CODE COMPLIANCE  
& ENFORCEMENT/DIRECTOR  
LEONARD CZJAKA  
631-324-0418

ASSISTANT DOCKMASTER  
STUART CLOSE  
631-324-8954

SECRETARY  
GARY GRILLE  
631-907-9032

LIFEGUARDS & BEACH  
DANIEL AHARONI  
917-327-7070

LEGAL AFFAIRS, BY LAWS  
& MEMBERSHIP  
DANIEL AHARONI  
917-327-7070

MAINTENANCE,  
SECURITY GUARDS & LIENS  
JAMES CARFORO  
914-260-6840

RESIDENT USE OF RESERVATION  
GARY GRILLE  
631-907-9032

GATE CARD ACTIVATION  
GARY GRILLE  
631-907-9032

ASSISTANT TREASURER  
GARY GRILLE  
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NEWSLETTER EDITOR  
GERRY GILBERTI  
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GOOD WILL, WELFARE  
& HISTORICAL ADVISOR  
MARIAN DIANGE  
631-324-4090

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

ASSISTANT TREASURER  
PAULA MIANO  
631-324-1453

RESERVATION HANDYMAN  
CHARLIE ANDERLE  
631-324-3897

DIRECTOR  
WILL HOLMER  
631-324-5364

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

At this year's annual meeting, held at the end of July, we will be seeking a change to the current by-laws. We will be asking the community to increase the monetary limits on projects that need to be done before we are required to go out to bid.

I would like to acknowledge the support of the CBPOA Board and Community in their commitment to our neighborhood. Our Board Members bring and share their unique skills, which they have acquired over their careers, to Clearwater Beach. As President, I appreciate their knowledge and commitment to shared decision making. Together we continue to work diligently to control costs, wherever and whenever possible. As always, the quality of life at Clearwater is the most important factor in all our decisions.

Lastly, I want to thank the entire community for making Clearwater Beach such a special place. Our Community exudes such harmonious and positive energy! What a great place to live!



*Happy Spring,*  
Jim

## Check out the CBPOA WEBSITE!

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



## WELCOME NEW HOMEOWNERS

New Sunshine Custom Builders  
Richard Murphy  
L. Nielson  
Dylan Howard  
Elizabeth & Harry Fischer  
Kathleen Sharp  
Maria & Jeremy Barnes  
Jonathan Velez  
Kerri & Amit Mackar  
John Simpson  
Greenway Coastal Properties

Town of East Hampton  
Oluwatobi Nabila Bashir-Bello  
& Peter Onireti  
3 Z Design LLC  
Andrea Mitchell  
Sabrina King  
Anthony Russo &  
Amy Hawman Rev Trust  
Equity 57 Holdings, LLC  
26 Tyrone Dr. LLC  
Sarah & Adam Wartski

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

*from the desk of the*

## EXECUTIVE SECRETARY

***Greetings and welcome to springtime in Clearwater Beach.***

--MAINTENANCE FEES --As in the past, 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 or more 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. With that in mind, it is also very helpful if you can separate the bottom payment information portion from your invoice and refrain from using staples. 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. A lien will also adversely affect your credit rating.

--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, loses the battle with the shredder or is otherwise destroyed, simply bring me the pieces and I will issue you a replacement card. We will be using the Security firm we have retained for the past couple of years to police the entrance to the Reservation so please make sure your maintenance fee is current.

--PICNINC AREA RESERVATIONS--The picnic area at the Reservation may be reserved and used for parties, weddings or any such gatherings by any member in good standing. It is a beautiful location down there and the past few years have seen at least a half dozen wedding receptions, numerous graduation parties from all levels not to mention the normal celebrate summer kind of party. Groups of 25 or more are required to register with the CBPOA board and receive authorization. If you need more information on this topic you may call or email me at the information I have listed below.

--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.

### 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**



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. We currently have ten Directors on the Board but like to maintain the maximum amount of twelve. The election for Directors is held by proxy ballot and at the annual meeting in July where votes are tabulated. We have meetings every month from March to November down at the workshop, which is the building on the right after you pass through the gate at the Reservation. I have been sending out an email notification to all members for whom I have their email address about a week ahead of the meeting. They are generally the first or second Monday of the month depending on the Directors schedule.

--EMAIL ADDRESSES & TELEPHONE NUMBERS -- Our email database is pretty well established and continues to grow. I can put as many email addresses for you or other family members in the Mail Chimp emailing program that you would like to add. So, if you would like to add a spouse, son, daughter or Grandma-ma, please forward to me at cbpoa.net@gmail.com. Also, there has been 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. I have had members call me looking to get in touch with a neighbor who has had water flowing out of their house, non-ending alarm sirens or downed trees to name a few.

--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*

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

**Sunday April 22, 2018**  
**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 is a great time to take a leisurely walk with family and friends around the CBPOA 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.

# FROM the DOCK MASTER

The 2018 boating season is about to begin. I would like to take this opportunity to thank Will Holmer for his dedication and tireless effort in being Dock Master for so many many years, I just hope I can do half as well as he did and I appreciate the opportunity to be the Dock Master at Clearwater Beach.

As of March 12, 2018, sixty-seven boat applications have been received while forty-three Racks were also rented. Of the boat slips 22 applications were sponsored. At present, there are 54 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. Once again, this year members/sponsors can complete their applications on a computer. More applicants are taking advantage of filling out the form on the computer. I would like to thank those for doing so. It is a lot easier to read the completed computer 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 prorated 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 homeowner'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 (516-318-3367) or Assistant Dock Master (Bruce Hoek - 324-0810) or Stuart Close (631-324-8954) for boating problems at our marina.

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 placed on their vessel. Please place the sticker where it will be seen while the vessel is in the rack. **Vessels with no sticker will be removed from the rack.** It is important to indicate the beam of the kayak/canoe on the application so an appropriate rack assignment can be made.

# FROM the DOCK MASTER

(continued)

The owners of canoes/kayaks must remove their small vessel from the rack by November 17, 2018. It is suggested that kayak/canoe users get "Paddle Smart" and take a safe boating course in handling a canoe or kayak. **Last season boaters were observed in the swim zone at CBPOA. This is a violation of New York State Boating Law and persons can be fined if caught. No boats, kayaks, paddle boards or rafts are permitted in the defined swim zone.**

If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Assistant Dock Masters 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 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. Again, please note that to secure 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 November 17, 2018.

This year it was planned to open the Marina by April 15 despite the fact that our bulkhead project was delayed due to the ridiculous long and tedious permit process. As of this writing we are going to begin within a few days with the bulkhead replacement and we may have to adjust our opening to coincide with the replacement of the bulkhead. We discussed with the contractor the importance of getting our boats in as soon as possible and we decided to start the process from the launching ramp and go out from their hopefully we will be able to get our boats in as the progress proceeds. We have not dredged this year yet again because of permit issues, I guess it's a good thing because as I am writing this we are expecting our third Nor'easter in as many weeks but rest assured if needed we will get it dredged.

**New York State has passed a boating law that requires all boat operators under the age of 21 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. To all boaters, remember steady and slow wins the race. If you are new to boating or not, and are having trouble docking, going SLOW in and out of your dock space is much safer then revving your engine and slamming from forward to reverse to correct yourself. All that does is make for a potential injury to someone who may be trying to help by putting his or her hand out to push off a piling or another boat to avoid vessel damage. Another thing--we all have to remember that there's a lot of open water on the bay with plenty of depth. So if you see a boater fishing, skiing or just hanging out try to do the safer thing: don't go sailing by them within an arm's length because anything can happen. It's better to be safe than sorry!

Have a safe season,  
**Ken Neary Dockmaster**



## 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.

# COOKING LONG ISLAND BOUNTY

*By Phyllis Italiano*

As winter wanes and Spring emerges there is little local food available except an occasional carton of fresh eggs and, of course, fish. The recipe featured is one that my daughter made for me that is delicious and since it uses an oven, it will also warm the house as the evening approaches.



## Spicy Turkey with Brussel Sprouts

Brussel Sprouts

Shallots

Garlic

Olive Oil

Peel the shallots and coarsely chop them. Clean the sprouts by removing the outer leaves and then cut the sprout in half. Place the sprouts, minced garlic and shallots in a baking pan lined with olive oil and mix. Grind fresh pepper and place the dish in a 350 degree oven and bake for 40 minutes or until cooked.

Coarsely ground cornmeal

Coriander

Onion Powder

Smoked Paprika

BBQ Spice

Pepper

2 turkey thighs

Safflower oil

a cast iron fry pan

Mix dry ingredients in a dish. Rinse the thighs under cold water. Pat dry. Coat the thighs with the dry ingredients. Put enough oil in the fry pan and warm the oil. Place the thighs in the pan and fry both sides of the turkey. Finish cooking the thighs in the oven with the sprouts while they both cook.

Serve the thighs on a bed of the cooked sprouts.

I did not give amounts of the dry ingredients because I think that you need to decide for yourself how much you like a particular taste. If you don't have a cast iron fry pan, any fry pan that you can put in the oven after browning the thighs should work. Folks, I made this dish to be sure I had it right. All I can say is yummm!

# WHY DO WE LIVE ON THE EAST END ?

In the beginning of the 20th century, the landscape movement called “Picturesque” provided an image of life in a semi-rural environment where dwellings blended into a horticulturally rich naturalistic landscape.



***strip-cleared lot***



***Trees remain in blended landscape***

In such an environment, the home became a sanctuary from the stresses of city life. Clearwater Beach was designed according to these principles.

However, since the Town of East Hampton put an end to its leaf pick-up program, there has been an increasing trend to over clear - even strip clear - new and older lots. The burden and cost of fall leaf pick-up has become overwhelming for some.

80 percent of Clearwater Beach lies within the critical watershed of the Accabonac Harbor to the east and 20 percent within the Hog Creek watershed to the west. Our native vegetation, especially those big old trees, provides filtration of rainwater and road / drive runoff for these bodies of water. Tree Ordinances are now being adopted by many “picturesque” towns.

“Recently on County Land in Shelter Island, a large swath of trees was illegally felled. Environmental advocates say these trees are vital to erosion control. Whoever’s responsible could face thousands of dollars in fines per tree.”

At this point in time, it will take more than reinstating a leaf pick-up program to curb the trend of cutting down native mature trees. Fall leaf clearing is a very profitable business and many of our residences can’t afford the cost of this service.

For the past several years, the CBPOA newsletter has carried a 4-page “green” insert where environmental and land planning issues have been discussed; our homeowners are becoming more aware and concerned, as they expressed in August at our annual meeting.

**As soon as the majority of you return from your winter retreats, we will have a meeting for all interested in thwarting the destruction of our beautiful wooded landscape, i.e. to preserve the native landscape. Please stay in touch by email with me at [judyehampton@gmail.com](mailto:judyehampton@gmail.com). I will respond to all your emails and set a mutually convenient time for us to meet, get to know each other and share ideas for land preservation.**

**Our Reservation and Marina are of great value to this community as are our Native Woodlands.**



## MARK YOUR CALENDER- 4 PM on MAY 19th

We are fortunate to have the internationally acclaimed Edwina von Gal come to our Reservation to talk about chemical-free landscape care. She has worked with world famous architects and land planners - Frank Gehry and Maya Lin to name a few.



We think big green lawns look good; this is just a matter of perception, not a necessity. Edwina will show us that It is totally possible to have a super healthy, thriving lawn and landscape with all natural methods and without spending money on chemicals.

After listening to Edwina, you will understand that lawn and landscape care with chemicals is very toxic, especially for kids and pets and they pollute our waters. Have we forgotten how to care for our properties without them? Are we chemical dependent!

You could start spending less money on lawn care, buy a plant that supports our birds and bees and better enjoy the results. You might even have a few violets peeking through your grass expanse; nothing wrong with that! And you can feel good about protecting our environment.

Let's work on this!! This is a one-hour talk with time for questions and refreshments. There will be handouts, and some surprises. And Edwina's book will be for sale. RSVP to [judyehampton@gmail.com](mailto:judyehampton@gmail.com)

**Judy Freeman Architect** *Planning and Building Advisor to the CBPOA Board*

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# **BAY LIFEGUARDS WANTED**

for

## **SUMMER 2018**

At Clearwater Beach

### **June 23 - September 3**

(Labor Day)

**\$15 per hour.**

Up to 5 days/40 hours per week,  
but we also seek part-timers  
for the busy weekends.

**Contact Dan Aharoni**  
**917-327-7070**

**Required: Stillwater/CPR Certifications**

# **CASH BUYER LOOKING FOR LAND**

**I'm a direct buyer looking to purchase  
an approximately half acre lot in the  
Clearwater area.**

**I'm willing to offer \$300,000 cash and I'll  
cover all closing costs (including the  
cost of subdividing a larger lot).**

**If you're looking to sell a plot of land in  
the Clearwater area without any hassles,  
please call or email me.**

**Charles  
(646) 306-0786  
[charlesy@munimark.com](mailto:charlesy@munimark.com)**

**Thank you.**



# BRINGING BUYERS & SELLERS TOGETHER

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**HUCK ESPOSITO**

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on Wednesday nights for  
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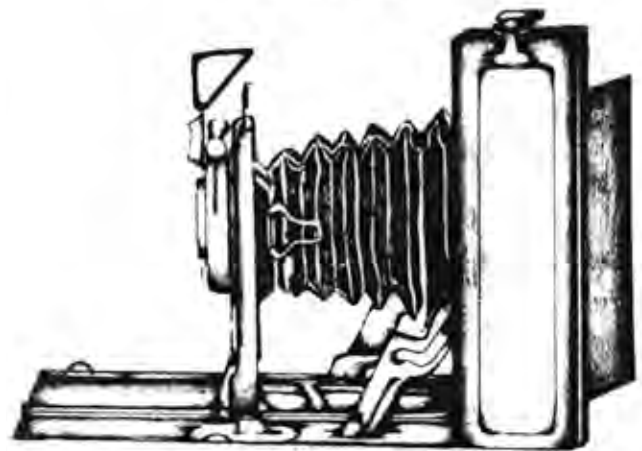
**Want more information?  
Want to tell the group a story of your own?**

**Contact Steve Sobel,  
host of Story Salon East,  
by phone (631) 604-2511 or  
email N327WT@optimum.net**

All are welcome

**East End  
Photographers Group**

(est. 1988)



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information: (631) 324-9612

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# **FOR SALE:**

## **2013 Chaparral H20, Ski & Fish - 19' (4.3L).**

**Includes trailer.**

The boat was used briefly over the course of a few summers and has less than 50 hours on the engine. It has been shrink wrapped for the past two years and the interior will need to be refurbished.

***Asking \$12K as is.***

Boat is located in the Springs (East Hampton), NY

***Please call 516-607-6604 or email [ekartash@mac.com](mailto:ekartash@mac.com)***



# SAUNDERS

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I look forward to hearing from you.

**Romaine Gordon**

Licensed Real Estate Salesperson

Cell: (516) 317-1593

[RGordon@Saunders.com](mailto:RGordon@Saunders.com)

[Saunders.com](http://Saunders.com) | [HamptonsRealEstate.com](http://HamptonsRealEstate.com)

26 MONTAUK HIGHWAY, EAST HAMPTON (631) 324-7575

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**RELEASE T. 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\_\_

# Eesti Jaht Service

## Sailboat Rigging

Repairs+Maintenance+Replacement+Mast Stepping

## Sailing Lessons

Private+Family+Cruiser+Racing+Dinghy

## Electronics

Installation+Replacement+Repairs

## General Repairs

Fiberglass+Wood+No Engine Repairs

631-329-1088 eestijaht@aol.com



## **SUN COUNTRY LANDSCAPING & MAINTENANCE**

**(631) 324-8701**

**SunCountryLndscp@aol.com**

*Operated & Owned by Carlson Jacobs*

**C.B.P.O.A. Resident & Established since 1996**

**Licensed and Insured & FREE Estimates**

### **LAWNS**

- ✦ Mowing & Maintenance
- ✦ Seeded and Sodded installations

### **TREES & BUSHES**

- ✦ Plantings
- ✦ Pruning & removal
- ✦ Bucket Truck Service

### **CLEAN UPS**

- ✦ Spring
- ✦ Fall

# 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

**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.

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 _____

ACORD

## CERTIFICATE OF LIABILITY INSURANCE

Form No. 1000 (1/01/00/00000000)

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 &amp; 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 LTR	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"/> 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 - 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 AUTO ONLY: EA ACC \$ 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				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	<b>OTHER</b> <b>Watercraft</b>	Policy Number	10/26/2009	10/26/2010	<b>Null Liability</b>

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

1995 Tiara Open 3100 "Will's Folly" Null 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

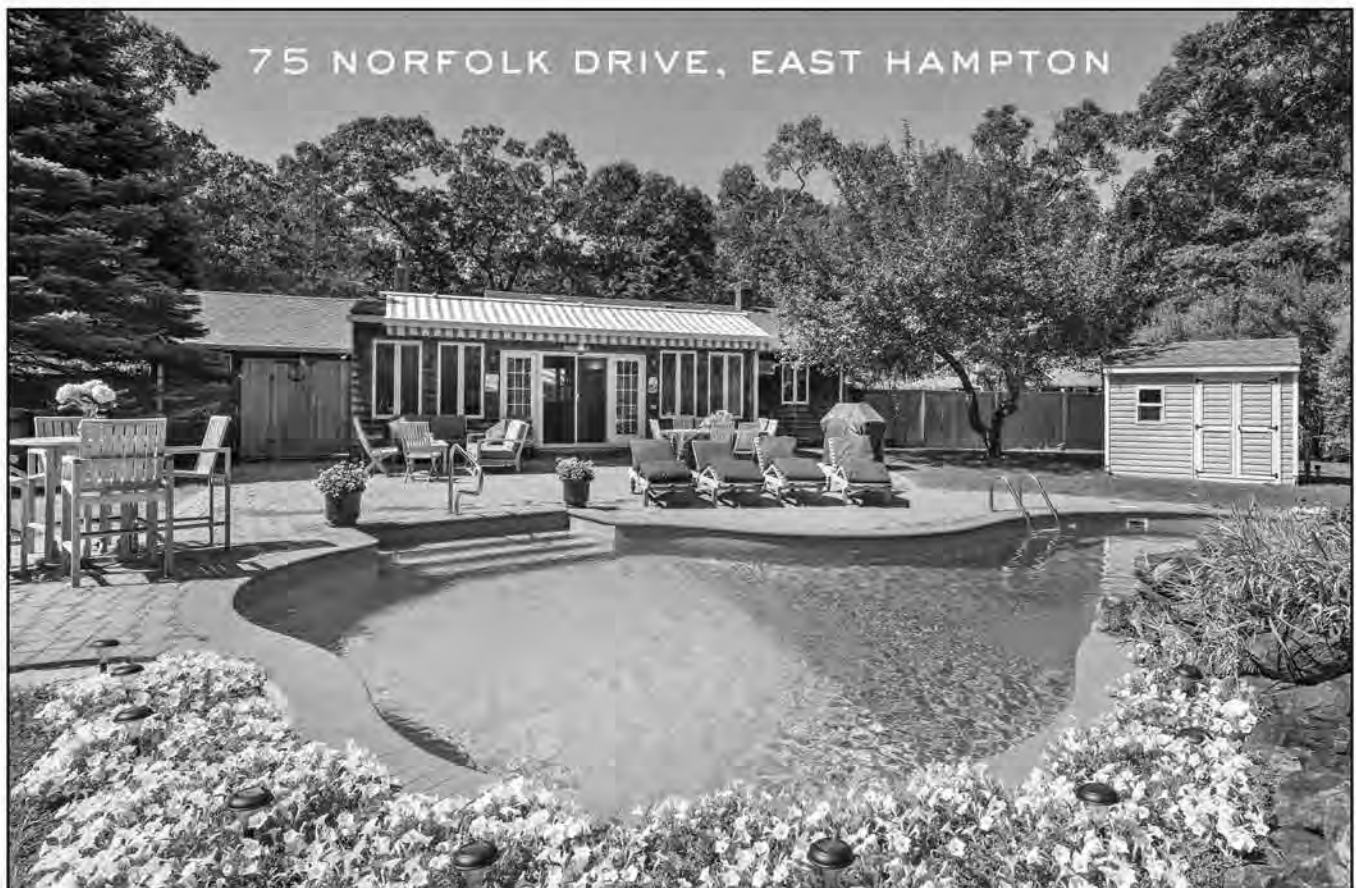
*Melody Geriak*

ACORD 26 (2009/01)

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If you are looking to buy,  
sell or rent a property,  
I look forward to hearing from you.

**Romaine Gordon**

Licensed Real Estate Salesperson

Cell: (516) 317-1593 | [RGordon@Saunders.com](mailto:RGordon@Saunders.com)

**RomaineGordon.com**

**Saunders.com | HamptonsRealEstate.com**

26 MONTAUK HIGHWAY, EAST HAMPTON | (631) 324-7575

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# 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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631-907-9032

**631-329-0198**

**gmagilla@aol.com**

Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New Yor. 11937

**PRSRT STD**

U.S. Postage

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Permit No. 15

Bridgehampton, NY

11932

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