



SPRING 2019

President's Message

New Gate Cards and Gate Card Reader



Marina Opens April 15

Earth Day Cleanup



Fog Rainbow

Piping Plovers



Our reservation at Clearwater can be enjoyed during every month of the year. In the winter I find the solitude and crisp air offer a certain appeal. This winter I was impressed by the number of people taking a brisk walk on the beach and stopping to pick up debris left by the latest storm. The residents of Clearwater certainly treat the reservation like their own backyards. While reflecting on this community spirit I am energized and impressed by our collective love of open spaces and commitment to our environment. I deeply thank our community for creating a quality of life that is unique and rare. Please consider joining the **Accabonac Protection Committee** or the **East Hampton Trail Society**. Both organizations offer activities and seminars located nearby.

Clearwater was originally a woodland area of deciduous trees. These trees create a beautiful canopy lasting through the seasons. Over the years many of these trees have been lost. Please consider keeping as many mature trees as you can on your lots. Replacing large deciduous trees with ornamental trees does not restore the canopy. As we protect the trees they in turn benefit us. I have read that one large hardwood canopy tree can provide one day's supply of oxygen for four people!

As you may remember I requested in the previous newsletter for our community to become more involved in the East Hampton Town Hamlet Study. At the last town meeting there was a significant turnout of Springs residents. This turnout, combined with detailed information and concerns presented by the Springs residents, led to the Town Board's decision to establish an advisory committee that will work closely with the Town to address issues related to the Springs Fireplace Corridor. It was very encouraging to see the Town Board's reception to all suggestions. Clearwater residents are invited to CBPOA Board Meetings to share thoughts and suggestions about the development of the Springs Fireplace Corridor.



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GATE CARD ACTIVATION
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631-604-2511

DIRECTOR
WILL HOLMER
631-324-5364

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

It's time to mark your calendar to hold the date for the following CBPOA activities!

Saturday July 20, 2019 CBPOA Barbecue
(moved ahead so not to interfere with July 4th)

Saturday July 27, 2019 CBPOA
Annual Meeting at Springs School

(Reminders will be sent out via Mailchimp)

As spring will quickly turn to summer I encourage you to review my New Beach Rules, they are: enjoy the cool breeze and the warmth of the sun, relax and reflect on the beauty of our community. (These rules will only be posted here!)

Best regards, **Jim Carforo**
President, CBPOA



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

Jeffrey & Julie Korek
Robert & Lynn Huebner
Nickolas Chacona & Shanan Campanaro
David Raab
Jesse Price
Ellen Yampolsky
L. Buckworth & T. Fisher
Rolling Tides LLC
Matthew & Polly Krupnick
Leonard & Barrie Connelly
Paul Monterosso
T. & L. Holler
Edison Gavilanes/Johanna Morocho
W.A.C. Management

Clearwater Beach Property Owners Association

The Springs, East Hampton, New York

HOME FORMS OFFICERS/CONTACTS NEWSLETTERS MINUTES



Check out the CBPOA WEBSITE! www.cbpoa.net

from the desk of the

EXECUTIVE SECRETARY

Greetings and welcome to springtime in Clearwater Beach.

--MAINTENANCE FEES --We have more than 850 members of CBPOA, but approximately only 640 members have paid up to this point. 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. It is also very helpful if you can separate the bottom portion from your invoice and refrain from using staples. 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 may also adversely affect your credit rating.

--GATE CARDS -- There is a new gate card reader at the entrance to the Reservation. It is a proximity reader which will detect your card from about 3" away so you will no longer have to touch your card to the reader pad. If you have not received new gate cards, it may be that I do not have a record of cards previously assigned to you, they may have been lost in the mail or you currently owe more than one year's past maintenance fee. You may contact Gary Grille via phone or text at 631-907-9032 or email me at cbpoa.net@gmail.com.

Please note that index cards were sent with your new gate cards. If you did not sign and return the index card, I cannot confirm that you received the new cards and will deactivate your cards by May 15, 2019. Also, if your 2019 maintenance fee and all other back fees are not current by May 15, 2019, your cards will be deactivated. This process could potentially be very time consuming depending on the number of deactivations, so please do not wait until after May 15th and expect an instant reactivation of your cards.

--PICNIC 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 in past years we have seen numerous weddings & receptions, graduation parties from all levels of education, not to mention the normal "celebrate summer" kind of party. Only the picnic area and adjacent fields are reservable. The beach and sun shed are not reservable but may be used and shared with all members and their guests. Groups of 25 or more are required to register with the CBPOA board and receive authorization. Groups of 50 or more are required to have a Mass Gathering permit from the Town of East Hampton. If you need more information on this topic, you can find the necessary forms in this newsletter or you may call, text or email me at the contacts I have listed below.

--WEBSITE -- I am often asked about the CBPOA website which is www.cbpoa.net. When trying to access the website, make certain that you type www.cbpoa.net directly in the address bar, which is at the top left of your browser screen, usually starting with <http://>. If you go through a search engine (i.e. google, yahoo, bing) you will come up with every Clearwater Beach in the world except ours. The website contains all the boating and kayak applications, information and instructions, as well as the 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 nine Directors on the Board but would prefer 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 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 very well established and continues to grow. I can add as many email addresses for you and other family members in the Mail Chimp emailing program pertaining to your property. So, if you would like to add a spouse, son, daughter or Grandma-ma, please forward their email address to me at cbpoa.net@gmail.com.

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.

Wishing you all a safe and enjoyable spring and summer.

Gary M. Grille, Executive Secretary
631-907-9032 (call or text) cbpoa.net@gmail.com

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Saturday May18 @10:00 am At the Clearwater Beach Sun Shed. PIPING PLOVERS!



HAVE YOU NOTICED A ROPED OFF AREA
ON OUR BEACH IN THE SPRING?
DO NOT REVOLT; REVEL & OBSERVE PIPING PLOVERS NESTING.
SOON THE LITTLE ONES WILL EMERGE & THE CHICKS WILL BE FED
AND BEGIN THEIR FLYING LESSONS!

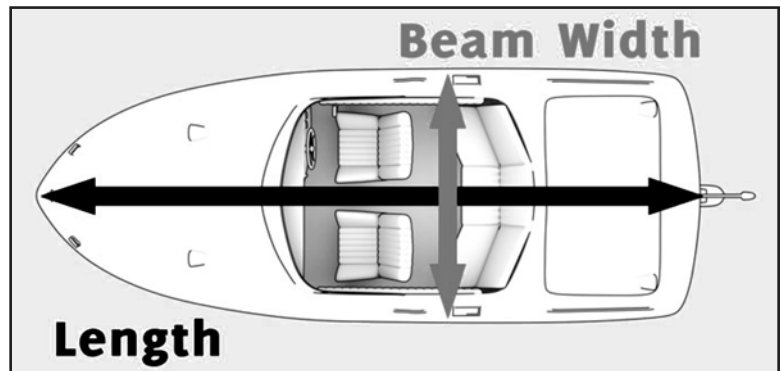
Join Samantha Klein, Town of East Hampton Natural Resources Department for a talk about our local bird population & we'll take a look at the Piping Plover nests & maybe watch a flying lesson.
Get Engaged & monitoring Piping Plover nesting activity at one of our East Hampton Beaches –

Call Samantha, 631-324-0496
at the East Hampton Natural Resources Department
and ask about the "ADOPTING-A BEACH" program.

FROM the DOCK MASTER

The 2019 boating season is about to begin. This year the Marina will be opened by April 15. We dredged this year in January and we also cleaned out all the slips and the final landscaping should be done or just about finished by opening day. This year we used our new ice eaters to protect the pilings from lifting due to freezing water. They worked great and I want to thank Chris Scola for his tireless efforts in maintaining and installing them for us, great job!!

As of March 12, 2019, sixty-seven boat applications have been received while forty-seven kayak racks were also rented. Of the boat slips 18 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 is starting to become a problem to accommodate them at the marina due to the lack of space for the larger boats. 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 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 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 home owner's policy.

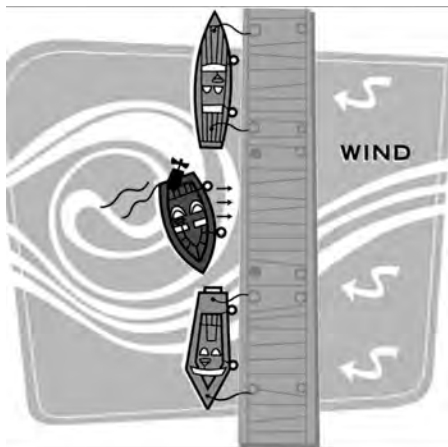
Our policy of notifying boat owners if their boat is in danger of sinking will be in place. If the boat owner does not respond, we will contact a marine service to pump out the boat at a cost to the boat owner. CBPOA will pay the marine service for the pump out and in turn will bill the boater. Failure 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. All dock lines should be secure so that your boat does not bang on the pilings and spring lines should be adjusted so your boat doesn't get hung up on the dock, which we had a few instances of this happening last year. **If you are called to adjust your lines please do so because it means we looked at what was going on and it had to be addressed. This happened last season so PLEASE DO NOT IGNORE THIS CALL!**

Please call the Dock Master (516-318-3367) or Assistant Dock Master Stuart Close (631-324-8954) for boating problems at our marina. Kayak 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 two assignment stickers to be placed on their vessel front and back so please place the stickers 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. The owners of canoes/kayaks must remove their small vessel from the rack by November 15, 2019. 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. The marina rules and requirements for boaters are also posted along with other pertinent marina information. 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 November 15, 2019. This year the Marina will be opened by April 15.



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 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 is trying to help by putting their hand out to push off a piling or another boat to avoid vessel damage. Another thing--we all have to remember we have a lot of open water on the bay with plenty of depth. So if you see a

boater fishing or 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!

To the boaters on the floating dock we sent out a separate letter in your assignment in regards to how we want you to tie your boat up, please read carefully and if there is any question please call me and I will explain.

*Have a safe season,
Ken Neary Dockmaster*



COOKING LONG ISLAND BOUNTY

By Phyllis Italiano

Although we had little snow this winter, we certainly were, on occasion, in the deep freeze. While we wait for our gardens and farm stands to provide us with the wonderful produce we cherish here are a few dishes we can enjoy while we wait.

SAUSAGE, PEPPERS, AND POTATOES

3 Sweet Sausages 1 Red Pepper 1 Sweet Onion 3 or 4 Yukon Gold Potatoes 2 Tablespoon of Olive Oil

Brown the sausages in a pan using half the olive oil. Remove the sausages and place them on a plate. Wash the pepper and chop it into small pieces. Peel the onion and chop it also. Place the onion in the pan with rest of the olive oil and stir cooking on a high flame. When the onion is wilted after a short time, add the pieces of pepper. Stir and cook till the pepper and onion are soft. This should only take a couple of minutes. Add the sausages that you have cut into small pieces back into the pan. Cook the pepper, onion and sausage together for a couple of minutes until all the ingredients are nicely blended. There should be enough liquid in the pan, but if there isn't add a bit of water. Cover the pot and remove from the heat. Scrub the potatoes and boil them until they are thoroughly cooked. Allow the potatoes to cool, then peel and slice them, adding them to the pot. Of course, you can add more red pepper or potatoes depending your particular preferences. And if you don't want to eat red meat, most markets carry chicken sausages.

BOILED RED BEET

5 or 6 Red Beets

1/4 Cup of Vinegar Type Dressing

3 Sprigs of Parsley



Rinse the beet. Place them in pot and cover with water. Cook the beets until you can run a knife through the center. The size of the beets will determine how long you need to cook them. When they are done, remove them from the pot and allow to thoroughly cool. Once they can be handled, cut the top that was once connected to the wonderful greens that this plant also produces, then remove the outer thin skin. Slice the beets into thin slices and add the dressing. I used a Soy Shitake Vinegar dressing. I topped the dish with some pieces of parsley. You can also use cilantro. The nice thing about this dish is its lovely color. It makes for a good-looking side dish.

ACORN SQUASH

2 or 3 Acorn Squash 1/4 cup Bread Crumbs 1/2 cup grated cheese salt and pepper to taste

Put the squashes in a pot of boiling water. Boil the squashes for a few minutes and then allow to cool. When you can handle the cooled squash, cut the squash in half and scoop out the seeds. Sprinkle the inside of the squash with a combination of the bread crumbs and cheese. Wrap each half in aluminum foil and place in a pan. Put into a 350-degree oven for 15-20 minutes or until squash is soft. I prefer Pecorino Romano. You can use Italian flavored bread crumbs if you choose.



DAVID CONLON



KNOW YOUR OPTIONS

RENTING, BUYING OR
SELLING?

SCHEDULE A HOME
EVALUATION

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

He specializes in residential real estate in Springs.

Licensed Associate Real Estate Broker

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

FEEDING THE DEER

Many residents of Clearwater Beach have expressed concern about the ever-growing deer population in the area. In addition to the destruction of expensive landscaping, deer also transport ticks which carry a variety of health threatening conditions for those who come in contact with them. We have received some reports of residents feeding deer in the area. To invite deer to stay in your area by supplying food to them is not only risky, both health and financial wise to you and your neighbors, it is also against NYS Law. I have included the wording of such below. We urge you to refrain from the feeding of white tail deer and adhere to the law.



DEPARTMENT OF ENVIRONMENTAL CONSERVATION CHAPTER I. FISH AND WILDLIFE. 189.3 Prohibitions.

FEEDING WILD WHITE-TAILED DEER OR WILD MOOSE IN NEW YORK STATE

No person shall feed wild white-tailed deer or wild moose at any time in New York State except:

- (1) under a license or permit issued by the department pursuant to article 11, title 5 of the Environmental Conservation Law for bona fide scientific research, mitigation of wildlife damage or nuisance problems, or wildlife population reduction programs only;
- (2) by planting, cultivating or harvesting of crops directly associated with bona fide agricultural practices, including planted wildlife food plots;
- (3) by distribution of food material for livestock directly associated with bona fide agricultural practices;
- (4) by distribution of food material for legally possessed captive animals of the Genus Cervus or the Genus Odocoileus or the Genus Alces; or
- (5) by cutting of trees or brush.

FOR SALE BY OWNER

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

Private Beach. . . . Private Marina
\$365,500 negotiable

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(516) 284-7022
cmurad@optonline.net



WANT TO HEAR A GOOD STORY?

Come to Ashawagh Hall at 6 PM
on Wednesday nights for
STORY SALON EAST
and enjoy a friendly hour
of short stories
(each told in 7 minutes or less).

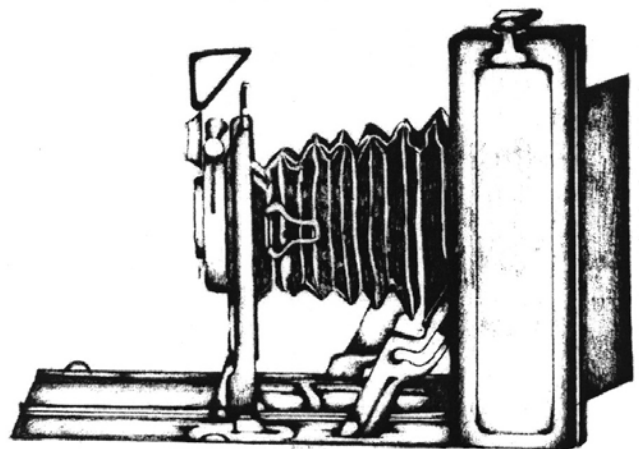
Want more information?
Want to tell the group a story of your own?

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)



eastendphotogroup.org

information: (631) 324-9612

HAMILTON PROPERTY SERVICES

& Management

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chamiltonpropertyservices@gmail.com

631.278.6422

THE MACGARVA TEAM

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

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

TOWN & COUNTRY
REAL ESTATE

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631.324.8080 | 631.537.3200 | 631.283.5800 | 631.288.3030 | 631.668.0500 | 631.765.0500 | 631.298.0600 | 631.477.5990

TownAndCountryHamptons.com

EARTH DAY

FRIDAY APRIL 22, 2019

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 Cleanup

Saturday April 20

WHITE RAINBOW

Hi neighbors,

On the morning of February 5th the morning's fog produced an unusual phenomena: a white rainbow. The photo is at the Lion Head Beach Association bulkhead, looking toward Gardiner's Bay and appears the white rainbow has touched down upon Clearwater.

A fog bow is the eerie cousin of a rainbow. It's also known as a white rainbow, cloud bow or ghost rainbow. The phenomenon is rarely captured, and the science behind the ethereal weather wonder is just as interesting.

They may look like rainbows, but they have some major differences. They're made of fog droplets, unsurprisingly, which are much smaller than raindrops. It takes one million cloud droplets combined to make a single raindrop. The droplets' small size are the reason fog bows are pure white.

Rainbows form when light enters raindrops and gets diffracted and scattered in a very organized manner, which separates it into the colors of the visible spectrum. Fog drops are too small to achieve this.

The Capital Weather Gang's Brian Jackson offers a great explanation to how the small size of the fog droplets, which act as mini prisms, impact the color of the fog bow: "...fog droplets are so small, however, that light waves can't spend enough time within the droplet to refract enough to separate cleanly and focus into colors. Therefore, the colors overlap and blend together causing only white light to be visible. Thus, the nickname: white rainbow." (Photos and text by Alex Miller).



Fog Rainbow

made



**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

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Sailing Lessons

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Installation+Replacement+Repairs

General Repairs

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631-329-1088 eestijaht@aol.com



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- ✦ 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.

*Please send building plans to Gary Grille for review.

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

Addition to Covenants and Restrictions dated July 31, 2004

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

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

TO ALL PROPERTY OWNERS:

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

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



TOWN OF EAST HAMPTON

ORDINANCE ENFORCEMENT DEPARTMENT

PUBLIC SAFETY DIVISION

300 Pantigo Place, Suite 111A

East Hampton, N.Y. 11937

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

Patrick J. Gunn, Esq.
Public Safety Division Administrator

Elizabeth A. Bambrick
Director of Code Enforcement

COMPLAINT FORM

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

LOCATION OF ALLEGED VIOLATION

Street # _____ Street Name _____

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

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

Name of Owner (if known) _____

DESCRIPTION OF COMPLAINT – SPECIFIC OBSERVATION(S)

Use additional paper if necessary

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

REPORTING PARTY

Name: _____ Phone Number _____

Address: _____

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

AFFIRMATION

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

X _____
Signature Print Name Date

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

ACORD

THE FITZPATRICK AGENCY
CERTIFICATE OF LIABILITY INSURANCE

M/DD/YYYY)

01/05/2010

PRODUCER 203.336.2138 FAX 203.336.9507

The Fitzpatrick Agency, Inc.

840 Clinton Avenue

P.O. Box G

Bridgeport, CT 06605-0567

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

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

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

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



CERTIFICATE HOLDER

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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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: _____



House Watching Services Monthly or by the season

35 years experience

Gary M. Grille

631-907-9032

631-329-0198

gmagilla@aol.com

GRANDE

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24 HOUR EMERGENCY SERVICE

Renovations
New Construction

Home Repairs
Heating

631.324.5800



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.



The Real “Scoop” on Dogs

We all love our dogs. Man and Woman’s best friend, right?! When walking your dogs in and around our Clearwater community, please carry “poop” Doggie bags and clean up behind your dog. A little effort in this area will keep our community, our reservation and our beach looking AND smelling great. We also have Doggie bags available on the reservation for your use.

But remember there are no dogs allowed on the reservation between Memorial Day and Labor Day.

Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York. 11937

PRSRT STD

U.S. Postage

PAID

Permit No. 15

Bridgehampton, NY

11932