

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



SUMMER 2013

President's Message

*2013
Dates to
Remember*

*Seafood Soup
and Eggplant
Recipes*

*By-Law
Changes*



*Notice of
Annual Meeting
of Members*

*Proxy Ballot
and
Candidate Bios*

The association is in fine shape both physically and financially. Baring any unforeseen events such as a hurricane etc., we do not anticipate the need for capital expenditures during the next four or five years. We will, of course, pursue an ongoing preventative maintenance program which always results in cost saving over the long run.

The past 18 months saw the following major physical improvements completed at the reservation:

1. Seventy 10 foot fence poles were installed around the road perimeter with decorative plastic caps and 400 feet of decorative manila rope connecting them.
2. Three hundred and fifteen linear feet of marine steel bulkheading was installed to replace the sections that were installed in 1990.
3. A 315 foot mini boardwalk constructed adjacent to the new bulk head.
4. Both outdoor showers were repaired and are working fine. The gazebo however even has a mini solar heater providing hot water!
5. The gazebo has been scraped and painted.
6. The reservation roads have been resurfaced with 20 tons of bluestone.
7. The 35 foot floating dock at the end of the marina has been replaced; it just disappeared one morning—hard to believe but a mystery of life.
8. Four hundred feet of new snow fencing was put in place to help with sand accretion and erosion control.
9. Two new signs were put in place at the reservation entrance. The word ing on the signage was developed by the Board of Directors in conjunction with the advice of our attorney.

(continued next page)



**CBPOA
LIST OF OFFICERS
& ASSIGNMENTS**

PRESIDENT
DAVID WAGNER
324-2676

VICE PRESIDENT
GERRY GILIBERTI
324-9612

TREASURER
EDITH HOLMER
324-5364

SECRETARY
GARY GRILLE
907-9032

LIFEGUARDS
GEORGE LOMBARDI
324-5998

MAINTENANCE
AL SCHAFFER
324-6519

MEMBERSHIP
MARIAN DIANGE
324-4090

BY LAWS
MARIAN DIANGE
324-4090

BEACH
AL SCHAFFER
324-6519

DOCKMASTER
WILL HOLMER
324-5364

ASSISTANT
DOCKMASTER
BRUCE HOEK
324-0810

RESIDENT USE
OF RESERVATION
DON FINGLETON
329-7331

CODE COMPLIANCE
DAVID WAGNER
324-2676

NEWSLETTER EDITOR/
WEBMASTER
GERRY GILIBERTI
324-9612

GATE OPERATION
AL SCHAFFER
324-6519

GOOD & WELFARE
MARIAN DIANGE
324-4090

BOARD MEMBER
LEN CZAJKA
324-0418

ADVISORS:
JOE GIARDINA 604-6086
JACK DOUGHERTY 329-2238
DON SCHRAGE 324-5746

Total 18 month physical improvement program costs were \$330,000.

Hope you all enjoy the use of the reservation with all of the above improvements that the Board of Directors have provided.

Enjoy your summer!

Sincerely,
David Wagner, President CBPOA

2013 DATES TO REMEMBER

Summer Beach Party..... Sat. July 13

Annual CBPOA Meeting..... Sat. July 27

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

NEW HOMEOWNERS



Laura & Weston Fenton

Lorraine Michaelson

Chris Eggert

Madelyn Simon & Steven Sanders

Jay & Christine Rudolph

Steve & Debbie Seiden

K. Eng & L. Kon

Anthony & Maryanne Ruocco

WELCOME

**Check out the
CBPOA WEBSITE!**

Boat Slip Applications

Dock Rules/Regulations

Hurricane Precautions

Newsletters and more!!!

www.cbpoa.net



WWW

from the desk of the

EXECUTIVE SECRETARY

Looks like Summer has finally made its appearance and I, like many of you, look forward to hot beach days, warm summer nights and plenty of boat trips for some fresh fish and enjoyment of our beautiful bays and ocean. There is also the yearly beach party and the annual CBPOA members meeting, at which you can vote for your Board of Directors, to look forward to. Enclosed in this issue, you will find the current voting slate as well as three resolutions to amend the by-laws which also need to be voted on. It is important for you, as a member of Clearwater Beach, to provide your support and take part in these voting matters. If you are unable to attend the meeting, you may use the enclosed proxy card to let yourself be heard. Only those members whose fees are current and are considered to be in good standing will have the privilege to vote in either matter.

If you are interested in becoming a member of the Board of Directors, please let us know. We are always looking for new faces & fresh ideas. To be eligible for this coming election, you must submit your name in writing, prior to June 20, 2013. The Board generally meets on the first Monday of the month, from March to November but it would be best to call ahead to make sure of the date.

We currently have a little over 730 paid members in good standing out of 856 total members. If you have not done so already, please take a moment to pay your dues, which are critical in keeping the reservation in the wonderful condition it is in.

Recently, a member asked me to remind everyone that there are two foot paths for beach access in addition to the beach reservation area. One is between 271 & 275 Kings Point Road and the other is between 233 & 235 Kings Point Road.

Thank you very much to those who responded to the post cards I recently sent out requesting email addresses and telephone contact numbers. Some of the information we have on record is outdated and many phone numbers have changed. Please feel free to contact me to update phone numbers, mailing addresses and add your email address to our database if you haven't done so already. We are in the process of making these updates in case an emergency or weather related situation arises and we need to reach the masses in a timely fashion.

Here's wishing a happy and safe summer season to all.

Gary M. Grille
631-907-9032

cbpoa.net@gmail.com

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 **Donal Fingleton, 51 Rutland Road, East Hampton, NY 11937 324-0418**
2. Maximum number of 100 people allowed per reservation.
3. Cars must be parked in the paved parking lot.
4. C.B.P.O.A resident making the reservation is responsible for the conduct and actions of all guests and for the Cleaning Up of the area after the affair or party. TRASH MUST BE CARTED AWAY NO LATER THAN 10:00 AM the FOLLOWING MORNING.
5. No reservations will be made for July 4th weekend and Labor Day weekend.
6. No alcohol may be served to minors.
7. Any fires must be made in the grills or the fireplace.
8. Volume of music must be controlled at a reasonable level so as not to annoy the neighbors.
9. Affair or party must be over by 11:00 PM.
10. No fireworks at any time.
11. A deposit of \$150 is required seven days prior to reservation date, to be refunded after inspection of area shows clean-up complete and no damage to facility. Applicant is responsible for any damage to facility; C.B.P.O.A. will repair and bill applicant.
12. Approval of Board is required for any structure, tent or other article not presently on C.B.P.O.A property.
13. The beach sun shed will not be included in area of use.
14. Beach can be used for beach purposes only; no volley ball playing on beach.
15. East Hampton Town requires a Town Permit for gatherings of 50 people or more.
16. A Certificate of Insurance in the amount of \$1,000,000.00 must be submitted before the reservations date is confirmed. The Certificate must list CBPOA as additionally insured. This can be obtained from your Homeowners policy agency. IF LIQUOR IS TO BE SERVED, IT MUST INCLUDE LIQUOR LIABILITY. If an outside caterer is used, please be advised that a copy of his/her Certificate of Insurance in the amount of a million dollars must also list CBPOA as additionally insured.
17. Also, before your party date is confirmed, an indemnification and hold harmless agreement (copy attached) must be completed, signed and notarized by a notary public.
18. Picnic area reservations will be made available to Clearwater members in good standing and their immediate family members only.

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

Signature: _____ Date: _____

Name: (Print) _____ Phone: _____

Address: _____

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

Clearwater Beach Property Owners Association, Inc.

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

FROM the DOCKMASTER

Thus far, 89 members have requested slips at the marina for the 2013 season, while thirty six sponsored applications have been received. At present the marina is filled.

With the exception of a few, most boaters desired the same slip as last year. It is still our policy to reassign those boaters the same slip if their application was received before Feb 15 except in certain instances. Since our marina has a limited number of slips available for boats of certain sizes we did not have any applicants with boats larger than 28 feet although there were phone inquiries about accommodating larger boats.

Most boat owners whose boat is 23 feet with an 8.5 foot beam will not have a slip on the extended floating dock because the distance between the dock fingers are only 16 feet. If you gave up your slip in the previous boating season don't expect to be granted that slip if someone else has occupied the slip for remainder of the season. The new boater has a right to renew for that slip if the application is received before February 15.

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 an indication of this with 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. Please note boats 25 ft or longer or boats less than 25 ft which have permanently installed fuel tanks must have spillage coverage designated in the COI. Most boaters had no problem meeting the CBPOA requirements and honored our request to only send the COI form instead of their entire boat policy.

This boating season, there were a number of applicants who did not complete the forms. The application was returned and for a few, because of a tardy response, the sender did not receive a slip. In addition, no slip assignments will be issued without a registration and/or a COI.

While the Coast Guard requires that you have the original registration on board your boat, one should keep a copy of the registration home. Some boaters could not submit their application because the registration was still on the boat while stored for the winter. If during the boating season, your boat registration has expired, we request a copy of your new registration. This also holds true for changes in a boat insurance policy although insurance companies have notified us about changes.

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

At the present time, there are 16 kayak racks still available out of the 48 racks to accommodate kayaks/canoes at the marina. All available racks are in the upper or lower levels. In order to track stored canoes/kayaks, the board is again requiring identification (name tag/lot number tag) with the identification denoted on the vessel and application. In addition, the beam of your kayak/canoe must

FROM THE DOCKMASTER . . . (continued)

be also listed on the application to assist in making rack assignments. To obtain the rack of your choice submit your application as early as possible. Each rack rental fee is \$65 for one kayak/canoe. Those renters that want a second rack space will be assessed an additional \$35 in racks 1 thru 30, and \$65 for additional rack space in racks 31 thru 48. As the same for boat renters, owners of canoes/kayaks must remove their small vessel from the rack by November 30, 2013.

If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Assistant Dock Master or myself. This should be done as soon as possible. We ask all boaters to review the Marina Rules and Regulations which they received with the slip assignment.

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

A free vessel inspection is available from the Peconic Bay Power Squadron. This examination is to review the equipment required for your boat along with recommendations. It is an effort to promote safe boating on the water. For an appointment call the Dock Master at 631-324-5364.

This season, a severe shoaling problem exists beyond the jetty of the hog Creek inlet. The board is attempting to get the necessary permits and contractor as fast as possible. Unfortunately, this effort takes time.

Again, please note the deadline for filing boat applications to reserve your last year's slip is Feb 15. The applications are sent out in early December of the prior year and you are not assigned a priority number until all the requested information has been completed. Remember, there are only 119 boat slips in a community of 900 members. On behalf of the Board of Directors we wish everyone a safe boating season.

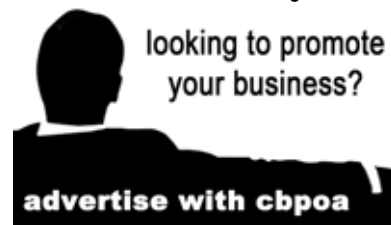
Will Holmer

Dear Advertiser:

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

Full Page:..... \$200.00
Half Page:..... \$100.00
Quarter page:..... \$75.00

One time design and set-up charge of \$20.00, supplied with copy; Repeat ads, no charge.



To continue your _____ page ad for the year, please forward your payment of _____ by January 31st. Note: Any change in text or size of ad must be first forwarded to the Secretary, Gary Grille.

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

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

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

Signed _____ Address _____ Telephone# _____ Email: _____

COOKING LONG ISLANDS BOUNTY

By Phyllis Italiano

It's been a slow start to our precious warm season and Long Island's Bounty might be a bit slimmer this year what with all the rain and low temperatures, but the seas will still be offering their delights. Here's a great recipe using local fish fillets, compliments of Anne Bancroft. You might even catch the fish yourself.

Seafood Soup with Chiles

2 teaspoon of olive oil

1/2 teaspoon oregano

One 28 oz can of whole plum tomatoes drained and chopped

1 lb. fish fillets (bass) cut in chunks

One 4 oz can of chili peppers cut into slivers

1 large onion thinly sliced

fish stock or clam juice strained

2 cloves of garlic crushed



Heat olive oil in heavy duty saucepan over medium heat. Sauté onions and garlic till soft. Add tomatoes and cook until sauce thickens about 20 minutes. Add chilies, then oregano. Gradually add the fish stock, then the fish chunks. Cook for about 8 minutes. Add more stock if needed. Serve with potatoes or rice...brown, of course.



Saracen Eggplant

A wonderful Italian restaurant called Saracen on Route 27 always began their meals with a small serving of this eggplant dish. I finally, after much trial and error, have duplicated it.



2 small eggplants

Fresh basil

Cube the tomatoes and salt the cubes.

1 small can of Italian whole tomatoes

3 cloves of garlic crushed

salt and pepper to taste

olive oil to cover the bottom of the pan

Put eggplant cubes into a colander and cover. Add a weight to the cover to get the bitter liquid out of the eggplant. Squeeze any excess liquid out of the eggplant. Gently sauté the garlic till golden. Add eggplant and cook, being careful to make sure eggplant doesn't stick by moving it around the pan. When eggplant is tender, crush and add tomatoes. Add basil and pepper, continue to cook until is eggplant is soft. Served with a hard, crusty bread or on cooked whole wheat pasta. Use salt sparingly.

Cooked tomatoes are an excellent source of lycopene for men's health. Cooking and eating should be about what taste good and what's good for your body, which has to last you all your life.

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

In consideration of the permission given by the Clearwater Beach Property Owners Association (CBPOA) for the

use of the Reservation Area in order to _____ on _____
Nature of Event Date of Event

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

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

Name _____
Print all names of signers

Responsible official of organization
With authority to sign.

Signature _____

Date _____

(STATE OF NEW YORK)
(COUNTY OF SUFFOLK)

Today _____ appeared before me _____
Date Names of Signers

Notary Public

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

Certificate of Insurance and Hold Harmless enclosed? Yes__ No__

By Law Changes:

Article IX: Compensation of Directors and Officers

Section 1 reads as follows:

Neither the officers, directors nor members serving on the committees shall receive any salary or compensation for services rendered to the Association, except the Executive Secretary and Assistant Treasurer as shall be fixed by the Board of Directors.

Replace of Section 1 with the following wording:

The officers, directors and members serving on the committees shall receive compensation for services rendered to the Association and the Executive Secretary, and Treasurer shall receive a salary which will be fixed by the Board of Directors.

Article VII: Duties of Officers and Executive Secretary

Section 4 reads as follows:

All checks on behalf of the Corporation upon any and all of its bank accounts in excess of \$1000.00 shall require the signatures of two of the following: the President, the Treasurer or Assistant Treasurer.

Section 4 revision is to change the wording from \$1000.00 to \$3000.00

Explanation:

For many years the Directors on the board have volunteered their time and effort to maintain the reservation for the membership. Over the years many new responsibilities have been added to the directors on the board. The costs incurred by the directors have increased over the past years. The Board feels that it has come to the point that it needs to compensate board members for their efforts in maintaining and improving the reservation for the members of CBPOA.

In addition, the bylaw requiring two signatures on checks over \$1000 should be changed to \$3000 since many of our ordinary expenses now exceed \$ 2000.00. Please note that at each of the board meetings all checks issued over \$1000 are reviewed and the monthly bank statements are reviewed by the Assistant Treasurer.

Article XII: RULES AND REGULATIONS FOR MEMBERS AND GUESTS

SECTION 1. The Board of Directors, with the approval of a majority of the general membership, shall from time to time establish rules and regulations for the use and enjoyment of special properties or facilities owned, leased or maintained by the Association. Any member whose conduct, while using the properties or special facilities of the Association, shall in the opinion of the board of Directors be considered detrimental to the welfare of the Association shall be fined assess to Association facilities by a vote of two-thirds of the entire Board of Directors, after due notice of such member and the giving to him of an opportunity to be heard. Any member aggrieved by an adverse determination of the board may appeal such determination to the general membership, the majority of which may overrule the board.

Please note that the above Section 1 of Article XII is being replaced by the following and a new section, Section 3, is being added.

Article XII: RULES AND REGULATIONS FOR MEMBERS AND GUESTS

SECTION 1. The Board of Directors, with the approval of a majority of the general membership, shall from time to time establish rules and regulations for the use and enjoyment of special properties or facilities owned, leased or maintained by the Association.

Any member whose conduct, while using the properties or special facilities of the Association or permitting its guests, tenant, and/or licensee to use such facilities shall be, in the opinion of the Board of Directors by a vote of two thirds of the entire Board of Directors, in violation of such rules and regulations, shall be subject to the following penalties:

1. Written reprimand and reminder of the rules and regulations, and/or
2. Denied accesses to Association facilities for a period of time, not to exceed two years, and/
3. Reimbursement to the Association for the fixing of any damage done during the use/abuse of the facilities, which reimbursement shall be due and payable within 30 days of the work being performed to correct such damage, which if not paid shall become a continuing lien of the lot(s) of the owner and shall be treated, and have the same effect, as non-payment of maintenance fees as set forth in Article XI, Section 5 of these By-laws, and/or
4. Fine in the amount of no more than \$2000.00 per occurrence, which fine shall be due and payable within 30 days of imposition, which if not paid shall become a continuing lien of the lot(s) of the owner and shall be treated, and have the same effect, as non-payment of maintenance fees as set forth in Article XI, Section 5 of these By-laws.

The Board of Directors shall set the penalty by a two-thirds vote of the entire Board of Directors. The severity of the penalty shall be solely determined by the Board of Directors and shall take into account, as solely determined by the Board of Directors, the violation has on the detriment of the Association, including by not limited damage to Association property, risk of injury to members or others and/or their property, potential liability on the part of the Association, the inability of other members to use the facilities, and the need for police involvement in connection with the activity.

A member shall be given no less than two weeks written notice, sent to the address on record, as to when and where the Board of Directors shall be meeting to discuss and determine if a violation of the Rules and Regulations has occurred and in the event it has the setting of penalties. The Board can hear such people as they deem appropriate, and review such evidence as is necessary to make its determination. The member shall be provided the opportunity to be heard and present evidence and witnesses.

Any member aggrieved by an adverse determination of the Board may appeal the determination of the Board if a violation of the rules and regulations occurred to the general membership, the majority of which may overrule the board. The appeal shall be by way of a special meeting called by the President of the Board after receiving written request by the member aggrieved by the determination. The special meeting, including notice and conduct, shall be controlled by Article IV of these By-Laws. Notwithstanding the foregoing, 25% request of members for such meeting shall not be required and the meeting shall be deemed to be called at the President's own initiative.

SECTION 3: If the Board of Directors/Association is required to take legal action to enforce the By-Laws, any covenants and restrictions, and/or rules and regulations the member shall be responsible for all resulting fees, costs and expenses incurred by the Board of Directors, including legal fees, collection charges and related costs and expenses, and shall fully reimburse the Board of Directors/Association for such fees, costs and expenses. Such fees, costs and expenses shall become a continuing lien of the lot(s) of the owner and shall be treated, and have the same effect, as non-payment of maintenance fees as set forth in Article XI, Section 5 of these By-laws.

NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with Article IV, Section 1 of the CBPOA By-laws, the Thirtieth Annual Meeting of Members will be held on Saturday, July 27, 2013 at 10:00AM in the Commons Room at the Springs School, School St., Springs, New York. All members are invited to attend.

The purpose of the meeting is as follows:

1. The election of four Directors.
2. The voting on three resolutions to amend the by-laws.
3. The transaction of other business that may properly come before the meeting.

With respect to Items 1, details are contained in the Proxy Statement below.

Enclosed herewith for members in good standing are one or more Proxy ballots. If no Proxy ballot is enclosed, one or more may be obtained upon application to the Secretary with your check in payment of outstanding Maintenance Fee(s). Members are urged, whether or not they plan to attend the meeting in person, to fill in, sign and return the Proxy ballot(s) on the self-addressed card as soon as possible. Please do it now. Your vote is very important. **BALLOTS RECEIVED AFTER JULY 20th CANNOT BE COUNTED.**

In accordance with Article II, Section 2, each members shall be entitled to ONE vote for EACH Maintenance Fee paid. Votes cast by delinquent members must be voided.

The Order of Business for the meeting shall be in accordance with ARTICLE IV, SECTION 5 of the by-laws as follows:

- | | |
|-----------------------------|--------------------------|
| 1. Minutes of prior meeting | 4. Election of Directors |
| 2. Reports of Officers | 5. Unfinished business |
| 3. Reports of Committees | 6. New business |

PROXY STATEMENT 1: This statement is furnished in connection with the solicitation of proxies by the Board of Directors of the CBPOA, Inc. for use at the Annual Meeting of Members on Saturday, July 27, 2013.

USE THE ENCLOSED POSTCARD PROXY TO CAST YOUR VOTE(s). The proxies named in letter will VOTE AS DIRECTED thereon by the member.

With respect to Item 4 (the election of Directors) in the Call for the Meeting, there are four Directors whose 2-year term of office will expire on the day of the Annual Meeting. They are **Leonard Czajka, Edith Holmer, George Lombardi** and **David Wagner**.

The Board of Directors endorses each of the above named and invites the attention of all members to the following: There are six vacancies on the board to be filled. Members may vote for ANY four of the above named. Ballots on which the member votes for others **MUST BE VOIDED**.

All members are reminded that any members may nominate another in good standing for election at the 2013 Annual Meeting, providing the nomination is made in writing, addressed to the Secretary, and received prior to June 20, 2013.

For the Board of Directors:
Gary M. Grille, Secretary

YOUR PROXY BALLOT IS ENCLOSED

BIOS OF FOUR DIRECTORS LISTED ON YOUR PROXY BALLOT

LEN CZAJKA

- Resident of Clearwater since 1991. Retired from CITICORP after 36 years of service. Vice-President of CitiBank New York and Vice-President of CitiCorp. Sales/Marketing Division.
- Queens College, Flushing N.Y. 1962 – 1968
- Served on East Hampton Contractors Review Board, and currently on Nature Preserve Committee (3rd Term)
- Treasurer of Maidstone Gun Club

EDITH HOLMER

My husband Will and I have been residents of CBPOA since 1983 and I have been Treasurer of the Association since 2001. I worked in the Insurance industry for 35 years serving as a business development analyst and Vice President of Information Technology. I was on the Executive Board of the East Hampton Power Squadron for 11 years. An annual balanced budget has been developed and the Board of Directors has no needed to go to the members for additional funds in order to replace our bulkhead. I hope to be re-elected and help maintain the reservation for the enjoyment of our members

GEORGE LOMBARDI

- CBPOA president from Sept. 2008 to Sep 2010.
- CBPOA member for the past 25 years.
- Retired Asst. Principal, New York City Schools 32 years.
- CBPOA Board of Directors 11 years.
- Custom Home Builder in East Hampton 26 years.
- CBPOA maintenance for the past 10 years.
- Parking lot, peninsula, and road resurfacing projects.
- Sun shed rebuilding project.
- Re-roofing of buildings project.
- Currently liaison with Pond View Security, off duty police patrols at Clearwater.

Long term goals: Improve the quality of life, safety and real value of our reservation and community at large.



DAVID WAGNER

My wife Susanne and I have lived in Clearwater for 24 years. We have 4 children and 5 grand children. We consider ourselves fortunate to be able to call Clearwater home. We think it is important to be involved in protecting and improving the quality of life in any community in which you live.

I hold a degree in Hotel and Restaurant Management and from 1964 to 1968 I worked for the New York City Board of Education, Nutrition services. From 1968 to 1972 I was the Food Service Director at the Herricks School District. In 1973 I formed my own company, Leisure Food Service Management. Leisure employed 500 staff members at 19 Long Island Locations.

In 1992 I decided it was time for a career change and used my experience and resources to form the Senior Residence Assisted Living Communities Co. Senior Residence provided affordable living options for the elderly. At Senior Residence, I designed and built one of the first totally dedicated free standing Alzheimer care facilities in the country. I retired in 2005.



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



331 Three Mile Harbor Road, East Hampton, NY 11937

631.324.0691

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FREE VESSEL SAFETY CHECK

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

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

WHAT IS A VESSEL SAFETY-CHECK?

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

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

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BICYCLE SAFETY TIPS

- Children up to age 14 must wear a helmet approved by the Commissioner of Motor Vehicles
- Ride your bike on the far right with traffic
- Obey all traffic signs, signals and pavement markings
- Use proper hand signals
- Yield to emergency vehicles, pedestrians, and approaching vehicles
- Walk your bike across intersections and busy streets
- Use a headlight and taillight and wear reflective clothing if you must ride at night
- Watch out for opening car doors and for cars pulling into traffic
- Wear bright colored clothing
- Avoid objects on the pavement that may cause you to lose control of your bike
- Never carry a passenger on a bike unless it's a child in an approved safety seat
- Keep both hands on handle bars

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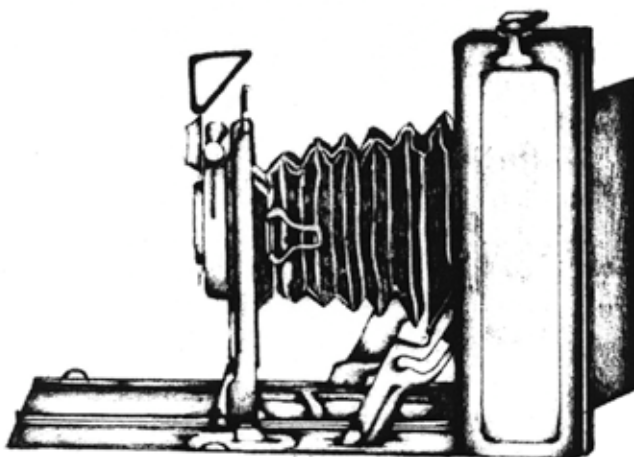
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Clearwater Beach Property Owners Association

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