

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



SUMMER 2014

President's Message

**Annual
CBPOA
Beach Picnic
Saturday,
July 12**

**Proxy
Ballot
Enclosed**

**Annual Meeting
Springs School
Gymnasium
Saturday,
July 26, 2014
at 10:00AM**



**Candidate
Bios**

**CBPOA
Covenants
and
Restrictions**

Greetings,

As you drive through the Clearwater Beach neighborhood, it is evident to me as it probably is to you, that we are all fortunate to live in a beautiful, naturally aesthetically pleasing environment. What could be better: beautiful tree-lined streets surrounded by pristine waters.

However, if you take a real close look you can observe small isolated instances of suburban blight. Ninety-eight percent of the homes in Clearwater are beautiful and well maintained; however, the remaining two percent are not. Many of these single family zoned homes are being illegally used as rental properties by unscrupulous landlords intent on making a quick buck at our community's expense. Some of these single family residences are being used for commercial purposes as is evidenced by multiple trucks, landscaping and construction equipment, as well as other forms of commercial equipment on the property.

I believe a distinction must be made between these big box trucks (10,000 lbs. GVW and above) and commonly acceptable small trade (5,000 to 6,000 lbs. GVW) vans and pickups used by our local trades people to transit to and from their work sites. It is important to also note that the town of Southampton, Brookhaven and Riverhead codes allow one commercial registered vehicle to be parked in a residential zone with a Gross Vehicle Weight of 10,000 lbs. or less.

If you see that a home is being illegally rented as a dangerous, overcrowded multiple dwelling, don't be lulled into complacency. This is a type of neighborhood decay that has a way of spreading if not addressed and remedied. This illegal use of a home in Clearwater is totally unfair to the neighbors and tends to diminish the curb appeal and value of all homes in the vicinity. This also becomes a quality of life issue as well. Specifically East Hampton town code does not permit multifamily housing in a single family residential zone. Nor does the East Hampton building code permit any residential premises to be used for commercial purposes. Additionally the covenants and restrictions of all of our 840 member homes of the CBPOA Inc. state *"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."*



LIST OF OFFICERS & ASSIGNMENTS

PRESIDENT
DAVID WAGNER
324-2676

VICE PRESIDENT
GERRY GILBERTI
324-9612

TREASURER
MARIAN DIANGE
324-4090

ASST TREASURER
EDITH HOLMER
324-5364

SECRETARY/GATE
OPERATION
GARY GRILLE
907-9032

DOCKMASTER
WILL HOLMER
324-5364

ASSISTANT DOCKMASTER
BRUCE HOEK
324-0810

GATE OPERATION
AL SCHAFFER
324-6519

LIFEGUARDS
GEORGE LOMBARDI
324-5998

MAINTENANCE/BEACH
AL SCHAFFER
324-6519

MEMBERSHIP/LIENS
JAMES CARFORO
914-472-8756

BY LAWS/MEMBERSHIP
MARIAN DIANGE
324-4090

BEACH
AL SCHAFFER
324-6519

RESIDENT USE
OF RESERVATION
GARY GRILLE
907-9032

CODE COMPLIANCE
LEN CZAJKA
324-0418

NEWSLETTER EDITOR/
WEBMASTER
GERRY GILBERTI
324-9612

GOOD & WELFARE
MARIAN DIANGE
324-4090

ADVISORS:
JOE GIARDINA 604.6086
JACK DOUGHERTY 329.2238
JAMES CARFARO 914.260.6840
KEN NEARY 516 318-3367

LEGAL ADVISOR
DANIELAHARONI
917-327-7070

To date these codes have not been adequately or vigorously enforced by either the Town of East Hampton or your CBPOA. It is in the community and association's best interest that this situation is changed. Interestingly, the present East Hampton Town Board is the first Board in recent memory to take a proactive interest in trying to solve these problems. Our homes are probably the largest single investment we will ever make and their value should be protected in every way possible. Your Association intends to make every effort to see that this happens.

Enclosed please find a Town of East Hampton complaint form application. I have also enclosed a copy of the CBPOA *covenants and restrictions* which are contained in all of our home deeds. If the need arises, please do not hesitate to file a complaint; to do so would be in everyone's best interest. If you wish, you can indicate on this form that you want to make the complaint anonymously.

Your board of directors voted to increase the annual CBPOA dues by \$50 per year from the present \$150. There has not been an increase in dues for the past 7 years while maintenance costs have risen during this time.

It is also my and the board's decision to raise the boat slip fees by approximately \$300 per year, which was instituted this year. It was both mine and the board's feeling that 65% of the reservation expenses are attributable to the operation and maintenance of the marina. Accordingly we have tried to apportion the required revenue proportionate to how our community members utilize the reservation.

This proposed increase will be voted on at the annual CBPOA annual meeting on Saturday at 10 am at the Springs School on July 26. Hope you will attend.

Sincerely,

David Wagner, President CBPOA

**Check out the
CBPOA WEBSITE!
Boat Slip Applications
Dock Rules/Regulations
Hurricane Precautions
Newsletters and more!!!
www.cbpoa.net**



NEW HOMEOWNERS

New Sunshine Custom Bldrs.
ML Grinnell LLC
Sabrina & Michael Filosa
Noreen & Peter McManus
Luke Duggan
John & Mimi Lee

HELP WANTED

PART-TIME MAINTENANCE MAN

The CBPOA is looking for someone who can work at the reservation a couple of days a week to help with various odd jobs. Contact David Wagner (631 324-2676) or Al Schaffer (631 324-6519) for details.

from the desk of the

EXECUTIVE SECRETARY

Summer is finally here and I want to go out and play so I am going to make this message a bit shorter than the ramble I had going in the Spring edition.

The Annual Meeting of Members will be held on Saturday, July 26, 2014 in the Springs School Gymnasium at 10 A.M. As of this writing, I am not exactly sure of what will be on the ballot aside from the election of six directors, however, details of any by-law changes and biographies of all directors running for election will be found in this edition of this newsletter as well as the enclosed proxy card. All CBPOA members are welcome and members in good standing may vote. If you cannot attend the meeting you may fill out and return the proxy card to me on or before the July 19, 2014.

I have received a few inquiries about the annual Beach Picnic at the reservation and I am pleased to report that it will be held on July 12th. More information pertaining to the party should be in this newsletter.

Please keep in mind that in order for your gate cards to be operable, your dues must be paid in full. As we are already into May and by the time you read this it will be June, I will have already deactivated any cards whose member fees are not current. If you have any questions about or need a gate card, please contact me at the telephone number or email address below.

We currently have over 735 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 vital in keeping the reservation in the wonderful condition it is in.

While it may seem a bit early to be talking about winter/summer changes of address, the fall newsletter may come out past the date some of you head to warmer climates. Please make sure you let me know before you leave and before you are to return back to the area so I can make the address changes. This will ensure you will not miss any mailings that are scheduled to be sent to you.

Enjoy the summer, be safe and have a great season.

Gary M. Grille
631-907-9032
cbpoa.net@gmail.com



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

up!

FROM the DOCKMASTER

Thus far, 83 members and 22 sponsored applicants have requested slips at the marina for the 2014 season. At present there are still fourteen slips available at the marina. 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 February 15 except in certain instances. 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 that season. The new boater has a right to renew for that slip if the application is received before February 15.

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 31 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. Renters who decide to give up their slip and notify the Dockmaster may get a prorated refund providing another boat can be assigned that slip.

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.

MARINE INSURANCE

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 permanent 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 and not their entire boat policy.

BOAT REGISTRATION

While the Coast Guard requires that you have the original registration on board your boat, you should keep a copy of the registration at 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. This boating season, there were a number of applicants who did not submit a valid vessel registration and/or COI. The assignment will only be issued when the required data is provided.

PUMPOUTS

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

KAYAK/CANOES

At the present time, there are 23 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. This season the board has issued stickers to renters with the assigned rack space, year and CBPOA emblem. The sticker must be mounted on the kayak/canoe. Vessels without stickers will be removed from the racks. 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. In addition, the beam of your kayak/canoe must also be listed on the application to assist in making rack assignments. As the same for boat renters, owners of canoes/kayaks must remove their small vessel from the rack by November 30, 2014.

NEW YORK STATE BOATING LAW

New York State has enacted a boating law that requires persons between the ages 10 and 18 to show proof of completing a safe boating course if questioned by the marine patrol. Violators can be fined. Each subsequent year, the age requirement will increase until everyone piloting a recreational boat will have to show proof of completing a safe boating course.

FREE VESSEL INSPECTION

In an effort to promote safe boating on the water, a free vessel inspection is available from the Dockmaster, a member of the Peconic Bay Power Squadron. The purpose of the inspection is to review the safety equipment on your boat. For an appointment call 631-324-5364. On behalf of the Board of Directors we wish everyone a safe boating season.

Will Holmer

ACORD

CERTIFICATE OF LIABILITY INSURANCE

E-1 (W/01/YYY)

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

INSURED Wilbert J & Edith A Holmer

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.

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	INSR	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"/> GENT. 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 \$
		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 RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS <input type="checkbox"/> OTR-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A		OTHER Watercraft	Policy Number	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

ACORD 26 (2009/01)

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Kathryn@SewHampton.com

631 907-2597

www.SewHampton.com

SewHampton: a multi-service company offering a variety of options for those who want to sew, from beginners to those just needing a refresher course. We're all about creativity, and fun!

We offer classes and sewing get-togethers for children and adults, custom sewing services, and handmade products.

Dear Advertiser:

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

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

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



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

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

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

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

Signed _____ Address _____ Telephone# _____ Email: _____

Clearwater Beach Property Owners Association, Inc.

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

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

Guidelines for Reserving Area

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

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

Signature: _____ Date: _____

Name: (Print) _____ Phone: _____

Address: _____

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

Clearwater Beach Property Owners Association, Inc.

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

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

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

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

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

Name _____
Print all names of signers

Responsible official of organization
With authority to sign.

Signature _____

Date _____

(STATE OF NEW YORK)
(COUNTY OF SUFFOLK)

Today _____ appeared before me _____
Date Names of Signers

Notary Public

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

Certificate of Insurance and Hold Harmless enclosed? Yes__ No__

NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with Article IV, Section 1 of the CBPOA By-laws, the Thirty-First Annual Meeting of Members will be held on Saturday, July 26, 2014 at 10:00AM in the Commons Room at the Springs School, 48 School St., East Hampton, New York. All members are invited to attend.

The purpose of the meeting is as follows:

1. The election of five Directors.
2. The voting on two resolutions to amend the by-laws.
3. The transaction of other business that may properly come before the meeting.
4. Questions, concerns and input from the community.

With respect to Item 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 19, 2014 CANNOT BE COUNTED.**

In accordance with Article II, Section 2, each member 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 26, 2014.

USE THE ENCLOSED POSTCARD PROXY TO CAST YOUR VOTE(s). The proxies named in the 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 five Directors whose 2-year term of office will expire on the day of the Annual Meeting. They are Gerry Giliberti, Al Schaffer, Frances Marian Diange, Will Holmer and Bruce Hoek. (Note: Donal Fingleton whose term also expires at this time, has opted to resign from the board and will not be seeking re-election).

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

All members are reminded that any member may nominate another in good standing for election at the 2014 Annual Meeting, providing the nomination is made in writing, addressed to the Secretary, and received prior to June 19, 2014.

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

Your Proxy Ballot is enclosed.

BY-LAW CLARIFICATION

The amendment to Article IX is a technical correction to clarify that it is the Treasurer, NOT the Assistant Treasurer, who is entitled to "salary or compensation."

Bios of Five 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

FRANCES MARIAN DIANGE

I am a candidate for the election to the Board of Directors of CBPOA to be held at the annual meeting in July. I have previously been elected to the Board for several terms and have served as both Treasurer and President, and I am presently the Membership Chairperson of our organization.

GERRY GILIBERTI

I have been CBPOA board member for a number of years and write the CBPOA newsletter and web site. I have owned property in Clearwater Beach since 1982 and have been a full time resident since 1985. I also have experience as a board member with the Springs Improvement Society and various Springs community-based art groups. My main interest is to do my part to preserve our neighborhood and keep Clearwater Beach the beautiful place that it is.

BRUCE HOEK

Retired New York Firefighter; CBPOA resident for past twenty-one years and a Board Member for sixteen years. I have been painting, contracting for the last 21 years. As Board Member, I have voted on major improvements in regard to beach, marina, and security. Goals: To keep Clearwater Beach and Marina a beautiful place.

AL SCHAFFER

I've been a Clearwater resident for 46 years. My first job in 1974 was to help maintain Clearwater by cleaning and raking the beach. I also worked as a gate guard before the mechanical gate was installed. My only indiscretion while gate keeping was allowing a non-resident in. (The chocolate donuts were good for lunch that day. It is good to know the gate card reader won't accept donuts.) I served four years in the Marine Corps being honorably discharged at the rank of Sergeant. I presently volunteer on the rescue truck in the Springs Fire Department and have for the last 33 years.

I am a self-employed commercial fisherman and hold a 100 ton Masters License. Now as a father of three boys I look forward to helping preserve the beauty and enjoyment of Clearwater Beach.





TOWN OF EAST HAMPTON

ORDINANCE ENFORCEMENT DEPARTMENT

PUBLIC SAFETY DIVISION

300 Pantigo Place, Suite 111A

East Hampton, N.Y. 11937

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

Patrick J. Gunn, Esq.
Public Safety Division Administrator

Elizabeth A. Bambrick
Director of Code Enforcement

COMPLAINT FORM

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

LOCATION OF ALLEGED VIOLATION

Street # _____ Street Name _____

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

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

Name of Owner (if known) _____

DESCRIPTION OF COMPLAINT – SPECIFIC OBSERVATION(s)

Use additional paper if necessary

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

REPORTING PARTY

Name: _____ Phone Number _____

Address: _____

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

AFFIRMATION

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

X _____
Signature Print Name Date

Office Use Only

Date Received _____

Complaint # _____

Inspector Assigned _____

Ack. Form Sent _____

Action Taken Form Sent _____

Clearwater Beach Property Owners Association, Inc

Covenants and Restrictions

DECLARATION OF COVENANTS AND RESTRICTIONS made by Walter C. Hewitt, James P. Amaden, Foster Feierstein and East Hampton D. & E. Inc, dated 5/22/57 recorded 6/4/57 in Libber 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, inebri 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. Not 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 if required on one street frontage 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.

- Continued -

Libber 4309 cp 405

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 on 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.

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

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

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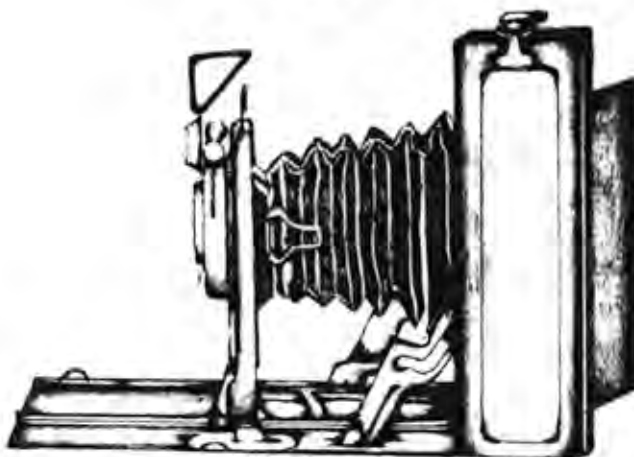
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