

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



SUMMER 2015

President's Message

2015 Dates to Remember:

**Annual
CBPOA
Beach Picnic
Saturday,
July 11**

**Proxy
Ballot
Enclosed**



**Annual Meeting
Springs School
Gymnasium
Saturday,
July 25, 2015
at 10:00AM**



**Candidate
Bios

CBPOA
Covenants
and
Restrictions**

The long awaited summer time has finally arrived! This is the time of year when our Clearwater Beach community truly shines. I don't know about you but I can't wait to float around our beach in my big rubber tire tube. And the wonderful thing about our reservation and bay beach is that it is so safe to be at. We have a fully trained lifeguard crew, wonderful new benches and tables for our cookouts and leisurely day dreaming, the children's area with its slides and swings and the beautiful marina that we can all use for our summer boating, kayaking and canoeing. And of course our great beach—but don't forget your rubber shoes!

Let me take a moment to offer the community's compassion for our board member George Lombardi who recently had a critical accident. We all hope for his speedy recovery and want to see him out on the water piloting his boat and getting all that East End sunshine. Get well George. We miss you.

As previously mentioned in our Spring newsletter, a generous "Great Job!" shout out to our maintenance committee. These guys did one great job putting together our reservation. They expertly maneuvered through the town, county and government permit maze and got our canal dredged, replaced the damaged marina poles, repaired the floating dock, resurfaced the gravel paths, and on and on. And they still have lots of work to do before the season ends.

Please don't forget that this is your community, your home ground where you and your family and friends can safely enjoy the wonderful things that our area has to offer. Be diligent in keeping it clean and secure by participating in reporting any problems or wrong doings that you might encounter.

And, of course, please come to the **Clearwater Beach annual meeting on Saturday July 25 at 10 am at the Springs school**. Please remember to vote using the enclosed proxy card and mail them in ASAP.

And last, but not least, please come to our July summer party. This is the time when you and your family and friends can really enjoy what Clearwater is all about. As usual we will have lots of food and drinks; and don't forget, there is always free ice cream for everyone!

OK, I'm raring to go swimming and break out my snorkel and fins so I hope to see you all on the beach!

Regards,
Gerry Giliberti, **President CBPOA**



LIST OF OFFICERS & ASSIGNMENTS

PRESIDENT
GERRY GILBERTI
324-9612

CO-VICE PRESIDENT
DANIEL AHARONI
917 327-7070

CO-VICE PRESIDENT
JAMES CARFORO
914 260-6840

TREASURER
EDITH HOLMER
324-5364

ASST. TREASURER
MARIAN DIANGE
324-4090

SECRETARY/GATE
OPERATION
GARY GRILLE
907-9032

DOCKMASTER
WILL HOLMER
324-5364

ASSISTANT DOCKMASTER/
MAINTENANCE
BRUCE HOEK
324-0810

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

LIFEGUARDS/
MAINTENANCE
DANIEL AHARONI
917-327-7070

MAINTENANCE/BEACH
AL SCHAFFER
324-6519

MAINTENANCE
DAVID WAGNER
324-2676
GEORGE LOMBARDI
324-5998

MEMBERSHIP/LIENS
JAMES CARFORO
914-472-8756

BY LAWS/MEMBERSHIP
MARIAN DIANGE
324-4090

RESIDENT USE
OF RESERVATION
GARY GRILLE
907-9032

CODE COMPLIANCE
LEN CZAJKA
324-0418

NEWSLETTER EDITOR
WEBMASTER
GERRY GILBERTI
324-9612

GOOD & WELFARE
MARIAN DIANGE
324-4090

DIRECTOR
KEN NEARY
516 318-3367

LEGAL ADVISOR
DANIEL AHARONI
917-327-7070

NEW HOMEOWNERS

Douglas Sheehan & Paula Wetzel
Andrew Tobin
Irena Briganti
Meredith & Richard Smith

Peter Mears & Andrea Michelle Cotton
Eli Zang & Thomas Sabram
BNB Devel.Corp/William Sutherland
New Sunshine Custom Builders
Katherine Lee Osiecki

EAST HAMPTON TOWN LAND PRESERVATION FUND

The town is interested in preserving land. If you know of a Clearwater Beach property that is for sale or that can be donated you can notify Scott Wilson of the Preservation Advisory Board (631 324-7420). Their board meets on the 3rd Monday of the month at 3:30 PM in the Town Meeting Hall. Also you can contact the Advisory and/or Planning Board via the town web site (<http://ehamptonny.gov/>).



Check out the CBPOA WEBSITE!

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

www.cbpoa.net

GATE CARDS

Please note:

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

\$50 TO REPLACE A LOST CARD



from the desk of the

EXECUTIVE SECRETARY

Happy Summer! Although as I am writing this, it is 52 degrees on June 1st but hopefully by the time you are reading this, temperatures will be normal???

The Annual Meeting of Members will be held on Saturday, July 25, 2015 in the Springs School Gymnasium at 10 A.M. All CBPOA members are welcome to attend and members in good standing may vote. This year the only voting on the proxy card, which should be attached to this newsletter, will be the election of six directors for six open spots. Biographies of all directors running for election will be found in this edition of this newsletter. If you are unable to attend the meeting, you may fill out and return the proxy card to me on or before the July 18, 2015.

The annual Beach Picnic at the reservation will be held on July 11th from 5 – 8pm. All members and their guests are invited to attend. Please note that the grills will be turned off at 7pm so if you are looking for a burger or a hot dog, come early and come often.

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 738 paid members in good standing out of 853 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 after 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

**“Don’t miss a
newsletter!”**

**Make sure you send us
your winter address.**



FROM the DOCK MASTER

Thus far, 77 members and 19 sponsored applicants have requested slips at the marina for the 2015 season. At present there are still twenty three slips available at the marina which is nine more than last year.

This year quite a few renters submitted their application later than usual and were able to obtain the same slip assignment as last year. It is still our policy to normally reassign those boaters the same slip if their application was received before February 15. Boaters who gave up their slip in the previous season will not be granted that slip if someone else has occupied the slip for the 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 is only 16 feet.

Due to the winter damage at our marina to floating docks and pilings, the marina opening date was delayed till May 1. Renters who decide to give up their slip and notify the Dock Master 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.

FROM the DOCK MASTER *(continued)*

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 14 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 space rental fee is \$65 for one kayak/canoe. If a renter can store two vessels in one rack space the fee is \$65. 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, 2015.

NEW YORK STATE BOATING LAW

New York State has enacted a boating law that requires persons between the ages 10 and 19 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 Dock Master, 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 dial 631-324-5364.

BOAT/KAYAK APPLICATION 2016 FORMS

For the upcoming 2016 Boating season, we will provide an interactive Boat application /Emergency Contact as well as Kayak Forms on the CBPOA.net website. You will be able to key in the necessary information on your computer. When completed, a print out of the completed form(s) may be obtained. The forms must be signed before mailing to CBPOA along with your payment, registration copy and insurance certificate.

On behalf of the Board of Directors we wish everyone a safe boating season.

Will Holmer

SAMPLE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

01/05/2010

PRODUCER 203.336.2138 FAX 203.336.9507
The Fitzpatrick Agency, Inc.
840 Clinton Avenue
P.O. Box G
Bridgeport, CT 06605-0567

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

INSURED Wilbert J & Edith A Holmer

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: Travelers

INSURER B:

INSURER C:

INSURER D:

INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	ADD'L	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
		GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR X GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOG				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPROP AGG \$
		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 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	<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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FOR SALE BY OWNER

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

Private Beach Private Marina
\$225,000 negotiable

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

EESTI JAHT SERVICE

Custom Fiberglass Fabrication

***Shower Pans
Bathtubs
Repairs
Mold Construction
Multiple Parts***

631.329.1088

eestijaht@aol.com

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) _____

Signe _____

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___

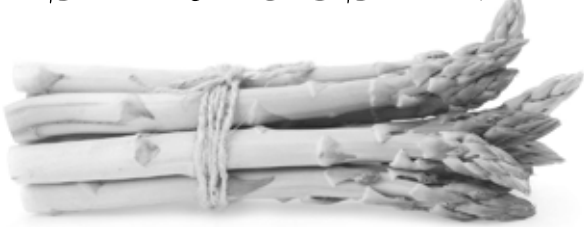
Certificate of Insurance and Hold Harmless enclosed? Yes___ No___

COOKING LONG ISLANDS BOUNTY

By Phyllis Italiano

A cool spring this year has produced the best lettuce and arugula we have ever had in our own garden giving us great salads. Other cool weather vegetables, like spinach, have also been doing beautifully, but other plants like eggplants and peppers have not fared as well. We continue to look forward to growing and buying from our local farm stands the best that our very special soil, the best in NYS, has to offer. Remember, eating and cooking vegetables is what keeps us healthy and our weight under control.

ASPARAGUS AND POTATO SOUP



- | | | |
|--|---------------------------|--------------------------------------|
| 2 tbs. olive oil | 3 cups of vegetable broth | 1 cup of peeled and diced potato |
| 1 lb. asparagus, trimmed & cut into 1 in. pieces | | 1 cup of whole wheat bread cubes |
| 2 teaspoons of horseradish salt and pepper | | 1 shallot chopped a scallion chopped |

Line a pot with olive oil and gently cook the shallot. When the shallot is soft, add all the other ingredients and cook until vegetable are done. Allow the soup to cool and then puree using whatever device you have, a blender or the Cuisinart whir stick. Fry the bread cubes in olive oil until golden. Add salt and pepper to the soup to taste and serve with a garnish of bread cubes and scallions cut into $\frac{1}{4}$ inch pieces. (Since I make asparagus often I always use the discarded ends to make my own vegetable broth.) This soup might work well cold in the hot weather.



BEST HAMBURGERS EVER

- | | |
|---|-----------------------------|
| 2 lbs. high quality chop meat | 1 cup Panko or Bread Crumbs |
| 1 or 2 eggs | Paprika Cumin Garlic powder |
| Whole wheat hamburger rolls | Sliced Cheese |
| 1 cup each of sautéed mushrooms and/or eggplant | |

In a large bowl add all the ingredients and mix ingredients together in a kneading fashion to evenly distribute the panko. Adjust ingredients if the mixture is too wet or too dry. This will also depend on the kind of ground beef you use. Shape into hamburgers and grill on outdoor barbeque. Add cheese as the grilling is about to end. The heat of the hamburger will melt the cheese. Toast rolls on grill and put together. If you prefer an onion can be sliced and grilled to top the burger.

NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with Article IV, Section 1 of the CBPOA By-laws, the Thirty-Second Annual Meeting of Members will be held on Saturday, July 25, 2015 at 10:00 AM 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 six Directors.
2. 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 stamped card as soon as possible. Please do it now. Your vote is very important. **BALLOTS RECEIVED AFTER JULY 16th 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 25, 2015.**

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 six Directors whose 2-year term of office will expire on the day of the Annual Meeting. They are Len Czajka, Edith Homer, George Lombardi, David Wagner James Carforo and Daniel Aharoni.

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 SIX 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 2015 Annual Meeting, providing the nomination is made in writing, addressed to the Secretary, and received prior to May 5, 2015.

For the Board of Directors:
Gary Grille, *Secretary*

YOUR PROXY BALLOT IS ENCLOSED

CANDIDATES



DANIEL AHARONI

My wife, Laraine and her family, bought their vacation home in Clearwater Beach in 1959. I met her in 1973, and we visited regularly until moving into our second home, on Pembroke Drive, in 1996.

I was a volunteer Legal Adviser to the CBPOA Board of Directors for two years before being appointed in 2014 to fill a vacancy on the Board. I am also an invited member of a citizens committee advising the East Hampton Town Board, re the pending Truck Legislation.

I have resided in the same co-op apartment building on Central Park West in Manhattan since 1977. I served on that Tenants' Negotiating Committee that sought to improve the terms of the original conversion from rental to co-op status. I then served on the first Board of Directors and have continued to do so off and on ever since, holding at various times the positions of Secretary, Vice President and President.

I am also a member of the Board of Directors of the West 68th Street Block Association.

For the past nearly 40 years I have practiced law as immigration counsel to foreign and domestic clients, mostly involved in the arts and entertainment fields.



JAMES CARFORO

My family and I have been residents of Clearwater Beach for 27 years. I retired as a special education teacher after completing 34 years of service. During this tenure I served on the Executive Board of the Teachers Union as Treasurer and as a Member of the Contract Negotiations Team. I have lived in Scarsdale, NY for the past 30 years. I have served the school district as a member of the School Board Nominating Committee for 3 years. I currently serve on a Scarsdale Neighborhood Association as the Recreation Sports Chairman. I am now on the board of CBPOA filling a vacancy and I would be honored to continue serving the Clearwater Beach Community. I am committed to enhancing the beauty of our community in an environmentally responsible manner. The preservation of open space, building community spirit and maintaining fiscal balance are priorities. I look forward to working with the CBPOA Board and community members.



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

CANDIDATES

EDITH HOLMER

My husband Will and I have been residents of CBPOA since 1983 and I have been Treasurer of the Association since 2001.

We have enjoyed living in Clearwater Beach, especially the beach and marina at the CBPOA reservation.

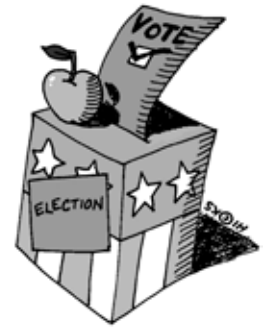
I worked in the Insurance industry for 35 years serving as a business development analyst and Vice President of Information Technology. I serve as Chair of the Finance Committee in the Condo association of my other residence. I was on the Executive Board of the East Hampton Power Squadron for 11 years.

The CBPOA Board has made major improvements to the reservation and its communication with our members in the past few years and I believe that has been made possible with our balanced budget approach to finances.

I hope to be reelected 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 27 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 26 years. We have 4 children and 6 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.



TOWN OF EAST HAMPTON

ORDINANCE ENFORCEMENT DEPARTMENT

PUBLIC SAFETY DIVISION

300 Pantigo Place, Suite 111A

East Hampton, N.Y. 11937

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

Patrick J. Gunn, Esq.
Public Safety Division Administrator

Elizabeth A. Bambrick
Director of Code Enforcement

COMPLAINT FORM

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

LOCATION OF ALLEGED VIOLATION

Street # _____ Street Name _____

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

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

Name of Owner (if known) _____

DESCRIPTION OF COMPLAINT – SPECIFIC OBSERVATION(s)

Use additional paper if necessary

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

REPORTING PARTY

Name: _____ Phone Number _____

Address: _____

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

AFFIRMATION

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

X _____
Signature Print Name Date

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

Clearwater Beach Property Owners Association, Inc.
Covenants and Restrictions

DECLARATION OF COVENANTS AND RESTRICTIONS made by Walter C. Hewitt, James P. Amaden, Lester Feinstein and East Hampton D. & E. Inc., dated 5/22/57 recorded 6/4/57 in Liber 4309 cp 405

WHEREAS The Developers are the owners of a tract of land situated near Fireplace in the Town of East Hampton, County of Suffolk and State of New York, which tract of land has been subdivided in accordance with a certain map entitled, "Map of Section No. 1 of Clearwater Beach, situate Fireplace, Town of East Hampton, Suffolk County, New York, dated 5/3/1957" and filed for record on 6/4/1957, in the office of the County Clerk of Suffolk County, Riverhead, New York as Map No 2715; and

WHEREAS, The Developers desire to make this Declaration setting forth the reservations, restrictions, covenants, conditions and agreements, subject to which the property shown on said map is now held and shall be sold and conveyed.

NOW, THEREFORE, The Developers declare that all the property shown at subdivided on said map above referred to is held, and shall be sold and conveyed by the Developers, subject to the reservations, restrictions, covenants, conditions and agreements hereinafter set forth, to wit:

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or live-stock other than domestic pets.
2. No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.
4. No lot shall be divided or sold except as a whole without the written consent of the developers.
5. No advertising signs, trailers, tents, outside toilets or temporary buildings shall be permitted on any lot.
6. The owners of all lots in said subdivision shall have the perpetual right, in common with others to pass and re-pass on foot over and upon the strips of land designated on said map as "Foot Path to Beach", running from Kings Point Road to the shore of Gardiner's Bay.
7. The owners of all lots in said subdivision shall have and enjoy for use in common with others, the equal right and privilege to use and enjoy as a bathing beach that portion of the beach designated on said subdivision as Beach Reservation" which said "Beach Reservation" shall be for the common use of the developers, their grantees, and the grantees of the owners.
8. The developers reserve the title in fee to the beds of the roads and streets, for the purpose of dedication of same to the Town of East Hampton and for the installation of all utilities and easements therefore without the consent of any grantee.
9. All sewage disposal and water supply systems shall be constructed in accordance with plans approved by the Suffolk County Realty Department on the subdivision map filed herewith.
10. The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, as signs and successors.

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

Addition to Covenants and Restrictions dated July 31, 2004

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

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

TO ALL PROPERTY OWNERS:

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

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

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- Sound Producing Devices
- Navigation Lights
- State & Local Requirements
- Overall Vessel Condition

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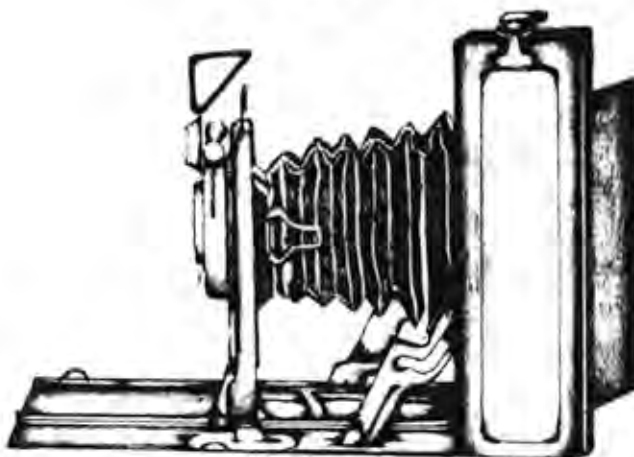
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