

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



SUMMER 2016

President's Message

2016 Dates to Remember:

**Annual CBPOA
Beach Picnic
Saturday July 9**



**Proxy Ballot
Enclosed**

VOTE



**Annual Meeting
Spirings School
Saturday
July 30, 2016
at 10 am**

Candidate Bios

Last month the Summer Solstice finally got us back on track for the summer of 2016. The longer days and the warm weather gave us a good start and have made up for forcing us all indoors all winter--even though, luckily, this winter was pretty mild.

The reservation has never looked better thanks to our maintenance committee and landscaper. Our lifeguards will be on the job this year organized again by Dan Aharoni and we will also have added a landline phone hookup for them in case of emergencies. In addition, we should have WiFi available this summer too--no promises yet. These technical improvements have been made possible thanks to the hard work of Ken Neary as well as Edith Holmes who helped coordinate all the necessary business aspects. No easy task.

Our relationship with our neighbors at Lions Head has been one of the achievements I'm most proud of. Our organizations have come together and have jointly worked on our mutual needs and problems. Again thanks goes out to Bruce Hoek, Al Schaffer and Will Holmer for their ongoing work in getting our marina in shipshape and "filling in all the holes" in our schedule to get the marina up and ready. We still have a lot of work to do in this area and we will be working hard to during the coming seasons to accomplish these tasks.

Our maintenance crew and other board members will also be addressing the Trustees and the East Hampton town in our pursuit in finding out their responsibilities to Clearwater Beach and the maintenance of Hog Creek. We'll keep you posted.

Have I mentioned that our CBPOA board meetings are filled with wild enthusiasm and lots of fun and laughter? We are always looking for residents to join and contribute their expertise and help improve our unique community. Please don't hesitate to come to a meeting. It can be a life changing experience. It happened to me and...well, it happened to me.



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

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

HISTORIAN
MARIAN DIANGE
324-4090

RESIDENT USE
OF RESERVATION
GARY GRILLE
907-9032

CODE COMPLIANCE
LEN CZAJKA
324-0418

NEWSLETTER EDITOR
GERRY GILBERTI
324-9612

DIRECTOR
KEN NEARY
516 318-3367

LEGAL ADVISOR
DANIEL AHARONI
917-327-7070

RESERVATION
MAINTENANCE
CHARLIE ANDERLE
324-3897

ZONING & BUILDING
CODES ADVISOR
JUDY FREEMAN
917 526-0026

President's Message *(continued)*

We will be birdwatching again this year and for the first time we will be exploring the unique nature of our reservation thanks to board member Judy Freeman. She has arranged these outings with birding expert Joe Giunta and South Fork Natural History Museum naturalist Crystal Possehl. All the info for these events is in this newsletter so please check it out and try to participate. These are two really great family fun happenings right in our own backyard! Also, our outstanding recipe writer, Phyllis Italiano, celebrated a milestone birthday a few weeks ago and got to use our renovated picnic area for her party. Chaz Anderle has installed three brand new cooking grilles and a new bike rack was also installed thanks to Jim Carforo. Jim has also led the work on updating and improving our reservation's electrical system with the help of Lenny Czajka and David Wagner. The children's play area will also see improvements over the next few months so keep an eye out for that too. Board member Lenny Czajka is working hard on our compliance issues, David Wagner continues his work on reservation maintenance and improvements and Marian Diange has become our official CBPOA historian!

Well I'm getting my big truck tire tube ready and I'm waiting for the water to get warm enough so I can start floating around Gardiner's Bay. My wish is for everyone to have a safe and memorable summer with family and friends. We are really so very lucky.

NEW HOMEOWNERS

Fran Zunno
David Epstein
126 Kings Pt. LLC
Anna Spector
Lance Leighton
Katherine Walker
Brendon Prado
Richard Hong
Sviatlana Daniliuk
Carla Tate



Anne-Marie Levine
60 Pembroke LLC
Deirdre Luisi-Hands
Meghan Lydon
George Alexandrou
Petros Efthimiou
Robert Allaire
Kathi & Tim Gallagher
Anna Levi Investment
Santiago Dellepaine
Sarah & Daniel Gladstone

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! I am very much looking forward to some beautiful days ahead in July, August & September. Hope you are too.

As of June 12th, we currently have 745 paid members in good standing out of 868 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.

The annual Beach Picnic at the reservation will be held on July 9th 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.

The Annual Meeting of Members will be held on Saturday, July 30, 2016 at the Springs School 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 five directors for five open spots. Biographies of all directors running for election will be found in this edition of the newsletter. If you are unable to attend the meeting, you may fill out and return the proxy card to me for tabulation.

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 June, and by the time you read this it will be the end of the month, I will have already deactivated any cards whose member fees are not current. Please be reminded to place your gate card firmly and fully onto the card reader. The blue letters should be on the outside, arrow facing up, with the card to the top of the reader. More often than not, after I replace gate cards that I had been told are not working, I find they work just fine.

In case you may not have already seen them, the Board of Directors has hired a staff of security personnel (mostly off-duty EH Village & Town Police officers) to help police entry into the Reservation and picnic area. There have been a few unauthorized, unruly parties that the Board would like to control. They will have a list of all paid members, but it is strongly advised that you bring your gate card at ALL times when entering the Reservation. Yes, even on bicycles and foot. If your dues are not paid, you will not be allowed to enter. Any parties at the area with a group of 25 or more must be approved and have a permit from the Board of Directors.

If you need a gate card(s) or need to pay your maintenance fee, you can contact me at the number or email below. Please note that I will be away from the contiguous lower 48 from July 9th to July 22nd. Any payment of dues or issue of gate cards will have to take place before or after those dates.

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 cbpoa.net@gmail.com

Landscape Chemical Applications

In the coming weeks you may find a letter in your mailbox indicating that within 48 hours, landscape chemicals will be applied to your neighbor's property. Your commercial lawn and tree spraying applicator might be using certain pesticides that require this 48 hour written notice to all abutting neighbors.

Rather than going through lists of potentially dangerous chemicals, in your contract with your lawn and tree care specialist, you can check or insert a clause that he must place a notification card in each neighbors' mailbox 48 hours prior to all chemical applications. Think of this as a neighborly courtesy.



FROM the DOCK MASTER

Thus far, 75 members and 27 sponsored applicants have requested slips at the marina for the 2016 season. At present there are seven slips available at the marina which is less 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 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.



Our marina bulkhead has seriously degraded and needs replacement soon. In addition, shoaling outside the marina inlet exists and boaters have to use caution navigation the inlet. We had only two days to perform dredging because of the many limitations imposed by different jurisdictions. One boater has given-up his slip for this reason. 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 slip 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.

FROM the DOCK MASTER

(continued)

KAYAK/CANOES

At the present time, there is only one kayak rack still available out of the 48 racks to accommodate kayaks/canoes at the marina. 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.** We have experience problems with renters storing their kayak on a rack without a sticker.

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, 2016.

NEW YORK STATE BOATING LAW

New York State has enacted a boating law that requires persons between the ages 10 and 20 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 dial 631-324-5364.

BOAT/KAYAK APPLICATION 2016 FORMS

The 2016 Boating/kayak season applications on the CBPOA.net website are interactive so that necessary information can be directly keyed in on your computer. Emergency Contact data as well as Kayak Forms may also be processed as well. 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

Check out the CBPOA WEBSITE!

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

www.cbpoa.net

NATURE WALKS COMING UP



Renown birder, Joe Giunta, will return to Clearwater Beach reservation to lead a 2-hour bird walk on July 28 at 5:30pm (raindate August 11 same time). There is a \$10. fee for the walk. Please send your checks ASAP to: C.B.P.O.A., P.O. Box 666, East Hampton, NY 11937.

Last time here, Joe identified 22 species of our feathered friends. He recommends bringing binoculars - 8x40 or 8x42 are best for birding, a hat, water and insect repellent.

ALSO . . .

Crystal Possehl-Oakes from the South Fork Natural History Museum & Nature Center will lead a walk and share fun facts about native plants and wildflowers on July 13 at 5:30pm. "I love teaching about the amazing life (flora and fauna) that is found in our backyards." There will be a \$10 fee; advanced reservations are not necessary. Please text me at 917-526-0026 after July 8 to confirm and learn our starting location in Clearwater Beach for this event.



All are invited to stay after each event to enjoy the sunset and raise a glass!

Judy Freeman

COOKING LONG ISLAND BOUNTY

By Phyllis Italiano

As we slip into summer we will begin to experience some of the joys of living on the East End of Long Island as the vegetables, fruits, and the offerings of the sea become plentiful and then there is the sea itself. The recipes of this newsletter feature some offerings designed to be the kind that one can prepare, put in the fridge and retrieve after a day at the beach or cook in a few minutes. Let's start with old standby, an omelet.

Vegetable Omelet

One to two eggs for each person	Two chopped shallots	Precooked vegetables of your choice	Olive Oil
Grated cheese	Sliced cheese	Salt and Pepper to taste	

Break eggs and beat. Add grated cheese, salt and pepper to your taste. (I usually use Pecorino Romano. In a frying pan where you have warmed the olive oil, cook the shallots until they are lightly browned. Add the precooked vegetables to the shallots. The vegetables can be leafy greens like spinach or potatoes or both. Other vegetables you might like to try are mushrooms, squash, asparagus, peppers, etc. Allow the vegetables to cook again for a minute or so on high heat, then add the egg mixture. With a spatula, move egg mixture from the sides of the pan, allowing the egg mixture to spill over the cooked sides of the omelet. Repeat this action until almost all the egg mixture has set. When the eggs are practically cooked, cover the top of the omelet with slices of cheese. I usually use slices of provolone. Place the omelet into an oven that has warmed to 350 degrees. Keep an eye on the omelet and remove from the oven when cheese browns and turn omelet over onto serving dish. Serve with a salad and crusty bread.

Kale and Brazil Nut Pesto

A cup of steamed Kale	A cup of parsley	¼ cup of Brazil nuts toasted	Zest of a lemon
Juice of ½ lemon	2 tbsp. olive oil	Salt & Pepper to taste	One small clove of garlic

Blend all ingredients in a food processor until smooth. This pesto can be served on pasta or on grilled or baked fish.

Stir-Fried Scallops in Garlic Sauce

1 ½ lbs. of Sea Scallops	1 ½ tbsp. Peanut Oil	A scallion cut into 1-inch strips	2 garlic cloves crushed
1 tbsp. minced fresh gingerroot	1 tbsp. cornstarch, dissolved in ½ a cup of water		

Rinse and drain scallops; pat dry on paper towel. If scallops are large, slice in half. Heat the oil in a heavy pot or wok. Add scallops and stir fry over high heat for 1 minute. Add scallion, garlic and gingerroot; stir fry for 2 minutes. Add cornstarch mixture and stir-fry till sauce is thick and translucent.

Mixed Fruit Dessert

Strawberries	Blueberries	Pears	Peaches
Ground Spices	Cardamom	Cloves	Cinnamon
Nutmeg	½ teaspoon of sugar	½ cup of water	

Clean and slice 1 ½ cups of strawberries. Cook in the water with the sugar until the strawberries are soft—about 2 minutes. Wash blueberries and whatever other fruits you have on hand and are seasonally available. Skin the fruits you use and slice into bite size pieces. Place all fruits in a microwavable dish with a second ½ cup of water. Sprinkle this mixture of fruits with spices. I didn't give exact amounts as I usually just cover the fruit. Then microwave for about 2 minutes or until fruit is cooked. Combine with strawberries. I make a big batch and keep it in the fridge as my nightly dessert to which I add my home made yogurt. It can, of course, be served with ice cream or a cake.

See you at the beach!



Read up on your Candidates!



KEN NEARY

My parents and an aunt and uncle purchased property and built their homes here in Clearwater in 1958. I have been a part time resident since then, coming out every summer from the time school closed to Labor Day, and every weekend in between. My wife Kim of 34 years and I now own the home on Sheepfold Lane and very much enjoy our little piece of heaven. We both enjoy boating and all that Clearwater brings, including the stunning sunsets. Since retiring from Verizon after 32 years I have been more than a part time resident here, and started getting involved with the association and would like to continue.

GERRY GILIBERTI

I've worked with the CBPOA board members for the past eight years and I've been the President of the board for two seasons. 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. I continue to write and edit the CBPOA newsletter and web site but my main interest is to do my part to preserve our neighborhood and keep Clearwater Beach the beautiful place that it is.

BRUCE HOEK

I'm a retired New York Firefighter and CBPOA resident for past nineteen years and a Board Member for fourteen years. I have been a painting contractor for the last 19 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.

WILBERT HOLMER

306 Kings Point Road, East Hampton, NY, Phone 631-324-5364 Alt Phone 516-293-5098

EDUCATION: I am a graduate of Polytechnic Institute of Brooklyn with the following degrees 1960 - BS Electrical Engineering, 1970 - MS Electrical Engineering.

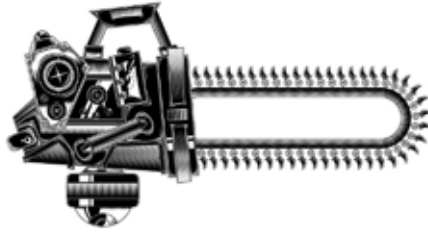
WORK EXPERIENCE: I have been employed by Grumman Aircraft Systems for 35 years and have been involved in the design and analysis of the Aircraft, Spacecraft Control systems. In addition, I have participated on the Grumman Shuttle proposal and have been involved in trainer development for Navy personnel. I have developed software test programs and hardware interface used to evaluate Avionic electronics on Computer controlled test equipment. I have managed engineering personnel, and interviewed candidates for employment.

CLEARWATER BEACH: My wife (Edith) and I have been residents of Clearwater Beach since 1983. I have served as maintenance chairman for CBPOA Reservation and Marina and am presently serving as Dock Master for the community, capacity as Maintenance Chairman, Electrical Chairman, Life Guards and Beach Chairman.

AL SCHAEFER

I've been a Clearwater resident for 42 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 29 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.

No, you're not hearing a loud bird or insect: it is chainsaws, mowers and blowers. Lot clearing has gotten out of control, don't you think? Our beautiful 100-200 year old trees are being lopped to knee height like nobody is business!



Think twice before denuding your land!
The benefit of trees and understory are many:

- Trees protect our ground water supply.
- Roots hold earth in place and prevent erosion.
- Trees ensure less toxicity in our bays and harbors.
- Trees maintain natural habitats for local wildlife.
- Trees can cut air-conditioning by 40%.

Next newsletter: Towards a non-toxic environment and safe drinking water.

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Dear Advertiser:

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

Full Page:\$200.00 (7.5 X 10")
vertical or Half Page:\$100.00 (7.5" X 4.75")
horizontal Quarter page:\$75.00 (3.75" X 4.75")

One time design and set-up charge of \$20.00, supplied with copy; Repeat ads, no charge. To continue your _____ page ad for the year, please forward your payment of _____ by January 31st. Note: Any change in text or size of ad must be first forwarded to the Secretary, Gary Grille (gmagilla@aol.com or PO Box listed below.

Please fill out and send with payment to.

C.B.P.O.A, PO Box 666, East Hampton, NY 11937

Send finished pdf file to: ggiliberti1@optonline.net

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- **Fall**

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

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

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

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

Name _____
Print all names of signers

Responsible official of organization
With authority to sign.

Signature _____

Date _____

(STATE OF NEW YORK)
(COUNTY OF SUFFOLK)

Today _____ appeared before me _____
Date _____ Names of Signers

Notary Public

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

Certificate of Insurance and Hold Harmless enclosed? Yes__ No__

Clearwater Beach Property Owners Association, Inc.

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

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

Guidelines for Reserving Area

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

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

Signature: _____ Date: _____

Name: (Print) _____ Phone: _____

Address: _____

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

No gathering of 25 or more people on the reservation without a permit from the CBPOA.

Clearwater Beach Property Owners Association, Inc.

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

SAMPLE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

(MM/DD/YYYY)
01/05/2010

PRODUCER 203.336.2138 FAX 203.336.9507

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

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

INSURED **Wilbert J & Edith A Holmer**

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: **Travelers**

INSURER B:

INSURER C:

INSURER D:

INSURER E:

COVERAGES

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

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



43 TIARA 2011 \$639,000
Located in Montauk - Call John Baier



42 GRAND BANKS CL 1989 \$199,000
Located in Sag Harbor - Call John Baier



29 TIARA 2006 \$95,000
Located in Montauk - Call John Baier



42 MORRIS 2006 \$475,000
Located in Sag Harbor - Call John Baier

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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, assigns and successors.

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

Addition to Covenants and Restrictions dated July 31, 2004

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

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

TO ALL PROPERTY OWNERS:

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

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

Submit this letter to the East Hampton Department of Building with your Building Application.:

Dear Building Permit Applicant:

Your building plans must conform with the Clearwater Beach Covenants or the East Hampton Building Code whichever is more restrictive. All building setbacks must be shown on a newly updated survey. This letter must be attached to your Building Permit Application.

Below is the Clearwater Beach Covenant for Building Lot Setbacks.

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.

_____ Conforms with front yard setback.

_____ Conforms with side yard setbacks.

_____ Conforms with rear yard setback.

Gary Grille, Secretary
Clearwater Beach Property Owner's Association

Date

5/12/16

K. MORGAN

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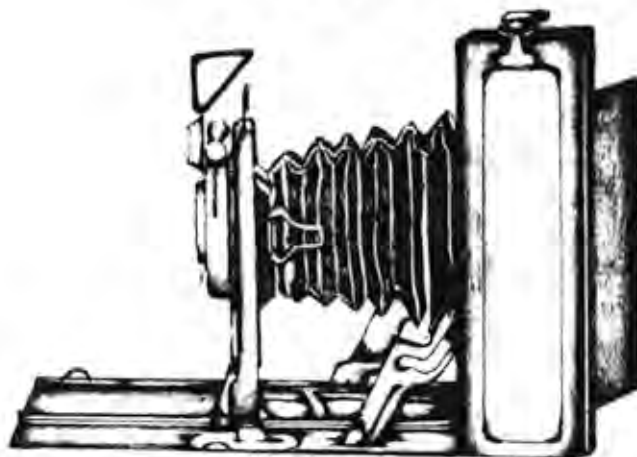
Glenn Bennett, Owner

40 School Street
East Hampton, New Yor. 11937

(631) 324-4772 Day
(631) 324-2933 Night

East End Photographers Group

(est. 1988)



eastendphotogroup.org

information: (631) 324-9612



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

Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New Yor. 11937

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Permit No. 15

Bridgehampton, NY

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