

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



SUMMER 2017

President's Message

*2017 Dates
to Remember:*

**Summer Beach
Party July 8**

**CBPOA Annual
Meeting
Springs School
Saturday
July 29 10 AM**

**Treasurer's
Report**

Candidate Bios



Proxy Ballot

The Big Summer Kickoff!

We finally made it. I wasn't sure there for a while. This summer should prove to be one of the very best here at Clearwater Beach. We just added tons of fine, fresh sand to our beach, set up the fun-in-the-sun swimmer's float, installed the deep water safety floats for care-free swimming and, of course, we have top-notch lifeguards to ensure our safety throughout the summer.

Party! Our annual July community beach party is on the agenda for **Saturday July 8 from 5 – 8pm**. Besides the hamburgers, hotdogs and salads, Mr. Softy will be with us again! *"We scream for ice cream,"* and yes you did just that last summer. The Karaoke man will also be here for everyone who dares to test their singing voice and show off for some beach crowd approval. Warning! Tango dancing is at your own risk! CBPOA takes no responsibility.

And did you notice the new and improved message center case located next to the outdoor shower? We will be posting important community and reservation information there throughout the year--so be on the lookout. Also, for your safety and for your peace of mind we will have security at the gate throughout the summer again--so please find all of your gate cards and keep them with you.

On a bit more serious note, it is important to acknowledge that the CBPOA is an old community. Over these many decades our beach, reservation and marina have served us all very, very well. But like all things, improvements and constant upkeep are essential to maintaining what we have. Unfortunately this costs money. Please consider this when filling out your proxy voting cards this year and remember why you love Clearwater Beach. It's not just our properties, the beach or our East Hampton location but your individual visions are what truly make our community what it is.

Not much else to say other than, like most, I'll be dusting off the patio furniture, getting the B-B-Q cleaned up and attempting to find all my essential summer paraphernalia that is spread all over the house. Have a great summer. Stay safe and make it a memorial time for your family and friends.

Gerry Giliberti



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
GARY GRILLE
907-9032

LIFEGUARDS/
MAINTENANCE
DANIEL AHARONI
917-327-7070

MAINTENANCE
GEORGE LOMBARDI
324-5998
STUART CLOSE
631-324-8954

MAINTENANCE, SECURITY
GUARDS AND 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
GERRY GILBERTI
324-9612

GOOD & WELFARE
MARIAN DIANGE
324-4090

CABLEVISION &
SECURITY SYSTEM
KEN NEARY
516-318-3367

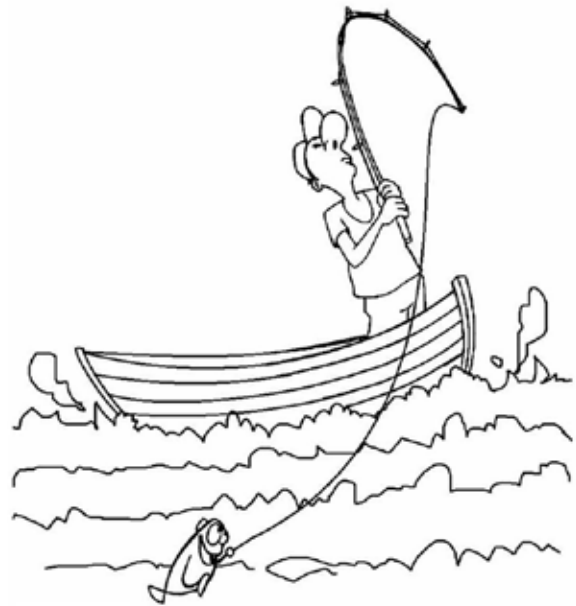
LEGAL ADVISOR
DANIEL AHARONI
917-327-7070

RESERVATION
MAINTENANCE
CHARLIE ANDERLE
324-3897

ZONING & BUILDING
CODES ADVISOR
JUDY FREEMAN
917-526-0026

ADVISOR
PAULA MIANO
631-324-1453

Enjoy Clearwater Beach this Summer of 2017



Check out the CBPOA WEBSITE!

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

<http://www.cbpoa.net>



NEW HOMEOWNERS

Matthew Solof
Austin & Kelly King
Deirdre James
Patricia Scott
Mark Ginsburg & Randy Wellner
Clare Potter
Michael & Michelle Roberts
WAC Management Inc.
Carl & Emma Segerstrom

Manuel & Olga Chousa
Patrick Glennon
Edward & Lauren O'Brien
Not Lazy Point LLC
Sam & Gwen Gordon
Steven & Alex Studnick
Greg Marett
Cody Liebman



from the desk of the

EXECUTIVE SECRETARY

Happy Summer to all!

As of June 9th, we currently have 752 paid members in good standing out of 867 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 8th 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 29, 2017 at the Springs School at 10 A.M. All CBPOA members are welcome to attend and members in good standing may vote. The summer newsletter will contain biographies of all those who are running for a Board of Director's seat and an explanation of any resolutions to the by-laws. If you are unable to attend the meeting, you may fill out and mail in the proxy card or present it at the Annual meeting.

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. If you need a gate card(s) or need to pay your maintenance fee, you can contact me at the number or email below.

The Board of Directors has retained the private security team we've had the past couple of years 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. As there is only the one name on the listing of paid owners that I supply, please be sure to know who is the primary name on the account. Any parties at the area with a group of 25 or more must be approved and have a permit from the Board of Directors.

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

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





TREASURER'S REPORT

The Board of Directors at our last meeting discussed the condition of the inner bulkhead, the North facing bulkhead and the boat ramp. We are in the process of getting bids as to the cost of these projects. We feel that over the next two to three years these projects need to be done. We have estimated that the cost will most likely be around \$700,000. Our experts predict a 30-year lifespan for these repairs.

Description	Amount
Income	
Maintenance Fees	\$ 158,200.00
Member Boats	\$ 81,158.00
Sponsor Boats	\$ 51,255.00
Canoe racks	\$ 3,305.00
Lionhead reimbursement dredging	\$ 7,276.00
Back Maintenance Fees	\$ 15,750.00
Miscellaneous Income	\$ 9,671.00
Total	\$326,615.00

Description	Amount
Expenses	
Administration	\$ 11,000.00
Capital Improvements	\$ 26,890.00
Consultants dredging permits	\$ 24,375.00
Insurance	\$ 38,938.00
Lien Processing	\$ 3,028.00
Payroll	\$ 66,206.00
Payroll Taxes	\$ 24,452.00
Printing	\$ 10,272.00
Property and Income Tax	\$ 4,922.00
Reservation	\$ 59,879.00
Utilities	\$ 2,502.00
Miscellaneous expenses	\$9,928.00
Total	\$282,392.00

The inner bulkhead will need permits from the various agencies, new electrical and water run to the new bulkhead and the actual replacement of the bulkhead (approximately 600 feet in length).

The North Face bulkhead will need permits from the various agencies and a new bulkhead.

The boat ramp will just need replacement but can only be done after the inner bulkhead is replaced.

Below, I have outlined CBPOA annual income and expenses for the year.

As of May 31, 2017 CBPOA Balance sheet shows \$568,581 but it does not reflect the expenses for 2017 which should be about \$ 282,392 which would make the Balance \$286,189 at the end of 2017. This work needs to be done so that our Marina will be able to support the annual expenses incurred at the reservation. The Maintenance fees alone do not support the reservation and it is the additional income from the marina that enables us to maintain the reservation as you see it today.

Over the years the expenditures have increased:

1. We now have Security guards at the entrance every weekend during the summer to ensure that only members enjoy the beach and picnic area.
2. We employ a handyman 20 hours a week to maintain the reservation during the summer.
3. We employ a caretaker in the winter to ensure that the marina is protected from damage due to the cold weather (mainly the bubble system).
4. We employ 7 Lifeguards during the summer to ensure the safety of those using the beach.

The dredging of the Channel has become more expensive every year due to the amount of detail that the New York DEC and the Trustees of East Hampton require before issuing permits to dredge.

This year the channel dredging ruin the beach sand on the western side of our beach and we had to purchase sand so that the beach can be enjoyed by the residents this Summer.

Each year there is approximately \$40,000 that is saved from the dues and marina fees that is put aside for capital improvements and for unforeseen events. This annual savings will need to be increased so that CBPOA can undergo these projects. I feel that with the increase we will be able to add an additional \$80,000 to our capital improvement funds.

As you can see CBPOA does not have sufficient capital to complete the needed projects. Therefore, the Board of Directors has decided upon two approaches to raise that capital:

First, the Board asks the membership to approve an increase in CBPOA Annual Membership dues to \$300.00, an increase of \$100.00.

Second, the Board will seek a bank credit line to cover the bulkhead repairs as they occur. The maintenance increase is designed to help pay off the credit line.

Given these facts, we trust that you will agree with and approve this plan.

FROM the DOCK MASTER

Thus far, 66 members and 27 sponsored applicants have requested slips at the marina for the 2017 season. In addition, 34 applications were received for kayak space with many of the applicants requesting two spaces. Member boaters so far this year is 11 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.

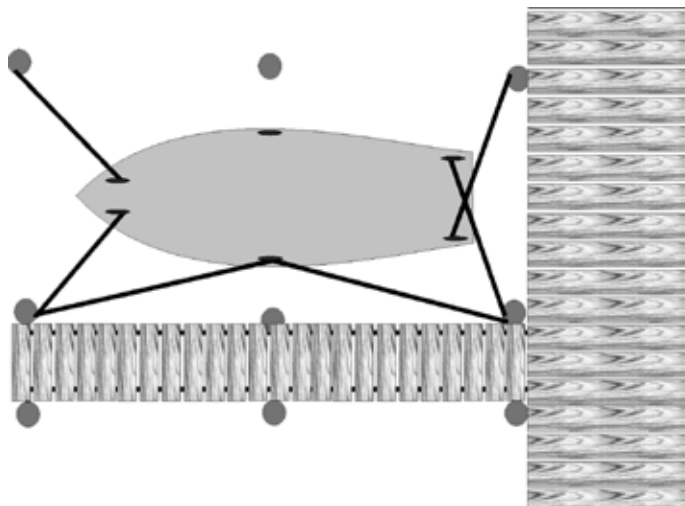
Since our marina has a limited number of slips available for boats of certain sizes we did not have any applicants with boats larger than 31 feet although there were phone inquiries about accommodating larger boats. Most boat owners whose boat is 23 feet with an 8.5 foot beam will not have a slip on the extended floating dock because the distance between the dock fingers are only 16 feet.

Our marina bulkhead has seriously degraded and needs replacement soon. In addition, dredging was performed in January. This is the only time frame allowed by the different jurisdictions. So far, we are reasonably lucky that the northeaster storms have not created new shoaling problems. 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.



FROM the DOCK MASTER

(continued)

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 additional kayak racks available, but most are the upper racks. 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 84. **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 20, 2017.

BOAT/KAYAK APPLICATION 2017 FORMS



The 2017 Boating/kayak season applications on the CBPOA.net website is interactive so that necessary information can be directly keyed in on your computer. Emergency Contact data as well as Kayak Forms may also be process 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, Dockmaster

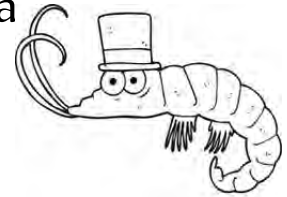
COOKING LONG ISLAND BOUNTY

By Phyllis Italiano

What a year! We went from a mild winter to a wet soggy spring with rain that never seemed to let up and next to a heat wave as I write this. Never have I seen the bay waters so cold this late as we approach the summer. Let's hope we have turned the corner and a beautiful summer is upon us. The dishes presented here are meant to be end of a day at the beach meals...we hope.

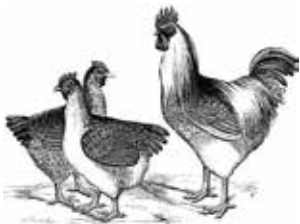
Garlic Seared Shrimp with Smoked Paprika

- 1 ¼ lbs of shrimp peeled & deveined-patted dry (frozen works fine),
- 4 tsp. of olive oil, divided 6 cloves of garlic finely chopped,
- 1 Tbsp chopped fresh parsley & cilantro with some for garnish,
- 1 ½ tbs sweet smoked paprika, ½ tsp lemon juice



Heat a large heavy skillet until very hot. Lightly coat pan with 1 tps. of oil. Heat until lightly smoking, add shrimp. Cook until golden and orange about 10 seconds. Turn lightly. You may have to cook the shrimp in two steps if the pan cannot service all the shrimp. Transfer the partially cooked shrimp to a plate. Reduce the heat on the pan to medium high, then add the rest of the olive oil and gently cook the garlic until golden, about two minutes. Stir in paprika & quickly add shrimp reducing heat slightly & cook shrimp until pink. Stir in parsley, cilantro, and lemon juice. Serve shrimp with pan sauce heaped on top.

Though the recipe sounds a bit complicated (which is not my style) just read it carefully before cooking. It is well worth it. If you have cooked some brown rice, quinoa, or a thin pasta you can plate the shrimp with the sauce on top of the carb for a complete meal with a great salad.



Chicken Thighs with Peppers

- 6 chicken thighs with skin,
- 1 jar of Victoria peppers, a lemon with extra juice, and
- 2 tbs. of olive oil

Rinse thighs under running water and pat dry. Cover the bottom of a baking dish with olive oil. Place thighs skin side down. Empty the contents of a jar of Victoria's all natural fried peppers with onions into the baking dish around and on thighs. Thinly slice at least one lemon placing slices on the thighs. Bake in a 350 degree oven until just about done - about 40 minutes, then turn the thighs over and let the skin brown. Depending on your oven this should take 5 minutes or so.

This dish takes less than 5 minutes to put together. While it cooks the family can shower and set the table for dinner. The dinner needs only a salad and perhaps some corn, which will soon be available, we hope. The jar of the Victoria's Fried Peppers is one of the few items I use that is not organic, but it is so good I close my eyes when I pour the contents onto the chicken.

Any comments: phyllisiitalianom@msn.com.

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 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.

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.

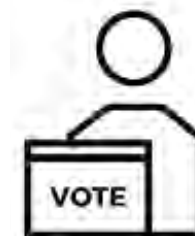


JAMES CARFORO

My family and I have been residents of Clearwater Beach for 29 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 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.



STUART CLOSE



I have been a homeowner in Clearwater Beach since 1983. After nearly 50 years of teaching high school chemistry in both public and private schools in Westchester County, I retired in 2015 and have become a full time resident

I am a member of the National Science Teachers Association and American Chemical Society. I served as a faculty member for the CIBA (a specialty chemical company) High School Chemistry Summer Institute.

My knowledge of chemistry, my teaching experience and my ability to work as a community leader has been enhanced during my tenure in public education where I was a representative and officer for the local Teacher's Union and sailing director for a prominent Western Long Island Sound Yacht Club for twenty-five years.

STUART CLOSE (CONTINUED)

I developed an understanding of permits, town approvals and land development during my 3 years as the Science Project Manager for a Land Development Firm in Northwest Connecticut.

I am currently a member of the Board of Directors of the East End Classic Boat Society. Presently, I am leading a joint effort between the EECBS and the East Hampton YMCA to develop a youth boat building program.

I have recently been appointed as an advisor to the CBPOA and look forward to preserving the Clearwater Beach Community for boaters, bathers and naturalists alike.



LEN CZAJKA

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



EDITH HOLMER

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

I worked in the Insurance industry for 35 years serving as a business development analyst and Vice President of Information Technology. I was on the Executive Board of the East Hampton Power Squadron for 11 years.

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 25 years.
- Retired Asst. Principal, New York City Schools 32 years.
- CBPOA Board of Directors 25 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 on the Maintenance committee



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

NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with **ARTICLE IV, SECTION 1** of the CBPOA By-laws, the Thirty-Fourth Annual Meeting of Members will be held on Saturday, July 29, 2017 at 10:00AM in the Library 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 voting on one resolution to amend the by-laws.**
- 3. The transaction of other business that may properly come before the meeting.**

With respect to Items 1 and 2, 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 22nd CANNOT BE COUNTED.**

In accordance with **ARTICLE II, SECTION 2** of the by-laws, 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 29, 2017.

USE THE ENCLOSED POSTCARD PROXY TO CAST YOUR VOTE(s). The proxies named on the card 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 Leonard Czajka, Edith Holmer, George Lombardi, Daniel Aharoni and James Carforo. Stuart Close will be running as a first-time director.

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 2017 Annual Meeting, providing the nomination is made in writing, addressed to the Secretary, and received prior to June 29, 2017.

PROXY STATEMENT 2: A resolution for the increase of the annual maintenance fee to \$300.00 commencing on January 1, 2018. Detailed explanation to be found in this newsletter. This resolution is unanimously recommended by the CBPOA Board of Directors.

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

YOUR PROXY BALLOT IS ENCLOSED





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Christine Vilar

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631-604-2266



Clearwater Beach Property Owners Association, Inc.

PO Box 666

East Hampton, NY

cbpoa.net@gmail.com



On May 28, Crystal Possehl-Oakes led 40 people on a Clearwater beach nature exploration. It was enjoyed by all young and old. Did you know mugwort, a common weed we have on our reservation, was brought here by the early German settlers for medicinal use, to repel bugs and to flavor their Christmas goose.

Come, learn, have fun !

The fee for walks and talks is \$10 for adults and \$5 for accompanying children.

Reserve by sending a check to:
CBPOA, Inc. P.O. Box 666, East Hampton, New York 11937
or pay at the shed before the walks.

**We encourage bringing your children for these beach explorations;
they tend to learn more than the rest of us.**

CBPOA SETBACKS!

Clearwater Beach Property Owners Association, Inc. Covenants and Restrictions

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

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 750 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 30 feet on the other street frontage.

A reminder: sheds, studios and garages are all considered BUILDINGS. As swimming pools were not considered when our covenants were written, the setbacks for pools, decking and equipment will be that of the East Hampton Town Code.

- Be advised that the minimum setbacks as stated in Covenant #3 are deemed to run from the road or street property line as identified on your survey and that is on file with the Town of East Hampton Tax Department.
- To avoid any actions that might be taken against you and/or your property, you must conform to all Covenants.

CBPOA SETBACKS! *(continued)*

WHEN FILING YOUR BUILDING APPLICATION WITH THE EAST HAMPTON BUILDING DEPT., YOU MUST ALSO SUBMIT A COPY OF THE APPLICATION ALONG WITH YOUR BUILDING SURVEY TO:

**CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION, INC.
P.O. BOX 666, EAST HAMPTON, NEW YORK 11937**

Your submission will be reviewed by the CBPOA Board in a timely manner and you will receive a letter of acceptance or a written explanation of any non-conformance with CBPOA covenants. Then make the necessary changes and re-submit.

You need to post your building permit before any lot clearing. If you see a lot being cleared without posted permit you can inquire at the East Hampton Building Department or Code Enforcement.

Judy Freeman, Architect
Planning & Building Advisor to CBPOA

From Birding Expert Joe Giunta,

It was a remarkable early evening of birding at Clearwater Beach Park. Our group saw 27 species including Great Egrets, Double Crested Cormorants and Piping Plovers, 3 adults, 4 chicks. Also present for us to enjoy were the good number of Least Terns. As for land birds we had good looks at a singing adult male Yellow Warbler. We were able to put the bird in the scope so we good get great looks. A Cedar Waxwing flew over and handed in a bare tree, again we were able to put the bird in the scope. Two Baltimore Orioles were present but we had to settle for just flying views as the birds did not perch. Song was provided by a good number of House Finches, American Robins as well as a few Song Sparrows. The whole time we were there a Mockingbird keep singing. At one point the Mockingbird imitated an Eastern Phoebe. At the gazebo we saw nesting Barn Swallows and in a close by nest box we picked up Tree Swallows. One member of our group also spotted the Tree Swallows coming in and out of the flag pole.

Members of the Clearwater Beach Association should be very proud of the great birding location they have on their property.



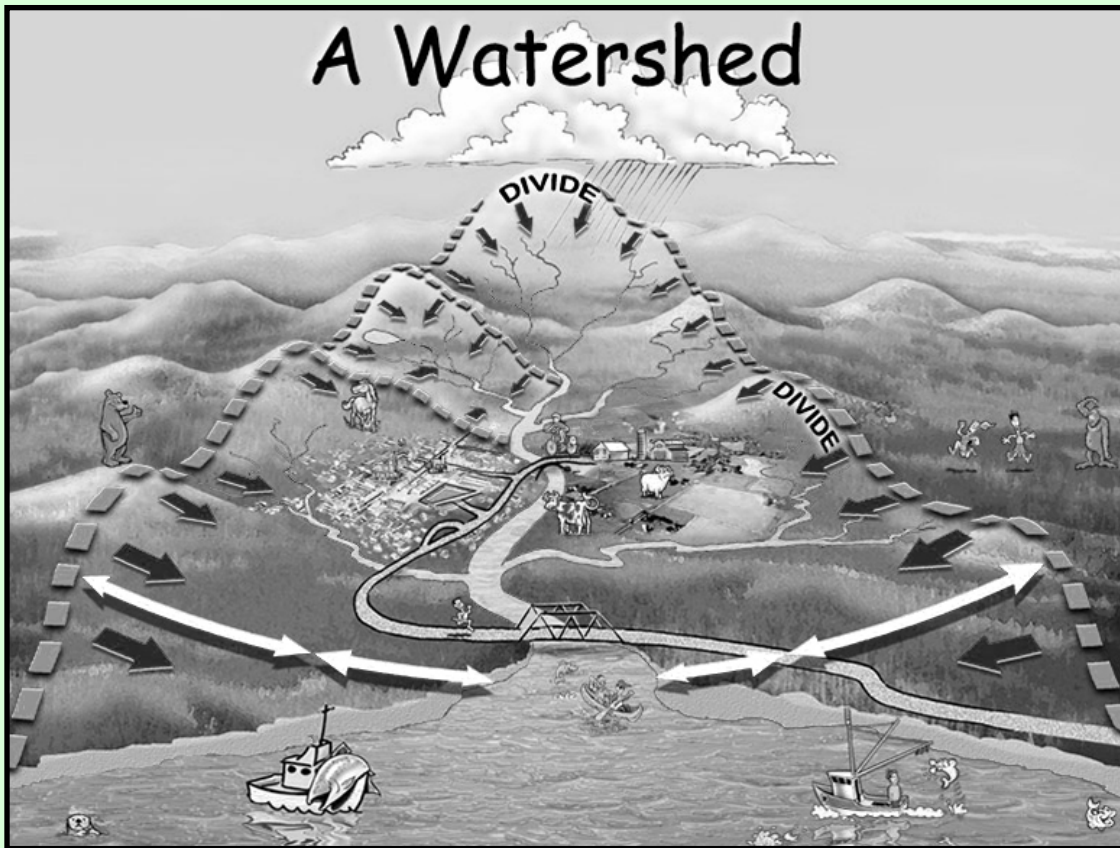
A report of the evening's birding was submitted to Cornell University's eBird.org website.

If you would like a copy of the report please
email me at jgiunta746@aol.com

\$500 **HOMEOWNER REWARDS PROGRAM !**

Rain Gardens, Native Plantings, Rain Barrels

Mitigating storm water runoff into our bays can help improve water quality, reduce nutrient pollution, and help restore our natural resources. Virtually everything that enters a storm water drain in the Peconic Estuary watershed empties directly into the bays- including excess fertilizer and pesticides from our yards.



The Peconic Estuary Program is providing a unique opportunity if you live within the Peconic Estuary watershed area. (WE DO!) There are financial rewards for homeowners who remove turf and pavement, and then add native plants, rain gardens, or rain barrels to their properties. Rain barrels offer an opportunity to catch rainwater for reuse in gardens rather than running down paved surfaces and into storm drains.

**Call 631-727-7850 ex337 or email
rewards@peconicestuary.org**

Land use is directly tied to your health
and the health of our bays!

PROUDLY REPRESENTING PROPERTIES IN THE
BEACH & MARINA COMMUNITIES OF EAST HAMPTON

KAREN BENVENUTO

LICENSED AS KAREN A. BENVENUTO
LICENSED ASSOCIATE REAL ESTATE BROKER
KBENVENUTO@BHSHAMPTONS.COM
DIRECT: 631.903.6107

HUCK ESPOSITO

LICENSED AS STANLEY J. ESPOSITO
LICENSED ASSOCIATE REAL ESTATE BROKER
SEPOSITO@BHSHAMPTONS.COM
DIRECT: 631.267.7122

CALL FOR A CURRENT MARKET EVALUATION

BROWN HARRIS STEVENS Established 1873

CHRISTIE'S
INTERNATIONAL REAL ESTATE

All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. All rights to content, photographs and graphics reserved to broker. Equal Housing Opportunity Broker. Brown Harris Stevens of the Hamptons, LLC. 27 Main Street East Hampton, NY 11937 • 631.324.6400

Looking For Property

My family and I are looking to buy property in the Clearwater area west of Kings Point Rd., as far south as Pembroke Dr., and on the stretch of Water Hole Rd. between Fenmarsh Rd. and Hog Creek Ln.

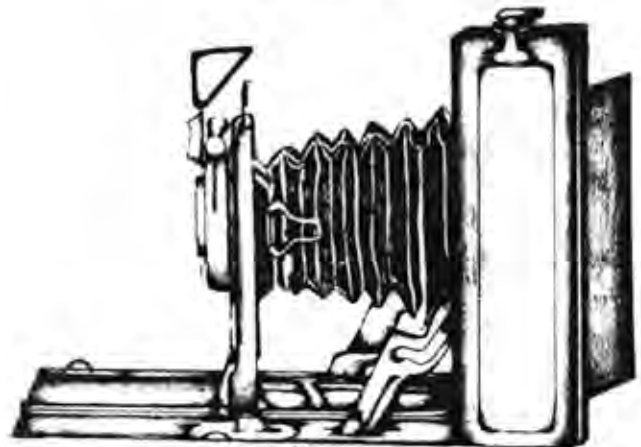
We would be willing to pay something within reason to where these recent land sales have occurred:

165 Water Hole Rd.	0.46 acres	\$288,500
164 Pembroke Dr.	0.43 acres	\$285,000
11 Bon Pinck Way	0.46 acres	\$275,500
12 Homestead Ln.	0.45 acres	\$285,000
145 Tyrone Dr.	0.55 acres	\$315,000

Charles
(646)-306-0786

East End Photographers Group

(est. 1988)



eastendphotogroup.org

information: (631) 324-9612

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

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

Nature of Event

Date of Event

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

Names of all signers

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

Name _____
Print all names of signers

Responsible official of organization
With authority to sign.

Signature _____

Date _____

(STATE OF NEW YORK)
(COUNTY OF SUFFOLK)

Today _____ appeared before me _____
Date _____ Names of Signers

Notary Public

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

Certificate of Insurance and Hold Harmless enclosed? Yes__ No__

Eesti Jaht Service

Sailboat Rigging

Repairs+Maintenance+Replacement+Mast Stepping

Sailing Lessons

Private+Family+Cruiser+Racing+Dinghy

Electronics

Installation+Replacement+Repairs

General Repairs

Fiberglass+Wood+No Engine Repairs

631-329-1088 eestijaht@aol.com



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SunCountryLndscp@aol.com

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- Seeded and Sodded installations

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- Plantings
- Pruning & removal
- Bucket Truck Service

CLEAN UPS

- Spring
- Fall

Clearwater Beach Property Owners Association, Inc.

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

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

Guidelines for Reserving Area

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

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

Signature: _____ Date: _____

Name: (Print) _____ Phone: _____

Address: _____

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

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

Clearwater Beach Property Owners Association, Inc.

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

CBPOA ANNUAL



HAMBURGERS, HOTDOGS AND SALADS!

MR. SOFTY WILL BE WITH US AGAIN!

THE KARAOKE MAN!!!!

Join your neighbors for
an afternoon of FUN!!!



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.

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 LTR	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 - 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 AUTO ONLY: EA ACC \$ 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"/> OTH-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	Null Liability

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

1995 Tiara Open 3100 "Will's Folly" Null 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 <i>Melody Geriak</i>
-------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

ACORD 26 (2009/01)

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(631) 276-6362 (cell)

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Boat Haul, Store & Repair

Glenn Bennett, Owner

40 School Street
East Hampton, New Yor. 11937

(631) 324-4772 Day

Dear Advertiser:

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

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

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

Please fill out and send with payment to.

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

Send finished pdf file to: ggiliberti1@optonline.net

Advertiser's name/company _____

_____page ad. . . Payment_____.

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

Sign_____

Address_____ Telephone#_____

Email: _____



House Watching Services Monthly or by the season

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631-329-0198

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Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New Yor. 11937

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Bridgehampton, NY

11932