

# CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



SPRING 2018

## President's Message

**2018**  
**Dates to Remember:**

**Summer Beach  
Party July 7**

**By-Law  
Amendments  
Within . . .**

**CANDIDATE  
BIOS  
WITHIN**



**PROXY  
BALLOT  
CARDS ENCLOSED**

**SUMMER  
BEACH PARTY  
2018**

**DEER  
AND DOG  
RULES**

Hi Everyone,

This community deserves a standing ovation! Myself, and the CPBOA Board recognize you as an extraordinarily cooperative, supportive and patient community. Your understanding of the scope of work involved in the bulkhead replacement project is greatly appreciated.

Despite the permitting and weather setbacks our marina renovations are moving along. The Board is continually evaluating the progress and reviewing the quality of the work. We are very satisfied with the current outcome. Our renovation plans also include bringing extra electrical power into the reservation along with an upgraded IceEater system, which prevents winter freeze-ups. If you would like a tour of the construction project please call me (Jim Carforo) at 914-260-6840.

While enjoying a stroll in the Clearwater Beach community I am always impressed by the open space and the canopy of trees that shade our roadways. Our open spaces have been created through the Community Preservation Fund that has purchased 26 lots. Maintaining this semi-rural feeling within Clearwater is very important. Leaving healthy trees on our properties and revegetating when trees are removed will maintain and enhance our natural beauty. In addition, outdoor housekeeping has improved greatly. If a neighbor requires some assistance with this issue please offer to help them or call a Board Member who may recommend a contractor who can provide some service. I have heard many of you comment that when a front yard is maintained it brings a positive feel to the neighborhood.

Earlier this spring Clearwater Beach and Lion Head Association attended a meeting on shellfish restoration. Funding for this initiative comes from New York State with the purpose of increasing the shellfish population in our waters and thereby improving water quality. Clam floats are placed in a marina and checked on a weekly basis by tech people from Cornell Cooperative Extension. At this time Lion Head will probably place floats in their marina. We will consider this initiative next spring when our bulkhead construction is complete.



PRESIDENT/DIRECTOR  
JAMES CARFORO  
914-260-6840

CO VICE PRESIDENT/DIRECTOR  
DANIEL AHARONI  
917-327-7070

CO VICE PRESIDENT/DIRECTOR  
GERRY GILBERTI  
631-324-9612

TREASURER/DIRECTOR  
EDITH HOLMER  
631-324-5364

DOCKMASTER/DIRECTOR  
KEN NEARY  
516-318-3367

ASS'T DOCKMASTER &  
DREDGING/DIRECTOR  
BRUCE HOEK  
631-324-0810

MAINTENANCE/DIRECTOR  
GEORGE LOMBARDI  
631-324-5998

COMMUNICATIONS/DIRECTOR  
KEN NEARY  
516-318-3367

CODE COMPLIANCE  
& ENFORCEMENT/DIRECTOR  
LEONARD CZJAKA  
631-324-0418

ASSISTANT DOCKMASTER  
STUART CLOSE  
631-324-8954

SECRETARY  
GARY GRILLE  
631-907-9032

LIFEGUARDS & BEACH  
DANIEL AHARONI  
917-327-7070

LEGAL AFFAIRS, BY LAWS  
& MEMBERSHIP  
DANIEL AHARONI  
917-327-7070

MAINTENANCE,  
SECURITY GUARDS & LIENS  
JAMES CARFORO  
914-260-6840

RESIDENT USE OF RESERVATION  
GARY GRILLE  
631-907-9032

GATE CARD ACTIVATION  
GARY GRILLE  
631-907-9032

ASSISTANT TREASURER  
GARY GRILLE  
631-907-9032

NEWSLETTER EDITOR  
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GOOD WILL, WELFARE  
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MARIAN DIANGE  
631-324-4090

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CODE ADVISOR  
JUDY FREEMAN  
917-526-0026

ASSISTANT TREASURER  
PAULA MIANO  
631-324-1453

RESERVATION HANDYMAN  
CHARLIE ANDERLE  
631-324-3897

DIRECTOR  
WILL HOLMER  
631-324-5364

& GATE OPERATION  
RESERVATION LANDSCAPING  
STUART THOMAS LANDSCAPING  
516-818-2724

This summer we are excited to continue our educational programs. Please watch out for mailchimp notification for these events. Early this spring we had the pleasure of hosting Edwina Von Gal who provided us with alternatives for managing our lawns and landscapes without the use of toxic synthetic pesticides and fertilizers.

Our Annual Meeting will be held on July 28 at Springs Elementary School. At 10 am All are invited and encouraged to attend. Please share your comments and ask questions. Your suggestions are greatly appreciated and welcomed by the Board. These remarks are guides for the Board to discuss and evaluate. Together we improve our community and make it grow.

Enjoy the beach, watch the best sunsets in East Hampton, and enjoy all the activities that Clearwater Beach offers. Most importantly don't forget to attend the Annual Clearwater Beach BBQ on July 7th! Your houseguests are welcomed to join you!

Have a happy and safe summer!

Jim Carforo, **CBPOA, President**

## Check out the CBPOA WEBSITE!

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



## WELCOME NEW HOMEOWNERS

**Rachel & Luyen Chou**

**Xiao Lin**

**Margaret & Harvey Seifter**

**Ed Davis**

**Brigette Lenihan**

**Larry Lin**

**Stuart Hulke**

**Thomas Hantz**

**Joohee & Gabriel Meister**

**Debby Liebman**

**P. Olivier Sarkozy**

*Before commencement of any new house construction,  
please refer to the CBPOA covenants concerning construction details.*

*from the desk of the*

## EXECUTIVE SECRETARY

### Happy Summer to all!

As of June 5th, we currently have 675 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 7th 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 28, 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**, *Executive Secretary*  
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**



# FROM the DOCK MASTER

As of this writing we have 14 boat slips available at the marina. The breakdown is 6 on the floating dock, 2 on the peninsula, and 6 at the location of the new bulk head. Also the kayak racks are near capacity with 10 spaces available, that's 5 on the smaller rack and 5 on the larger rack nearest the parking lot. 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 boats are 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.

**The bulk head project is moving along, obviously not as fast as everyone would like, but the contractors are working hard and what they have done so far looks great, hopefully by the time this letter gets out to all of you we will start putting boats in along the new bulk head. The electrician is working closely with the contractors and they are putting in the updated electric as well. We appreciate the patience of the boaters along the path of the new bulkhead and I know it's frustrating to have to wait but it's getting done and will be ready soon.**

Renters who decide to give up their slip and notify the Dock Master may get a prorated refund providing another boat can be assigned that slip. If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Assistant Dock Master or myself. This should be done as soon as possible. We ask all boaters to review the Marina Rules and Regulations which they received with the slip assignment.

**MARINE INSURANCE** This season, CBPOA again invoked the insurance requirements for boaters who desired a slip at our marina. Marine liability insurance coverage for each boat at the marina is required. We require an indication of this with a certificate of insurance (COI) indicating this coverage. An indication of Clearwater Beach Property Owners Association as an interested party must be included in the COI. Please note boats 25 ft or longer or boats less than 25 ft, which have permanent installed fuel tanks, must have spillage coverage designated in the COI. Most boaters had no problem meeting the CBPOA requirements and honored our request to only send the COI form and not their entire boat policy. 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 (516-318-3367) or Assistant Dock Master (Bruce Hoek - 324-0810) for boating problems at our marina.





**KAYAK/CANOES** This season again 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 where it can be seen easily. 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, 2018. The 2018 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 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.



**Ken Neary, Dockmaster**



## **The Real “Scoop” on Dogs**

We all love our dogs. Man and Woman’s best friend, right?! When walking your dogs in and around our Clearwater community, please carry “poop” Doggie bags and clean up behind your dog. A little effort in this area will keep our community, our reservation and our beach looking AND smelling great. We also have Doggie bags available on the reservation for your use.

**But remember there are no dogs allowed on the reservation between Memorial Day and Labor Day.**

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### **PROXY BALLOT AND CANDIDATE BIOS THIS ISSUE**

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## **We Have WiFi!**

WiFi has been set up for the reservation. You can now use WiFi with your phone or laptop when on reservation grounds. Look for “CBPOA” in your device’s settings and click on it.

# COOKING LONG ISLAND BOUNTY

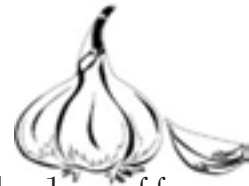
*By Phyllis Italiano*

Though it was a long time coming, the weather has finally warmed up and with it came the first of our own vegetables and herbs popping up in our gardens. Our own gardens aren't the only ones producing. Our familiar farm stands have opened and are providing us with some of the more exotic of Long Island's bounty.

It's also the beginning of beach season, the soup and salad that follow are easy to prepare and have waiting for you upon your return from a day at the beach.

## Spring vegetable Soup with Orzo

6 cups of low sodium broth	2/3 cups of orzo	1 large carrot diced	1 cup of frozen peas
4 scallions sliced	1 & 1/2 cups of asparagus sliced	1/4 cup of chopped fresh dill	
2 Tbsp fresh lemon juice	salt and pepper to taste		

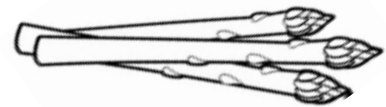


Bring broth to boil in a large pot over high heat. Add carrot and orzo and cook about 7 minutes. Add all other ingredients cook for about three more minutes. Parsley will do if fresh dill is not available. If you are growing any spinach, a bit of baby spinach will add more nutrition. Choosing parsley, instead of dill, allows for the addition of parmesan cheese.

## Italian Chicken Salad

1 & 1/2 cups of arugula	1 cup of chopped tomatoes	about 9 green and black olives sliced
1 & 1/2 cups of cooked chicken	2 Tbsp parmesan cheese	2 Tbsp shredded fresh basil
Olive Oil and Balsamic vinegar		

Combine all ingredients and toss with oil and vinegar.



## Fresh Fish

1 porgy (or any small fish)    1/2 cup white wine    2 Tbsp olive oil    Juice of 1 lemon    Parsley  
Coat a baking dish with olive oil. Place cleaned fish in oil and pour white wine over fish. Cut a few thin slices of lemon and place on the fish with the parsley. Squeeze the rest of the lemon juice on the fish. Cook in 350 degree oven for about 8-10 minutes depending on the size of the fish.



Combine in a Cuisinart about 2 cups of cilantro, one small clove of garlic, enough olive oil to facilitate the ingredients blending and juice of one lemon. Serve with baked fish.

## NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with **ARTICLE IV, SECTION 1** of the CBPOA By-laws, the Thirty-Fifth Annual Meeting of Members will be held on Saturday, July 28, 2018 at 10:00AM in the Library at the Springs School, 48 School St., Springs, New York. All members are invited to attend.

The purpose of the meeting is as follows:

1. The election of four Directors.
2. The voting on four resolutions 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.

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 28, 2018.

**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 three Directors whose 2-year term of office will expire on the day of the Annual Meeting. They are Kenneth Neary, Bruce Hoek and Gerry Giliberti. Paula Miano 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 four vacancies on the board to be filled. Members may vote for ANY four of the above named. Ballots on which the member votes for others **MUST BE VOIDED**.

All members are reminded that any member may nominate another in good standing for election at the 2018 Annual Meeting, providing the nomination is made in writing, addressed to the Secretary, and received prior to June 28, 2018.

**PROXY STATEMENT 2:** The Board proposes four amendments to our By-Laws. The first three are technical changes prompted by a recent revision to the New York laws for associations, which is designed to modernize the methods of sending notices and making decisions via telecommunication.

The fourth amendment updates our vendor competitive bidding protocols from a decades-long maximum of \$2,000 to today's more common \$10,000. And it adds a provision for emergencies where we foresee a major loss if we cannot quickly hire a needed service, such as may occur when we face major storm damage.

### **By Laws Amendment #1:**

Article IV, Meetings, Section 1, currently reads as follows:

“The annual meeting of the members of the Association shall be held every year on the last Saturday of July. Notice of the time and place of holding the annual meeting shall be mailed to each member at his/her address of record at least ten days previous thereto.”

We propose to amend that section to read as follows:

“The annual meeting of the members of the Association shall be held every year on the last Saturday of July. Notice of the time and place of holding the annual meeting shall be mailed to each member at his/her address of record, ***or transmitted via any other method permitted by then applicable law, at least ten days previous thereto.***”

### **By Laws Amendment # 2:**

Article IV. Meetings; Section 9, currently reads as follows:

“Meetings of the Board of Directors must be held in the Town of East Hampton, County of Suffolk, New York.”

We propose to amend that section to read as follows:

“Meetings of the Board of Directors must be held in the Town of East Hampton, County of Suffolk, New York. ***Provided that at least four (4) directors attend in person, other directors may attend remotely via video or audio technology or via such other method permitted by then applicable law.***”

### **By Laws Amendment #3:**

We propose to add a new Section 10 to Article IV, as follows:

***“For matters arising between meetings that require expedient decision, the Board of Directors may discuss and vote upon same remotely via email or other agreed technology, provided that such matter and discussion and vote is announced and ratified at the next Meeting of the Board of Directors.”***

### **By Laws Amendment #4:**

Article VIII, Duties and Powers of the Board of Directors, Section 3, reads as follows:

“....Capital projects estimated to cost more than \$2,000.00 will require two or more competitive bids and the Board of Directors shall approve or disapprove (sic) recommended bid.”

We propose to amend that section to read as follows:

.....”Capital projects estimated to cost more than ***\$10,000 will require two or more competitive bids, and the Board of Directors (not a Committee) shall decide the recommended bid. That \$10,000 figure may rise to \$20,000 but only in urgent situations (i.e. where the time estimated to be spent obtaining competitive bids will cause a substantial financial loss or other material detriment to the Association).***”

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

**YOUR PROXY BALLOT IS ENCLOSED**



## PROXY

I hereby appoint Directors Stuart Close and Ken Neary as proxies to represent me to cast my vote at the July 28, 2018 Annual Meeting of Members of C.B.P.O.A, Inc. and at any adjournment thereof. The proxies shall vote as specified below or where no choice is specified shall vote: YES for the ELECTION OF THE FOUR DIRECTORS NAMED BELOW and YES for the BY-LAWS AMENDMENTS BELOW:

The Directors recommend a vote for the Election of the Four Directors in the proxy statement.

(Yes ) (No )	<u>Bruce Hoek</u>	(Yes ) (No )	Paula Miano
(Yes ) (No )	Ken Neary	(Yes ) (No )	Gerry Giliberti

The Directors recommend "Yes" to these amendments to the By-Laws:

Article IV, Meetings, Section 1	(Yes ) (No )
Article IV, Meetings; Section 9	(Yes ) (No )
Article IV, Meetings, Section 10	(Yes ) (No )
Article VIII, Duties and Powers, Section 3	(Yes ) (No )

(See newsletter for explanations)

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I plan to attend the meeting in person: (Yes) (No)

Print Name\_\_\_\_\_

Signed:\_\_\_\_\_

Date:\_\_\_\_\_ Lot No.\_\_\_\_\_

# CANDIDATE BIOS

## PAULA MIANO

I have been coming out to Clearwater Beach since the 1960's when family purchased here. I am a part time resident of the community, spending more time here since my retirement in 2013. This gave me an opportunity to attend monthly meetings as an observer, and eventually become an advisor to the board, helping out as needed. I have now chosen to step up and become a board member.

I graduated from Iona College with a B.A. in history. I worked at Standard & Poor's (part of McGraw-Hill) for 38 years in customer service, sales support and accounts receivable.



## GERRY GILIBERTI

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



## BRUCE HOEK

Retired New York Firefighter; CBPOA resident for past twenty-four years and a Board Member for twenty years. I have been a painting contracting for the last 25 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.



## 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 36 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 now I have been assigned the task of Dock Master and would like to continue.

# FEEDING THE DEER

Many residents of Clearwater Beach have expressed concern about the ever-growing deer population in the area. In addition to the destruction of expensive landscaping, deer also transport ticks which carry a variety of health threatening conditions for those who come in contact with them. We have received some reports of residents feeding deer in the area. To invite deer to stay in your area by supplying food to them is not only risky, both health and financial wise to you and your neighbors, it is also against NYS Law. I have included the wording of such below. We urge you to refrain from the feeding of white tail deer and adhere to the law.



## DEPARTMENT OF ENVIRONMENTAL CONSERVATION CHAPTER I. FISH AND WILDLIFE. 189.3 Prohibitions.

### FEEDING WILD WHITE-TAILED DEER OR WILD MOOSE IN NEW YORK STATE

**No person shall feed wild white-tailed deer or wild moose at any time in New York State except:**

- (1) under a license or permit issued by the department pursuant to article 11, title 5 of the Environmental Conservation Law for bona fide scientific research, mitigation of wildlife damage or nuisance problems, or wildlife population reduction programs only;
- (2) by planting, cultivating or harvesting of crops directly associated with bona fide agricultural practices, including planted wildlife food plots;
- (3) by distribution of food material for livestock directly associated with bona fide agricultural practices;
- (4) by distribution of food material for legally possessed captive animals of the Genus Cervus or the Genus Odocoileus or the Genus Alces; or
- (5) by cutting of trees or brush.

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# HP HAMILTON PROPERTY SERVICES

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Lawn Care - Driveway Maintenance  
Snowplowing - Care Taking - Rubbish Removal  
Tractor work - and More

Local & Reliable

**631.278.6422**

## GET WITH THE TIMES; create a PRFCT (toxin-free) PLACE!

This past June, we were so fortunate to have Edwina van Gal come to Clearwater Beach and give a presentation on “PRFCT” (toxin-free) lawn and landscape practices. NO CHEMICALS! Here are few highlights from that talk.

Do not think of your lawn as “wall to wall carpeting” or as a filler for your property? **BE CONSERVATIVE WHEN PLANNING YOUR GRASSY AREAS.** Clearwater Beach is a **PLANNED RURAL COMMUNITY**; we are not a grid of uniform lots. The short uniform military cut (for grass that is) is a suburban look from the 1950's and this does not produce a healthy lawn. A more contemporary grassy style is more casual and lush with native plantings.



### **PRFCT PRACTICES from Edwina's Yard Handbook:**

- Do not mow short; this allows for more sun and heat stimulates weed seeds and dries out the soil. Grasses hate hot heat! Mow high -4 inches- and often with SHARP blades.
- Established trees and shrubs (2 years) generally do not need watering - unless a drought.
- Frequent watering soil promotes weak surface roots and fungus. Do not water more than once a week and water for longer periods of time. Roots like deep cool moisture.

*If you missed this; try to hear Edwina do her talk in July.*

## LET'S FORM A TREE PRESERVATION COMMITTEE

Over the years, many of you have been concerned about the indiscriminate removal (STRIP CLEARING) of trees and other native vegetation from private property under the guise of clearing for new home construction. (insert picture of tree below)

Trees offer many benefits to our community. They increase property values, improve air quality, filter ground water, protect against ground erosion, and help to lower energy costs by reducing the need for summer air conditioning.

### **Here are a few ways we might begin to control land clearing:**

1. Inform and educate ourselves as to existing clearing regulations.
2. Can these regulations be improved to benefit the community and environment.
3. Can the Town of East Hampton better enforce existing clearing regulations and eliminate the clearing of road easement by homeowners.



# **CBPOA ANNUAL BEACH PARTY**



## **SATURDAY, JULY 7**

**HAMBURGERS, HOTDOGS AND SALADS!**

**MR. SOFTY WILL BE WITH US AGAIN!**

**THE KARAOKE MAN!!!!**

**JOIN YOUR CBPOA NEIGHBORS FOR**

**AN AFTERNOON OF FUN!!!**



# **CASH BUYER LOOKING FOR LAND**

**I'm a direct buyer looking to purchase  
an approximately half acre lot in the  
Clearwater area.**

**I'm willing to offer \$300,000 cash and I'll  
cover all closing costs (including the  
cost of subdividing a larger lot).**

**If you're looking to sell a plot of land in  
the Clearwater area without any hassles,  
please call or email me.**

**Charles  
(646) 306-0786  
[charlesy@munimark.com](mailto:charlesy@munimark.com)**

**Thank you.**



# BRINGING BUYERS & SELLERS TOGETHER

ANDREA J. MAMMANO

*Licensed Associate Real Estate Broker*

631.680.4461 (c)

AMammano@TownAndCountryHamptons.com

**TOWN &  
COUNTRY**  
REAL ESTATE



TownAndCountryHamptons.com

## FOR SALE BY OWNER

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

**Private Beach. . . . Private Marina**  
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(each told in 7 minutes or less).

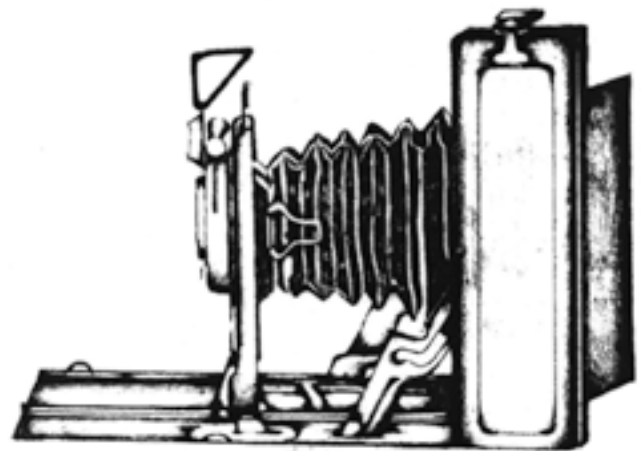
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**RELEASE T. ALL CLAIMS  
AND  
AGREEMENT TO INDEMNIFY AND HOLD HARMLESS**

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\_\_

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- ✦ 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



**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.

\*Please send building plans to Gary Grille for review.



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.



# TOWN OF EAST HAMPTON

## ORDINANCE ENFORCEMENT DEPARTMENT

PUBLIC SAFETY DIVISION

300 Paritago 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 _____

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01/05/2010

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INSURED Wilbert J &amp; 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. INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
	<b>GENERAL LIABILITY</b> <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. <input type="checkbox"/> LOC				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (If a occurrence) \$ MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPROP AGG \$
	<b>AUTOMOBILE LIABILITY</b> <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) \$
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
	<b>EXCESS / UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	<b>Watercraft</b>	Policy Number	10/26/2009	10/26/2010	<b>Hull Liability</b>

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

Clearwater Beach Properties Owners Assoc.  
P.O. Box 666  
East Hampton, NY 11937

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Melody Geriak

ACORD 26 (2009/01)

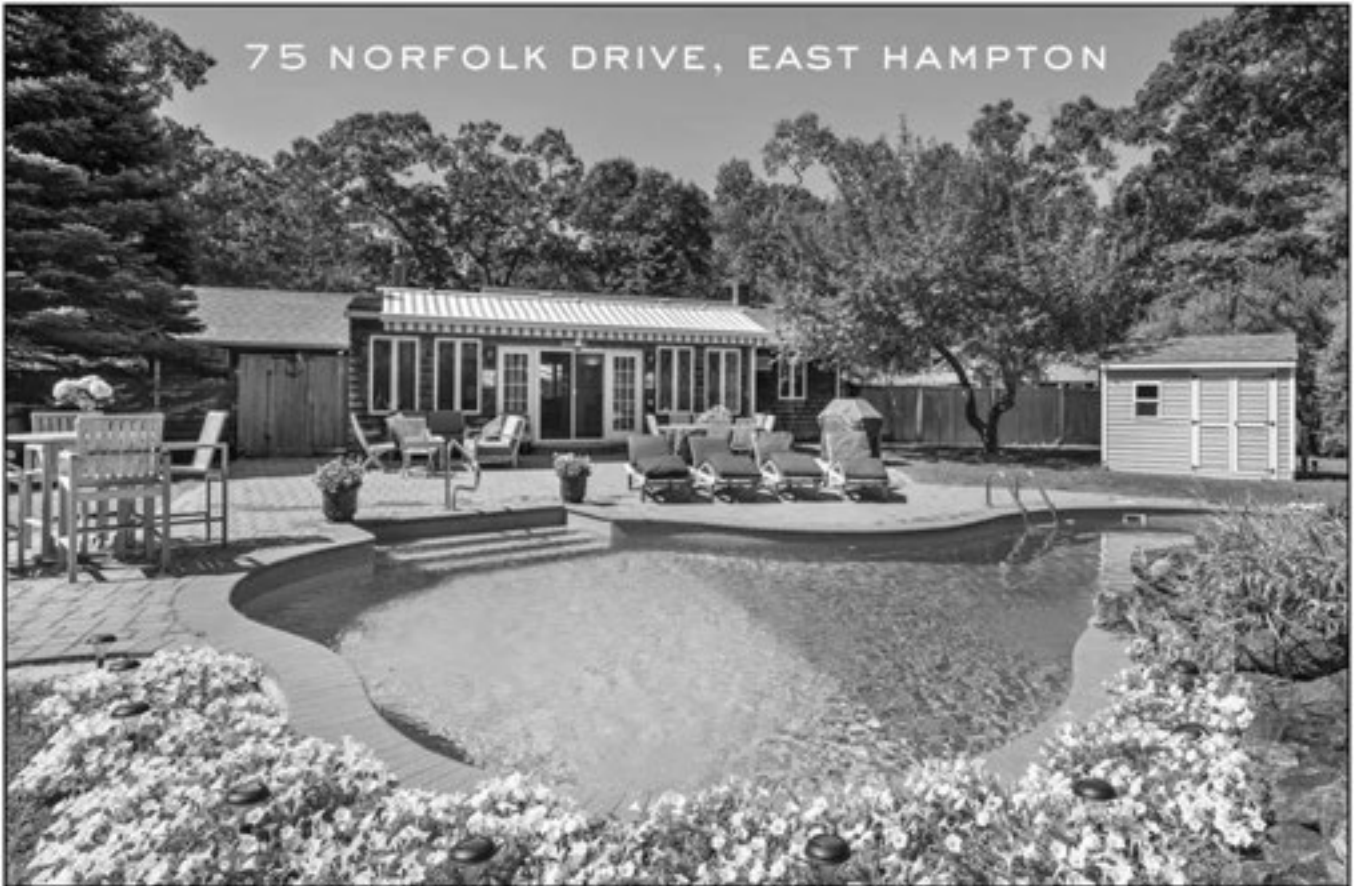
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*Glenn Bennett, Owner*

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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: \_\_\_\_\_



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