



SUMMER 2019

President's Message

New Gate Cards and Gate Card Reader



CBPOA BBQ Saturday July 20

Annual Meeting Saturday July 27 10am



Candidate Bios

Property Setbacks

In Memoriam

The 2019 season is off to a great start after a glorious Memorial Day weekend!

I would like to thank the East Hampton Town Board for their acquisition and preservation of three more lots in the Clearwater neighborhood. This purchase brings the total number of Community Preservation Fund (CPF) lots to 29. Two of the lots are located on Underwood and one on Waterhole.

Also the East Hampton Natural Resource Department provided our community with an excellent lecture on the Piping Plover led by Samantha Klein. Ms. Klein's presentation was so enlightening and exciting that two of our own Clearwater community members have volunteered to monitor Piping Plover nesting sites. Ms. Klein held the lecture on our beach under sunny skies and gentle breezes. It was an inspiring moment to observe the Piping Plover thriving on our beach. Education, not just regulations, helps to effect change.

As you may have noticed in early May the parking lot of the reservation was filled with tractor-trailers and numerous cars. Our parking lot was rented out as a base camp for the SHOWTIME series "The Affair." The revenue generated from this event will be put towards paying down the loan and completing the final tasks of our renovation. This unexpected income will benefit the entire community.

For the safety of our community members please acknowledge and cooperate with the NO Swimming and No Diving signs near and along the inlet to Hog Creek. Parents, please relay these concerns to your children. Also, remember never to swim in a boat basin or inlet to a marina. The danger increase exponentially when you leave a protected swim area. Lastly, please always encourage your children to jump off the raft in view of the lifeguards. Diving and jumping off the back of the raft puts you out of sight of the lifeguards.



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

MAINTENANCE/DIRECTOR
GEORGE LOMBARDI
631-324-5998

COMMUNICATIONS/DIRECTOR
KEN NEARY
516-318-3367

CODE COMPLIANCE
& ENFORCEMENT/DIRECTOR
LEONARD CZAJKA
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
GERRY GILBERTI
631-324-9612

GOOD WILL, WELFARE
& HISTORICAL ADVISOR
MARIAN DIANGE
631-324-4090

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

ASSISTANT TREASURER
PAULA MIANO
631-324-1453

RESERVATION HANDYMAN
CHARLIE ANDERLE
631-324-3897

ADVISOR
STEPHEN SOBEL
631-604-2511

DIRECTOR
WILL HOLMER
631-324-5364

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

Please mark your calendar with the upcoming events at the reservation. Also check your email for any reminders and updates.

- Toy Sailboat Making - **Saturday July 13th** 9-11am, Rain or Shine, Children 6-9 years. Sign up by June 30. Call Gary Grille 631 907-9032
- Friday Night S'mores Party! **August 23** at 7pm, Children of All Ages
- Snapper Fishing Contest - **Saturday August 31st**, 9-11am, All ages. Lots of Fun and Prizes Too!

Being President of Clearwater Beach has been quite an enjoyable experience. You may ask why and I would like to share my reasons. The Clearwater Board of Directors, Advisors, Secretary, Treasurer and Historian bring a wealth of knowledge and experiences that help us analyze and resolve almost any problem we face in the community. I also enjoy the tremendous support from the community over the last two years. I feel fortunate to live in a bay community where I can walk to various bodies of water and always be greeted with a smile and a hello from those who I pass. It is well documented that connection with community members has a significant impact on our happiness.

Best regards,
Jim Carforo,
President, CBPOA

Welcome New Homeowners

*Garrett Athenas/C. Kenney
Suzanne & David Sandbank
Nicholas Morena
Bryan Binder
Sameer & Kelly Israni
Andrea Hallett & Dallas Rodgers*

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



**Clearwater Beach Property Owners
Association**
The Springs, East Hampton, New York

HOME FORMS OFFICERS/CONTACTS NEWSLETTERS MINUTES



Check out the CBPOA WEBSITE! www.cbpoa.net

from the desk of the

EXECUTIVE SECRETARY

Happy Summer to all!

As of June 2nd, we currently have 719 paid members in good standing out of a total of 866. 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 20th 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 27, 2019 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. If you are unable to attend the meeting, you may fill out and mail in the proxy card that should be found in this edition of the newsletter.

Please keep in mind that in order for your gate cards to be operable, your dues must be paid in full. As we are already into 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. Another reason your card may be deactivated is if you did not return the postcard that accompanied your new gate cards. As you probably already know, the new gate card reader is a proximity type and you only need to get within a few inches of the little red light on the reader. If you did not receive the new gates cards last November, please contact me using one of the methods listed below.

Please be reminded that the Association will again be using the Security Company we have employed the past couple of years to help police entry into the Reservation and picnic area. 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.

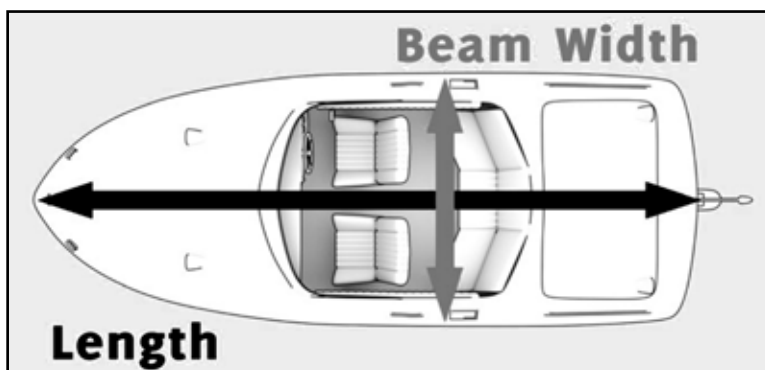
Gary M. Grille
631-907-9032
cbpoa.net@gmail.com



FROM the DOCK MASTER

As of this writing we have 13 boat slips available at the marina. The breakdown is 5 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 18 spaces available. Our contractors are working to finish the fence along the new bulkhead, then we will get some bushes put in, then the blue stone will be put down along the whole driveway to complete the project and get the reservation back to normal.

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, from now on only boats 21 feet or smaller will be considered for the floating dock because the distance between the dock fingers are only 16 feet. Renters who decide to give up their slip and notify the Dockmaster may get a prorated refund providing another boat can be assigned that slip.



Most boat owners whose boat is 23 feet with an 8.5-foot beam will not have a slip on the extended floating dock, from now on only boats 21 feet or smaller will be considered for the floating dock because the distance between the dock fingers are only 16 feet. Renters who decide to give up their slip and notify the Dockmaster may get a prorated refund providing another boat can be assigned that slip.

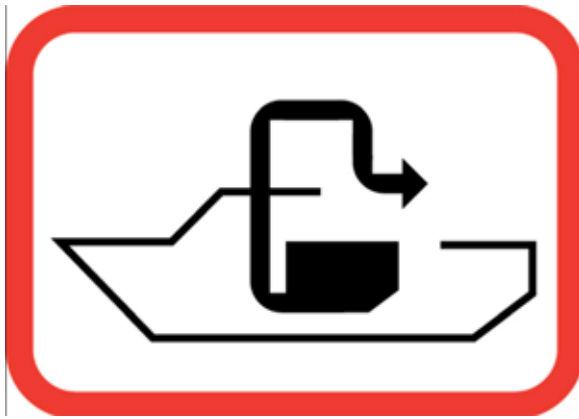
If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Assistant Dock Master or myself. This should be done as soon as possible. We ask all boaters to review the Marina Rules and Regulations which they received with the slip assignment.



MARINE INSURANCE: 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

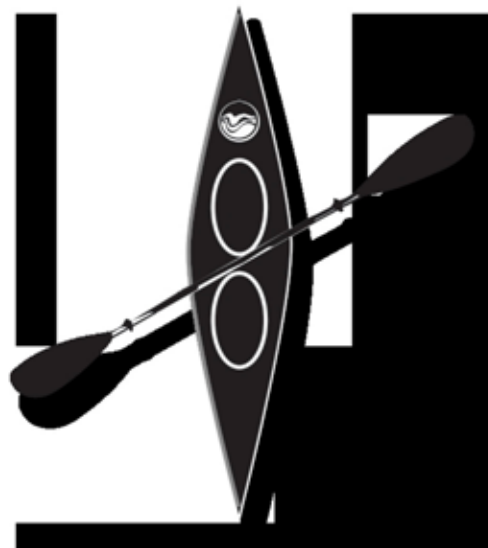


boat owner. CBPOA will pay the marine service for the pump out and in turn will bill the boater. Failure to pay this bill will result in a denial of a slip in the future. The pump out fee will be set by the marine service. To avoid any pump out cost, the boat owner should periodically check the floating condition of their boat particularly after a rain storm. **We cannot stress enough to make sure all lines especially your spring lines are checked at both low and high tides. We had a few instances last season where boats got hung up on the dock during a moon high tide and almost sunk and damaged both the dock and ladder and their boat. Also, it is very im-**

portant if you are on the floater that your anchor or anchor pulpit does not block the walk way - this is very dangerous. If we call you to tell you your boat needs to be checked please do so or at least let somebody know to have it checked. Please call the Dock Master Ken Neary (516-318-3367) or Assistant Dock Master Stu Close (631-324-8954) for boating or Kayak/canoe problems at our marina.



KAYAK/CANOES: This season again the board has issued two stickers to renters with the assigned rack space, year and CBPOA emblem. The stickers must be mounted on the kayak/canoe on front and back 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. The 2019 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. **REMEMBER ALL BOATS AND KAYAKS/CANOES MUST BE REMOVED BY NOVEMBER 15, 2019, and JET SKIS ARE NOT PERMITTED ANYWHERE ON THE RESERVATION.** I hope everyone has a safe and enjoyable boating season; remember we have plenty of water so never get too close to another vessel you never know what could happen. Better safe then sorry.



Ken Neary,
Dockmaster

COOKING LONG ISLAND BOUNTY

By Phyllis Italiano



Now that we live in a Temperate Rain Forest it is certainly affecting my garden. The spinach we planted in the very early spring is now flourishing and, wow, are we loving it! So, we needed to figure out a few recipes to deal with this abundant supply. If you don't have a garden, the local farm stands are featuring this tender young spring crop now.

Basic Cooked Spinach

One Clove of Garlic-crushed 2 Tablespoons of Olive

Put olive oil in a pan and add the clove of garlic. Cook a minute or two until garlic is golden. Add the thoroughly washed spinach, stir, and cover. The spinach will cook down quickly and will be much less than you anticipated, so make sure you have plenty of spinach. Stir the spinach again adding a bit of liquid if necessary. Cover the pot. Depending on the heat from your stove, you might want to remove the pot promptly being careful not to overcook.

Pasta and Spinach

3 cloves of Garlic, minced 4 Tablespoons of Olive Oil Sliced Italian Bread
3 Tablespoons of Butter Grated Cheese Pound of Pasta Spinach

Put up the pot to boil the water for the pasta. Wash and prepare spinach. Boil the water for the pasta. You might want to tear the leaves, although it should be quite tender this time of the year. How much spinach you use will affect this pasta dish. Throw in the pasta and cook. While the pasta is cooking, melt the butter in a black frying pan and toast the bread quickly on both sides. Cube this bread. Lightly sauté the garlic in the olive oil, and gently wilt the spinach. Drain the cooked pasta and immediately add the spinach. Toss with the bread cubes, cheese, and perhaps a quarter of a cup of reserved pasta water. You might want add more olive oil. I prefer penne for this dish. If you have any fresh basil, a few torn leaves added to the dish when you are toasting the bread, adds an authentic touch.

Spinach Salad

Spinach Lettuce Arugula Olive Oil Mustard Mayonnaise
Vinegar Cheese

Wash spinach and remove any long stems. Add some tender lettuce leaves and arugula. Dry leaves by whirring in salad spinner and rip lettuce and spinach to bite size. Although, I have all this growing in our garden, these items are easily purchased at our local farm stands. Place leaves in a serving dish you have lined with olive oil. Toss the dried leaves together. And whatever else you add to this basic salad is up to you. I add tomatoes, some slices of seedless cucumber, pieces of peeled pear (if I have any ripe pear on hand), and the cheese. But it's the dressing that is important, tangy, but not overpowering. I toss the salad with two types of olive oil; one is flavored with lemon and the other with basil, which I keep on hand. To this I add a basic mixture of equal parts of mayo and mustard with a few drops of a hot sauce and rice wine vinegar and mix well. Top salad with Gorgonzola cheese cubes and toss all ingredients. Lovely!



DAVID CONLON



KNOW YOUR OPTIONS

RENTING, BUYING OR
SELLING?

SCHEDULE A HOME
EVALUATION

Dave resides in Springs with his wife and three children, where he is an active member of Clearwater Beach community. He is a member of the Springs School Board and the charitable organization Hoops4Hope. He is parishioner at Most Holy Trinity Roman Catholic Church in East Hampton, and is a volunteer coach for youth basketball and baseball teams.

He specializes in residential real estate in Springs.

Licensed Associate Real Estate Broker

Cell: 631.603.2819 | david.conlon@elliman.com | www.elliman.com

NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with **ARTICLE IV, SECTION 1** of the CBPOA By-laws, the Thirty-six Annual Meeting of Members will be held on Saturday, July 27, 2019 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 six Directors.**
- 2. The transaction of other business that may properly come before the meeting.**

With respect to Item 1, details are contained in the Proxy Statement below.

Enclosed herewith for members in good standing are one or more Proxy ballots. If no Proxy ballot is enclosed, one or more may be obtained upon application to the Secretary with your check in payment of outstanding Maintenance Fee(s). Members are urged, whether or not they plan to attend the meeting in person, to fill in, sign and return the Proxy ballot(s) on the self-addressed card as soon as possible. Please do it now. Your vote is very important.

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 27, 2019.

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: **Dan Aharoni, James Carforo, Leonard Czjaka, George Lombardi, Edith Holmer** and **Stuart Close**.

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 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 2019 Annual Meeting, providing the nomination is made in writing, addressed to the Secretary, and received prior to June 27, 2019.

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

YOUR PROXY BALLOT IS ENCLOSED

Daniel Aharoni

I recently retired after 42 years practicing law, first as an entertainment lawyer and then as visas counsel to foreign and domestic clients involved in the arts and entertainment fields.

I have resided in the same co-op apartment building on Central Park West in Manhattan since 1977. I served on that building's 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 in each decade ever since, holding at various times the positions of Secretary, Vice President and President.

My wife, Laraine, and her family built their vacation home in Clearwater Beach in 1961. I met her in 1973, and we visited regularly until moving into that home, on Pembroke Drive, in 1996.

I was a volunteer Legal Adviser to the CBPOA Board of Directors for two years before being appointed in 2014 to fill a vacancy on the Board. I am now Vice-President for Legal Affairs and Lifeguards Manager.



Leonard Czjaka



- Resident of Clearwater since 1991.
- Retired from CITICORP after 36 years of service.
- Vice-President of Citi Bank New York and Vice-President of Citi Corp. Sales/marketing Division.
- Queens College, Flushing N.Y. 1962-1968
- Served on East Hampton Contractors Review Board and Nature Preserve Committee (3rd Term)
- Past 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.

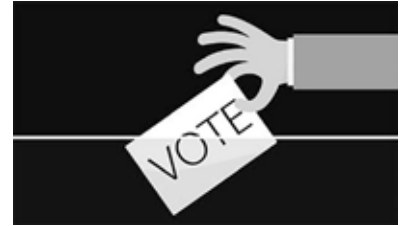
We have enjoyed living in Clearwater Beach, especially the beach and marina at the CBPOA reservation. I worked in the Insurance industry for 35 years serving as a business development analyst and Vice President of Information Technology. I serve as Chair of the Finance Committee in the Condo association of my other residence. I was on the Executive Board of the East Hampton Power Squadron for 11 years.

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

I hope to be reelected and help maintain the reservation for the enjoyment of our members.

George Lombardi

- CBPOA president from Sept. 2008 to Sep 2010.
- CBPOA member for the past 31 years.
- Retired Asst. Principal, New York City Schools 32 years.
- CBPOA Board of Directors 11 years.
- Custom Home Builder in East Hampton 26 years.
- CBPOA maintenance for the past 14 years.
- Parking lot, peninsula, and road resurfacing projects.
- Sun shed rebuilding project.
- Re-roofing of buildings project.
- Currently liaison with Pond View Security, off duty police patrols at Clearwater.



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

James Carforo

My family and I have been residents of Clearwater Beach for 31 years. I retired as a special education teacher after completing 35 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 currently reside in Bronxville, NY. Before this move I resided in Scarsdale for 30 years where I served as a member of the School Board Nominating Committee and was active in the Scarsdale Neighborhood Association. I am now the President of the CBPOA Board and I am honored to serve the Clearwater Beach Community. I am committed to enhancing the beauty of our community in an environmentally responsible manner. The preservation of open space and building community spirit are priorities. The past 6 years of serving on the Clearwater Board have been energizing and rewarding. I am proud to be part of this phenomenal team. With their combined talents and hard work we are now all enjoying an updated marina! I look forward to continuing to work 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 am now a full time resident.

I have been an advisor for and am currently a member of the Board of Directors for Clearwater Beach Property Owners Association and serve as Assistant Dock Master. I am on the Board of Directors for the East End Classic Boat Society. Presently I am leading a joint effort between the EECBS and the East Hampton High School to develop and implement a youth boat building program and with the Amagansett School building model sailing boats.

I served as a faculty member for the CIBA (a specialty chemical company) High School Chemistry Summer institute. During my teaching career, I was an officer for the local Teachers' Union and also sailing director for a prominent Western Long Island Sound Yacht Club for 25 years.

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 look forward to a new term on the Board for the CBPOA where I am committed to preserving the Clearwater Beach Community for boaters, bathers and naturalists alike.

Do you have 2 FRONT YARDS, 2 SIDE YARDS & NO BACKYARD ?

You do if you have a waterfront property in Clearwater Beach.

Clearwater Beach Covenants state our property setbacks as follows; (in parentheses are East Hampton Town Setbacks):

FRONT YARD	- 40 Feet;	(EH Town 20 feet)
REAR YARD	- 20 Feet;	(EH Town 15 feet)
SIDE YARD	- 10 Feet;	(EH Town 15 feet)

For CB corner lots, one front lot line setback (of your choosing) is to be 40 Feet and the other is 30 Feet.

As one must always use the more restrictive code or covenant: please use the Clearwater Beach Front and Rear Yard Setbacks and East Hampton Town Side Yard Setback when planning for building on your lot.

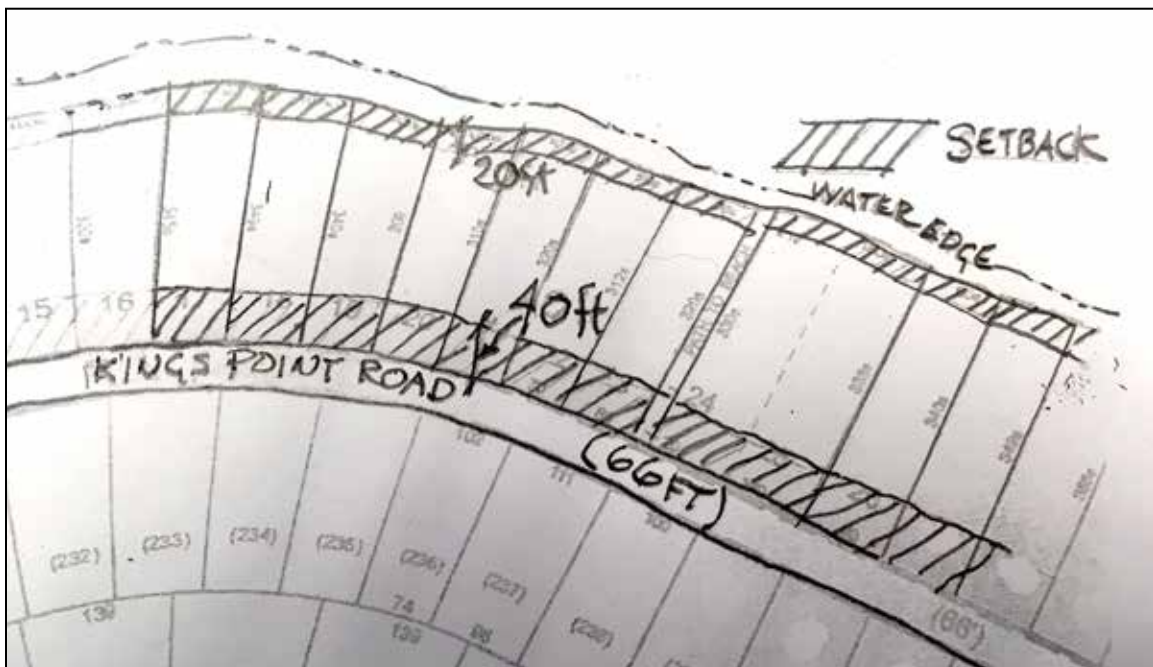
AND DO YOU HAVE 2 FRONT YARDS ?

The Town of East Hampton has deemed that for all waterfront properties; the FRONT YARD is considered to be on the waterfront side the lot. Therefore, you must have a 20 foot front yard setback (Town Code) in the rear (the waterside) of these parcels. Coincidentally this 20 feet front yard Town setback is the same as Clearwater Beach 20 foot rear yard setback. Refer to the illustration below showing the setbacks.

HOWEVER, you must also adhere to the Clearwater Beach Covenant #2 and maintain a 40 foot setback from the mapped road - this is your front yard setback.

In Clearwater Beach the roads are mapped approximately 66 feet wide. This allows for the blacktop paving and the road easements.

A RECAP:

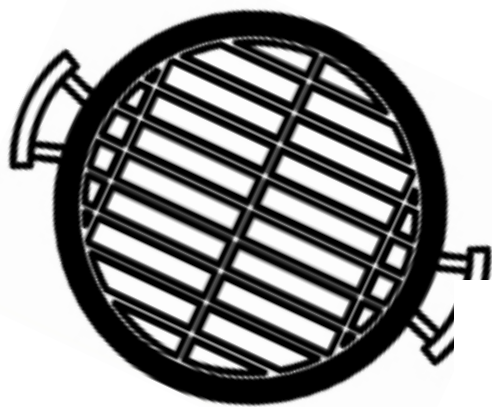


ZONING SETBACKS

	<u>TOWN of EAST HAMPTON</u>	<u>CBPOA</u>
<u>39,999 SqFt or LESS</u>	<u>Principal Bldg.</u> – Accessory Bldgs, Structures or Pools 20' 30' 15' 10' (double for pool, including all relating 15' 10' to pool. Decks, equipment etc). <u>Corner Lots 30' x 30'</u>	 40' 10' 20' <u>Corner Lots 40' x 30'</u>
=====	=====	=====
<u>40,000 SqFt to 83,999 SqFt</u>		
<u>FRONT</u>	40' 50'	40'
<u>SIDE</u>	20' 15' (double for pool, including all relating	10'
<u>REAR</u>	20' 15' to pool. Decks, equipment etc).	20'

MAXIMUM LAND CLEARANCE WITHOUT VARIANCE

<u>Property Size:</u>	<u>PERMISSIBLE AMOUNT OF LAND CLEARANCE</u>
11,000 sq ft to 19,999sq ft	10,000 sq ft or 75% whichever is greater
20,000 sq ft to 280,000 sq. ft	10,000 sq ft plus Lot area x 25%



July 20th

BBQ 5–7 pm

**Music, food, ice cream
for everyone!**



RITA WASSERMAN

One of Clearwater Beach's prominent residents, Rita Wasserman, was honored on the night of March 30th by the Ellen Hermanson Foundation for her continuous outstanding service to the community. A dogged volunteer and a member of the Springs CAC, this 87-year-old, breast cancer survivor can frequently be seen ushering at both the Bay Street Theater and Guild Hall, and is one of the organizers of Ellen's Run among her many other services to the community. The event, In the Pink, held at 230 Elm Productions in Southampton, featured an array of food from some the best food establishments on the East End, dancing and a silent and live auction. Brava to one of Clearwater Beach's own!



Maintenance Man Needed. Flexible hours up to 20 hours per week. Call Gary Grille at 631 907-9032

FOR SALE BY OWNER

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

Private Beach. . . . Private Marina
\$365,500 negotiable

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

In Memoriam



Amelia Vilar

It is with great sadness that we acknowledge the passing of Amilia Vilar, the wife of Manual and mother to son, Manny. She met her husband Manual in 1957 at backyard BBQ and then in 1965 they bought land and built a house here in Clearwater Beach. Mrs. Vilar loved to tend her garden, giving away much of her produce to family and friends. She loved boating and was as good a fisherman as her husband and son. The Vilars are an important family that has contributed greatly to the growth and prosperity of the Clearwater Beach community. Amilia will remain long in our memories.

WANT TO HEAR A GOOD STORY?

**Come to Ashawagh Hall at 6 PM
on Wednesday nights for
STORY SALON EAST
and enjoy a friendly hour
of short stories
(each told in 7 minutes or less).**

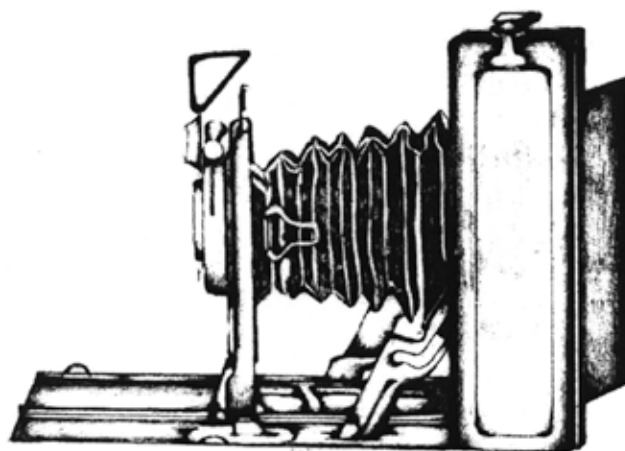
**Want more information?
Want to tell the group a story of your own?**

**Contact Steve Sobel,
host of Story Salon East,
by phone (631) 604-2511 or
email N327WT@optimum.net**

All are welcome

East End Photographers Group

(est. 1988)



eastendphotogroup.org

information: (631) 324-9612

HAMILTON PROPERTY SERVICES

& Management

LICENSED AND INSURED

chamiltonpropertyservices@gmail.com

631.278.6422

THE MACGARVA TEAM

LORI MACGARVA
LARISSA TROY
WENDY MILLER
APRIL SANICOLA
KAREN LOCKARD



LARISSA TROY Lic. RE Salesperson
631.987.6914 (c)
LTroy@TCHamptons.com

LORI MACGARVA Lic. Associate RE Broker
516.242.9633 (c)
LMacgarva@TCHamptons.com

// With over 30 homes listed and sold by us in Clearwater Beach we are knowledgeable and experienced in listing and selling in the area. In addition, we have family roots that go back for generations in Clearwater Beach - truly making this part of our family history.

We know what makes Clearwater Beach special and we are here to assist you in whatever your real estate goals are. //

TOWN & COUNTRY
REAL ESTATE

EAST HAMPTON | BRIDGEHAMPTON | SOUTHAMPTON | WESTHAMPTON BEACH | MONTAUK | SOUTHOLD | MATTITUCK | GREENPORT
631.324.8080 | 631.537.3200 | 631.283.5800 | 631.288.3030 | 631.668.0500 | 631.765.0500 | 631.298.0600 | 631.477.5990

TownAndCountryHamptons.com

**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



SUN COUNTRY LANDSCAPING & MAINTENANCE (631) 324-8701

SunCountryLndscp@aol.com

Operated & Owned by Carlson Jacobs

C.B.P.O.A. Resident ✕ Established since 1996

Licensed and Insured ✕ FREE Estimates

LAWNS

- ✕ Mowing & Maintenance
- ✕ Seeded and Sodded installations

TREES & BUSHES

- ✕ 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

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 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 _____

ACORD

THE FITZPATRICK AGENCY
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 INSRD	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 EA ACC \$ AUTO ONLY: AGG \$
	EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS <input type="checkbox"/> 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	Hull Liability

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

1995 Tiara Open 3100 "Will's Folly" Hull ID
Pollution Liability included up to \$500,000

CERTIFICATE HOLDER

CANCELLATION

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

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

AUTHORIZED REPRESENTATIVE
Melody Geriak

Melody Geriak

ACORD 26 (2009/04)

© 1988-2009 ACORD CORPORATION. All rights reserved.

BENNETT MARINE LLC

Boat Haul, Store & Repair

Glenn Bennett, Owner

40 School Street
East Hampton, New York 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

35 years experience

Gary M. Grille

631-907-9032

631-329-0198

gmagilla@aol.com

GRANDE

PLUMBING & HEATING
24 HOUR EMERGENCY SERVICE

Renovations
New Construction

Home Repairs
Heating

631.324.5800



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.



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.

Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York. 11937

PRSRT STD

U.S. Postage

PAID

Permit No. 15

Bridgehampton, NY

11932