



SUMMER 2020

## President's Message

**Annual Meeting  
Saturday July 25  
10am via Zoom**



**CBPOA BBQ  
Cancelled**



**Candidate  
Bios**

**New Gate  
Card Reader**



For me the inspiration in this time of crisis has been the expression of support and camaraderie within our Clearwater Beach Community. Many of you have given so generously to the Springs Food Pantry. By responding to food insecurity you have alleviated stress and provided nourishment for many community members. During this health crisis the Board of Directors, Advisors and Historian have prioritized the health and safety needs of the community. I know that we are all well versed on the facts of the Coronavirus. Keep in touch with your family members or friends via phone or email and enjoy virtual tours of museums and national parks. There are many online exercise classes and remember to take walks in our beautiful outdoors to remain active. Lastly, get actual facts and information from reliable news sources.

The following are some changes being made at our Reservation in response to the Coronavirus:

- Our annual meeting this year will take place via Zoom. Directions for attendance will be sent by Mailchimp in July. We look forward to your suggestions for community improvement during the annual meeting.
- There will be no increase in homeowners' dues this year and there will be no by-law changes.
- The Board of Directors has decided to install portable toilets by mid June. There has been some discussion to lock the toilets after 8:00pm and open at 10:00am.
- Lifeguards and Members of the Board will be reminding residents to maintain social distancing on the Reservation. Please be respectful of their requests.
- I am sorry for this decision but the annual barbecue will be cancelled. This event requires an East Hampton Town Permit. In the past we have had over 400 residents in attendance and there is no way we would be able to follow COVID-19 protocols.



# Hope

has not  
been  
cancelled

PRESIDENT/DIRECTOR  
JAMES CARFORO  
914-260-6840

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

CO VICE PRESIDENT/DIRECTOR  
STUART CLOSE  
631-324-8954

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 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  
GATE CARD ACTIVATION  
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  
STEVE O'BRIEN  
631-745-8476  
631-329-6909

ADVISOR  
STEPHEN SOBEL  
631-604-2511

WINTER ICE EATER  
& MARINE MAINTENANCE  
Chris Scola  
305 394-4727

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

However restrictive the present may seem we are looking forward to positive improvements for the Reservation. The Board has been actively discussing and is in agreement to build Bocce Courts near the playground area. Also we are researching the rebuilding of the current playground. Both projects have benefits for all age ranges.

Lastly I would like to apologize for the delay in repairing the access road at Lion Head Rock Road. Working with the Town of East Hampton has been a challenge during these times. However, we continue to work collaboratively with the Town to find a solution to this continuous erosion problem. Thank you for your patience.

Even with the restrictions imposed upon us by the Coronavirus, Clearwater Beach is still the place to be this summer. Neighbors continue to welcome and demonstrate concern for each other. The swimmers, paddlers, kayakers, boaters and fishermen/women enjoy the bounty of our bay. I always brag that our sunsets are the best in East Hampton. I know that we will continue to respect and care for each other during these trying times insuring a healthy summer for all. Thank you all for your cooperation and concern.

*Stay safe, strong and be well,*  
**James Carforo**



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

Christine Newman  
Joshua Franklin & Stephanie Whitehorn  
Svetlana Yudovich  
Charles Kucic & Ada Ho  
David Posnett & Maria Nordone  
Ana & Christian Jimenez  
Debra Lallier  
Lisa Negrelli & Corin Stiggall  
Christopher Jones  
Cheryl Cohen

## Clearwater Beach Property Owners Association

The Springs, East Hampton, New York

HOME FORMS OFFICERS/CONTACT NEWSLETTERS MINUTES



**Check out the CBPOA WEBSITE! [www.cbpoa.net](http://www.cbpoa.net)**

*from the desk of the*

## EXECUTIVE SECRETARY

**Happy Summer to all!**

As of May 26th, we currently have 705 paid members in good standing out of a total of 869. If you have not done so already, please take a moment to pay your dues which are vital to keeping the reservation in the wonderful condition it is in.

The annual Beach Picnic at the Reservation, originally scheduled for July 11, 2020, has been put on hold due to the COVID-19 situation. The Board will revisit a possible August date if things miraculously clear up and large gatherings are permitted and can be held safely.

While I am on the COVID topic, please maintain a social distance of six feet apart or wear a mask when you cannot as per East Hampton Town and New York State requirements. Gatherings of more than 10 people are still prohibited, at least as of May 26, 2020. This includes parties in the picnic area as well as the sun shed and beach. As of this writing, the Board is not accepting any applications for picnic area reservations or any such gatherings. If everybody does the right thing, the Reservation should be able to remain fully operational throughout the summer and more importantly, we would all stay safe and healthy.

The Annual Meeting of Members will be held on Saturday, July 25, 2020 in the comfort of your favorite easy chair at 10 A.M. via the Zoom app. As with all regular Board of Director meetings, I will be sending out an email a week or so beforehand as a reminder. All those interested in joining the meeting may request the ID # and password. 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 Directors' 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. I will also be sending a copy of the proxy card via the mail chimp program which you may send in if you did not receive a proxy card in the newsletter. Please, only one vote per lot number.

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.

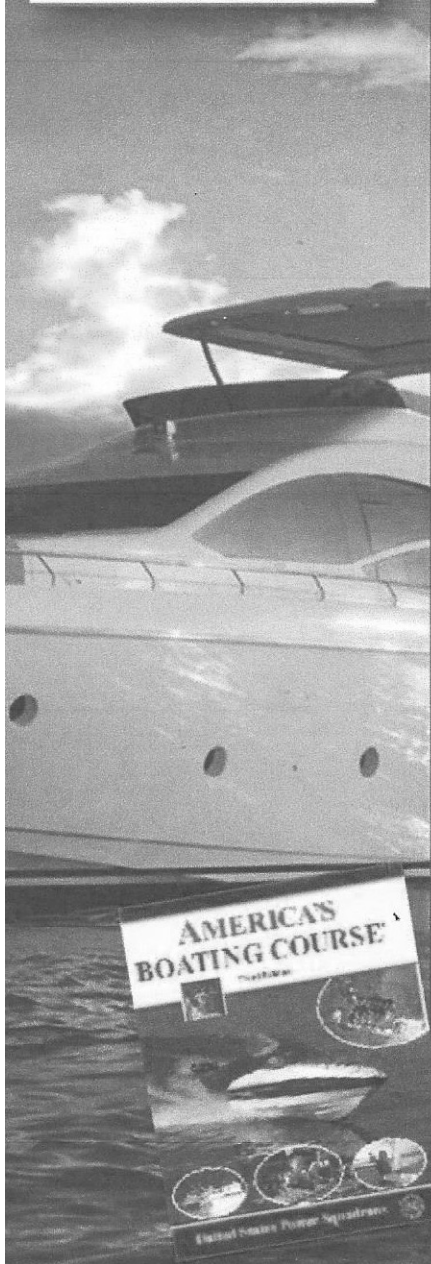
The Board of Directors will again hire the Blue Line Security Company we have employed for the past few years to help police entry into the Reservation and picnic area. The guards will also walk the area from time to time to make sure the required safety protocols are being followed. They will have a 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 whether it is a proper name or an LLC.

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





# It's the Law!

## Brianna's Law

All operators of motorized watercraft in New York State, inclusive of all tidewaters bordering on or lying within the boundaries of **Nassau** and **Suffolk** counties must complete a state-approved boating safety course.

*signed into law 08/06/2019*

### Phase-In Schedule

- If you were born on or after January 1st, 1993, you must complete a course by 01/01/2020,
- If you were born on or after January 1st, 1988, you must complete a course by 01/01/2022,
- If you were born on or after January 1st, 1983, you must complete a course by 01/01/2023,
- If you were born on or after January 1st, 1978, you must complete a course by 01/01/2024
- All operators of motorized watercraft must complete a course by 01/01/2025 regardless of age.

## Boating Safety Course

# FROM the DOCK MASTER

As of this writing we have 9 boat slips available at the marina. The breakdown is 2 on the floating dock, 7 on the peninsula. Also, the kayak racks are near capacity with 17 spaces available.

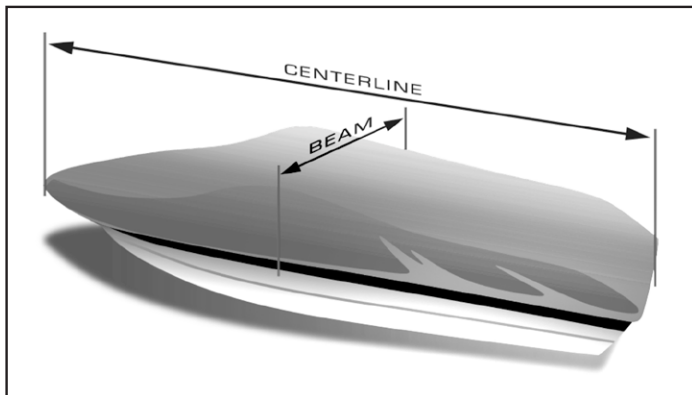
The floating dock has been repaired and as of this writing we are still working on getting the last finger put back in place. Our contractors put down new stone and blue stone on the peninsula to finish off the marina, and all the electric is new and working perfectly.

***We are going thru a very scary pandemic, luckily our marina is open but we need to maintain our social distancing. This means while getting on your boat with your family wear a mask if other people are near you and stay your distance. Do this so we can continue to stop the pandemic from spreading and to keep our families and our community as safe as possible.***

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. 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. Boat owners whose boat is 23 feet with an 8.5-foot beam or larger will not have a slip on the 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 is only 16 feet. You may see boats larger than 21 feet on the floater, but those boats have been grandfathered in and will remain for now. 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 their 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 feet or longer or boats less than 25 feet, that 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 it was 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. The registration has to be in the name of the member in order to get an assignment.



**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 number of 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 important if you are on the floater that your anchor or anchor pulpit does not block the walkway. This is very dangerous! If we call you to tell you that 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 2020 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 on the website 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, 2020.**

**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 than sorry!

**STAY SAFE,**  
Ken Neary *Dock Master*

# **ACTION TICK CONTROL**

Licensed & Insured

*Owner Operated · Springs Resident*

**FREE ESTIMATES**

**(631) 527-5858**

vecchiopete@gmail.com



# COOKING LONG ISLAND BOUNTY 2020

By Phyllis Italiano

It's a hard time to invent some new dishes since if you don't have the ingredients on hand, it will mean going to the store. Many of us haven't been to a store in weeks! So here are a few dishes made with what you might have in the cabinet and/or frig. If you are lucky you might even have a garden.



## CAPRESE SALAD

**1-2 LARGE FRESH TOMATOES   MOZZARELLA   FRESH BASIL   ARUGULA  
OLIVE OIL   BALSAMIC VINEGAR**

*On a platter arrange the arugula as the base. Cut tomatoes into thin slices placing the slices on top of arugula base. Slice the cheese and place the mozzarella slices on top of the tomatoes. Scatter the fresh basil on the top and sprinkle with olive oil.*

## BUTTERNUT SQUASH SOUP

**1 LARGE BUTTERNUT SQUASH   TART APPLE   SHALLOTS   GARLIC CLOVES   OLIVE OIL   BROTH**

*Cut the squash and clean out the seeds and string in the center. Place the cleaned halves on a baking pan lined with aluminum foil. Place the pan in a 350-degree oven and cook. Obviously, how long you cook it will depend on the size of the squash. Once the squash is cooked and cooled, scoop out the flesh of the squash from the skin. In a large pot, cover the bottom with olive oil. Peel at least two shallots and dice. Begin to cook the pieces in the pot. Add the smashed garlic cloves. Once the shallots and garlic pieces are wilted, add the squash stirring until the ingredients are blended.*

*Cook the cut up apple pieces in the microwave for a few minutes, mash and add to the soup. You will probably need to add the broth now, stirring frequently. If you make this several times, you can experiment by adding small amount of different spices like cinnamon, nutmeg, etc. To achieve a smooth soup you might want to use a stirring device to create a smoother soup. This is really a favorite of mine.*



## WHITE BEANS AND TOMATO

**2 CANS OF NAVY BEANS   2 CLOVES OF GARLIC, MINCED   2 SHALLOTS   BROTH   BASIL & PARSLEY  
ENOUGH OLIVE OIL TO COVER THE BOTTOM OF YOUR PAN   CANNED TOMATOES**

*Peel and chop the shallots. Put into a pan with the olive oil covering the bottom of the pan. Crush the garlic cloves add to the pan and cook long enough for the shallots to wilt. Add the beans and enough broth to cook the beans, probably about an amount equal to the cans of beans. Allow the beans to cook until they are soft, stirring frequently. Add the canned tomatoes to the cooked beans. Add the basil and parsley.*

*Stir; allow a few more minutes of cooking. One can serve this on the side of an omelet or piece of fish. You can also cook some pasta and add to the beans and serve as a main course. Among Italians this dish with the addition of the pasta is known as Pasta Fagioli.*

*I tend not to give specific amounts, especially on spices, and I know you will decide according to your specific tastes. Also, add salt and pepper, as you prefer.*



# DAVID CONLON



KNOW YOUR OPTIONS

RENTING 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, a board member for the charitable nonprofit Hoops4Hope, an active parishioner at Most Holy Trinity Catholic Church, and is a volunteer coach for youth basketball and baseball.

He specializes in residential real estate east of the canal.

Licensed Associate Real Estate Salesperson

Cell: 631.603.2819 | [david.conlon1@elliman.com](mailto:david.conlon1@elliman.com) | [www.elliman.com](http://www.elliman.com)



## NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with ARTICLE IV, SECTION 1 of the CBPOA By-laws, the Thirty-Seventh Annual Meeting of Members will be held on Saturday, July 25, 2020 at 10:00AM via the Zoom app. 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. 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:

- |                                    |                                 |
|------------------------------------|---------------------------------|
| <b>1. Minutes of prior meeting</b> | <b>4. Election of Directors</b> |
| <b>2. Reports of Officers</b>      | <b>5. Unfinished business</b>   |
| <b>3. Reports of Committees</b>    | <b>6. New business</b>          |

**PROXY STATEMENT 1:** This statement is furnished in connection with the solicitation of proxies by the Board of Directors of the CBPOA, Inc. for use at the Annual Meeting of Members on Saturday, July 25, 2020.

**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 Ken Neary, Gerry Giliberti and Paula Miano who all intend to run for another term. New nominees include Jon Tarbet, Michael Waltz & Fred Kleinsteuber.

The Board of Directors endorses each of the above named and invites the attention of all members to the following: there are six vacancies on the board to be filled. Members may vote for **ANY six** of the above named. Ballots on which the member votes for others **MUST BE VOIDED**.

All members are reminded that any member may nominate another in good standing for election at the 2020 Annual Meeting, providing the nomination is made in writing, addressed to the Secretary, and received prior to June 25, 2020.

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

**YOUR PROXY BALLOT IS ENCLOSED**

## KEN NEARY

My parents and my 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 38 years, and I now own the home on Sheepfold Lane and very much enjoy our little piece of heaven. Our four kids and their significant others, and of course our grandchildren, 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 was voted in as a director, and now I volunteer my time as the Dock Master and would like to continue.



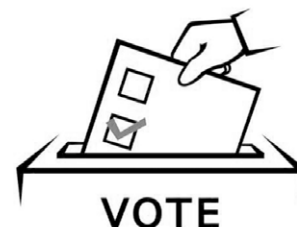
## GERRY GILIBERTI

I've worked with the CBPOA board members for the past ten years and I've been the President of the board for two seasons. I have owned property in Clearwater Beach since 1982 and have been a full time resident since 1985. I also have experience as a board member with the Springs Improvement Society and various Springs community-based art groups. I continue to write and edit the CBPOA newsletter and web site but my main interest is to do my part to preserve our neighborhood and keep Clearwater Beach the beautiful place that it is.



## PAULA MIANO

I have been coming out to Clearwater Beach since the 1960's when my 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 to eventually become an advisor to the board, helping out as needed. I graduated from Iona College with a B.A. in history and I worked at Standard & Poor's (part of McGraw-Hill) for 38 years in customer service, sales support and accounts receivable.



## FRED KLEINSTEUBER

My wife and I have been homeowners here in Clearwater Beach since 1997. We currently live in Westbury and spend our summers here especially with our family.

Before moving to Westbury we lived in the Incorporated Village of Bellerose. During our 30+ years there I was very active in the community. I was a volunteer fireman, ran community events and ran Saturday computer classes in our local school.

My work experience started in IBM. I took an early retirement as a Senior Project Manager after 28 years in 1993; from there I held the following positions: Assistant Dean of students at Plaza Business Institute and Senior Project Manager at AT&T, Dell, Computer Associates and First Data Corporation.

I have my MBA and Project Management Professional Certification (PMP). Now that I am fully retired I look forward to spending more time in Clearwater. Our home is a family home and we all enjoy our time here at the reservation.



## JON TARBET

I would like to run for the Clearwater beach board of directors. I am 48 years old, born and raised in East Hampton. Have lived in Clearwater for 17 years. I run a law practice in East Hampton. I am a volunteer fireman.



## MICHAEL J. WALYZ

To the members of the CBPOA, I would like to formally submit a request to join the board as a Director. I have resided in Clearwater Beach since 2015 on Fenmarsh Road. I love our community and the location within East Hampton. As a member of the CBPOA, I would like to assist where I can and offer suggestions and ideas for improvements within the community.

I have been coming out to East Hampton with my family since a child. I have many fond memories mostly during the summer but have been fortunate enough to enjoy the beauty of the east end year-round. After renting in Clearwater Beach for several years, I was eager to purchase a home in the area and it was the best decision I have ever made. My family and I thoroughly enjoy our time here and the benefits of living in Clearwater Beach.

I am a graduate of Pace University where I studied Finance and Economics. After graduating I worked at a Hedge Fund in Westchester followed by UBS Investment Bank. For the past 10 years, I have been working at Barclays in Prime Brokerage and currently on the Credit Derivative Sales desk. I am looking forward to participating and contributing as a member of the CBPOA.



# **New Reservation Usage Agreement**

The reservation and picnic area can be reserved for parties and events. There is a revised "Property Usage Permit Agreement" document that is now used for reserving the reservation area for CBPOA member events. As in the past, contact Gary Grille at 631 907-9032 (CBPOA.net@gmail.com) and he will help organize your event, set your date and send you the agreement documents. (This document will also be available for download via the [www.CBPOA.com](http://www.CBPOA.com) web site.)

Please note that there will be no events scheduled for 2020 as of this writing. But this may change depending on the changes in East Hampton town protocols. Currently no town permits are being assigned

## **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](mailto:cmurad@optonline.net)

# East Hampton Town Beach Protocols

In an attempt to follow East Hampton Town beach protocols, I have copied and pasted those regulations that apply to our area below as well as our CBPOA protocols. Please read, adhere and keep in mind that the East Hampton Town Police, Marine Patrol and concerned citizens are checking and reporting infractions. If you would like to keep our beach and Reservation area open, please do your best to follow these protocols and regulations so that we may keep the Reservation open.

***“Beachgoers will be asked to observe town regulations that comply with recommendations developed by Long Island supervisors, and by a county task force on beach re-openings that included Supervisor Van Scoyoc. They are consistent with state regulations.***

***Masks or face-coverings will be required and must be worn in parking and bathroom areas, beach entrances and exits, while walking around the beach, and whenever 6-foot distance from others cannot be maintained.”***

***Violators of the six-feet distance or mask rules will be asked to either comply or leave the Reservation. If necessary, the security guards or the police will be called to remove violators. The Board of Directors may suspend the gate card access of persistent violators. Such a suspension will be lifted only if the violator credibly assures the Board of future compliance.***

***No groups will be allowed, except for family or household groups.***

***Blankets and chairs on the beach should be at least 10 feet apart. Social distancing of at least six feet between individuals must be practiced on the beach.***

***Beach sports will not be allowed.***

***Lifeguards and CBPOA staff will be assigned to the beach area. Lifeguards may be assigned to help inform beachgoers about social distancing and to enforce beach rules when they are not on the lifeguard stand.***

***“The beach operation plans will be reviewed on a regular basis after the Memorial Day weekend and modified as needed. If COVID-19 safety regulations are not followed, New York State Governor Andrew M. Cuomo has said, beaches will be shut down.***

***The opening of beaches on a trial basis will be closely monitored. We ask for everyone’s patience and cooperation so that we may all enjoy continued progress against COVID-19, and make the best of a summer that will be like no other,” Town Supervisor Peter Van Scoyoc said.***

The CBPOA Board of Directors is currently looking into how to maintain a safe utilization of port-o-potties on the Reservation. We suggest that all members take precautionary measures to bring personal sanitizing materials and sanitize their surroundings in the all areas around the Reservation.

Stay healthy, safe, wash your hands, maintain social distance and sanitize please.

# **HAMILTON HP SERVICES**

& Management

LICENSED AND INSURED

chamiltonpropertyservices@gmail.com

**631.278.6422**

## **CATALINA 270 SAILBOAT FOR SALE**

- 1995 WING-KEEL MODEL;  
3.5 FOOT DRAFT
- VERY GOOD CONDITION
- WELL MAINTAINED
- ALL STANDARD EQUIPMENT  
PLUS MANY EXTRAS
- EXCELLENT FOR IN-SHORE  
AND DAY CRUISING

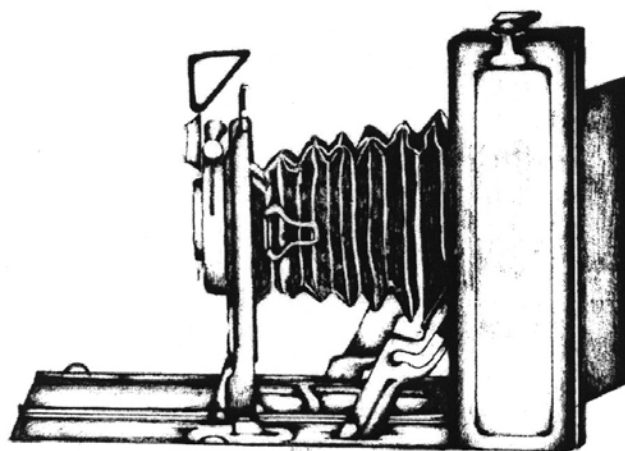
**Equipment list and photos  
available upon request**

**Berthed during season  
at Clearwater Beach Marina**

**Asking: \$20,955**

**Contact: Eric or Joan Burkert  
631-324-8354**

## **East End Photographers Group** (est. 1988)



**eastendphotogroup.org**

information: (631) 324-9612



# THE MACGARVA TEAM



// 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. //

Sampling of properties listed and/or sold by us.

102 Camberly	12 Orchard
60 Pembroke (twice)	109 Tyrone
58 Pembroke	35 Kings Point
146 Pembroke ( twice)	23 Kings Point
135 Pembroke	74 Underwood
42 Dorset	54 Hog Creek
2 Rutland	71 Lionhead Rock
63 Rutland (twice)	13 Homestead
42 Rutland	45 Dorset
16 Orchard	63 Norfolk

## CLEARWATER BEACH

is our  
HOME GROUND.

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

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



EAST HAMPTON | BRIDGEHAMPTON | SOUTHAMPTON | WESTHAMPTON BEACH | MONTAUK | MATTITUCK | GREENPORT

TownAndCountryHamptons.com

*Did you know Sotheby's International Realty Agents live & sell in  
Clearwater?*

*Here is a partial selection of our current listings and our recent sold & closed transactions in Clearwater Beach.*



**45 Fenmarsh Road** | East Hampton

SOTHEBYSHOMES.COM/0048684 | OFFERED EXCLUSIVELY \$1,150,000

**Cindy Shea** Associate Broker 631.680.3079



**20 Norfolk Drive** | East Hampton

SOTHEBYSHOMES.COM/0048684 | OFFERED EXCLUSIVELY \$749,000

**Ryan Struble** Licensed Salesperson 910.547.5472

**247 Kings Point Road** | East Hampton

SOLD PRICE \$4,000,000 | **Kathy Konzet**

**180 Waterhole Road** | East Hampton

SOLD PRICE \$3,149,000 | **Kristi Law & Nanette Hansen**

**2 Bon Pinck Way** | East Hampton

SOLD PRICE \$1,150,000 | **Cindy Shea & Kathy Konzet**

**18 Fenmarsh Road** | East Hampton

SOLD PRICE \$855,000 | **Kathy Konzet & Nanette Hansen**

**141 Kings Point Road** | East Hampton

SOLD PRICE \$647,000 | **Robert Kohr**

**23 Bon Pinck Way** | East Hampton

SOLD PRICE \$750,000 | **Laura Molinari & Dayton Team**

Put Sotheby's International Realty Agents to work for you. Contact us for a complimentary evaluation and a complete list of our sold properties in Clearwater.

Three Office Locations Throughout the Hamptons

East Hampton 631.324.6000 | Bridgehampton 631.527.6000 | Southampton 631.283.0600

*Luxury is not a price point, it's an experience.*

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EAST HAMPTON BROKERAGE | 6 MAIN STREET, EAST HAMPTON NY | 631.324.6000 | SOTHEBYSHOMES.COM/HAMPTONS

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# 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.**  
**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 \_\_\_\_\_



# 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

### 36 years experience

**Gary M. Grille**

**631-907-9032**

**631-329-0198**

**gmagilla@aol.com**

# ***GRANDE***

**PLUMBING & HEATING**  
24 HOUR EMERGENCY SERVICE

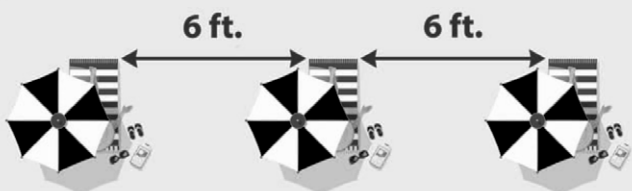
Renovations  
New Construction

Home Repairs  
Heating

**631.324.5800**



**ENJOY THE BEACH THIS SUMMER**  
and remember . . .  
**PLEASE OBSERVE**  
East Hampton  
Town Beach Protocols



**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.

ACORD

THE FITZPATRICK AGENCY  
CERTIFICATE OF LIABILITY INSURANCE

M/DD/YYYY)

01/05/2010

PRODUCER 203.336.2138 FAX 203.336.9507

The Fitzpatrick Agency, Inc.

840 Clinton Avenue

P.O. Box G

Bridgeport, CT 06605-0567

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

INSURED Wilbert J &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 INSR	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-JECT <input type="checkbox"/> LOC				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
	<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 <input type="checkbox"/> 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"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	<b>OTHER</b> <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

## CANCELLATION

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

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

AUTHORIZED REPRESENTATIVE

Melody Geriak

Melody Geriak

ACORD 26 (2009/01)

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# 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