

# CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



FALL/WINTER 2017-18

## President's Message

### ARTICLES WITHIN

*First Message  
From Our  
New President*

*Boat and  
Kayak Removal  
November 15*

*Setbacks,  
New Cesspool  
Requirements*

*Save the Trees!*



*Fall Recipe*

*We Now have WiFi*

*Clearwater Beach  
Science Walks*

Hi! My name is Jim Carforo. The CBPOA Board has asked me to serve as your president for the next two years. My family and I have been residents of Clearwater Beach for 30 years. Recently retired we find ourselves living here more than 6 months a year and enjoying every day of it! In taking on this position I know that I have big shoes to fill. I want to thank Gerry Giliberti for the 4 years he shared his expertise, professionalism and dedication to his leadership role on the CBPOA Board. I am very fortunate to be part of a Board that is committed to the beauty and preservation of our community. I am proud of the commitment-to-consensus this Board utilizes while facing various issues. With the combined talents and resources of the Board, our Historian, and our Advisors we will continue to work together to enhance Clearwater Beach.

Our annual Meeting was well attended. Many community members shared their thoughts and beliefs regarding Clearwater Beach. Through active dialogue many ideas and requests were generated. The Board heard these words and will use them to guide future agendas.

A main focus of the Annual Meeting was community adherence to CBPOA Covenants. As a Board we are making every effort to communicate and enforce these covenants. We would like to remind the community that these Covenants were provided to you with the previous newsletter. If you need a copy of the Covenants please go to [CBPOA.net](http://CBPOA.net) and click on Covenants and Restrictions. Two specific community requests have been the removal of any signs and tents on properties. We would greatly appreciate any actions you could take to adhere to this regulation. Thanks!

Due to the success of the nature programs on the Reservation, the Board will look to expand on these educational initiatives. More nature walks and talks will be on the horizon!

Please continue to be part of our Board dialogue. You are invited to attend our open Board Meetings. At the end of each Meeting there is time scheduled for audience participation. Meeting dates are emailed through Mail Chimp. If you have not been receiving these emails please go to [CBPOA.net](http://CBPOA.net) and email your updated email address to Gary Grille.



PRESIDENT/DIRECTOR  
JAMES CARFORO  
914-260-6840

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

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

TREASURER/DIRECTOR  
EDITH HOLMER  
631-324-5364

DOCKMASTER/DIRECTOR  
KEN NEARY  
516-318-3367

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

MAINTENANCE/DIRECTOR  
GEORGE LOMBARDI  
631-324-5998

COMMUNICATIONS/DIRECTOR  
KEN NEARY  
516-318-3367

CODE COMPLIANCE  
& ENFORCEMENT/DIRECTOR  
LEONARD 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  
PAULAMIANO  
631-324-1453

RESERVATION HANDYMAN  
CHARLIE ANDERLE  
631-324-3897

DIRECTOR  
WILL HOLMER  
631-324-5364

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

The summer of 2017 was a fun and safe one! We enjoyed many bayside activities: Nature talks, a delicious barbecue, a sandy beach, best sunsets in East Hampton and even a solar eclipse viewing are just some of the fun times. It is wonderful seeing the reservation so busy and enjoyed by so many.

As the summer winds down we are already speeding into fall work. As discussed at our Annual Meeting the bulkhead is in need of major repair. To date we have secured the bank loan from Bridgehampton National Bank for the repair and Keith Grimes Inc. has been retained as the contractor. We continue to be in the tedious and lengthy process of securing the permits from various agencies required to do this work. We are hoping for a late fall 2017 start date but much will depend on the permits being issued. If you come to the Marina to observe the work in progress please use caution and keep a safe distance from the excavation.

I look forward to our spring newsletter where hopefully we can all hear about the completion of our bulkhead improvement project.

As the holiday season quickly approaches, The Board wishes every community member and their families a wonderful time celebrating and sharing the joys of the season with loved ones. A Happy and Health New Year to all!

Jim Carforo, **CBPOA President**

## Check out the CBPOA WEBSITE!

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



## WELCOME NEW HOMEOWNERS

J. Ostrom  
Tom & Marlene Staubitser  
58 Underwood Dr. LLC  
Ryan & Mary Trout  
Sasha Bikoff  
Val Andrei & Jennifer Strong  
Tali & Roni Philipson

Martha Wright  
Warren Rustin, Sara  
& Scott Faulkner  
Daniel Rattray  
Nicole Belmont  
Radan Sturm  
Ariella Fuchs & Caitlin Gale  
Abby Lydon  
Peter Kane & T. Houston  
Lisa Chionchio  
Barbara & Peter Schwam

*from the desk of the*

## EXECUTIVE SECRETARY

### Greetings and welcome to the Fall season.

The Board will retain the security guards at the entry gate next summer in the effort to keep the Reservation solely for the members of Clearwater Beach so keep those gate cards handy. The guards also have a list I provide them which will contain the names of the paid owners. If the guard at the gate should ask for your name, please be sure to tell them the name that we have the property registered to. That would be the name that any mail (newsletters, maintenance fee invoices, boat slip applications, etc) are addressed to. Please keep in mind that the Board of Directors now requires gatherings of 25 or more people on the Reservation to obtain a permit from CBPOA. The guards will monitor the picnic area as well.

For the boaters; please wait until the 2018 boat applications are on the website, cbpoa.net, before sending in any boat slip information. Any documentation sent without the actual 2018 application or with a previous year's application, will be returned. All applications should be available on the website near the middle of December. As usual, if you had a boat slip the previous season, the dock master will automatically send you the 2018 application at the end of December. You will also be able to go to the website, cbpoa.net, click the tab for the boat application and fill in the required information using your computer. You can then print out the application with the typed in information. We are hoping this process makes things easier for you and will help us in processing your applications more accurately.

There are four key items we need in order to process your application. A current boat registration, a current insurance document listing CBPOA as an additional interested party, a check (multiplying the footage shown on your boat registration times \$45.00 for members or \$80.00 for sponsors) and the two-page application. I cannot process any application that does not contain all of these items. Any incomplete applications will be returned or held until all documentation is in place. Obviously, all maintenance fees must be current as well. Last year we had quite a few instances of boats that were put in a slip other than what the dock master had assigned. Please be very mindful that you dock your boat in the slip assigned as the trickle-down effect from a boat in the wrong slip is very time consuming for us. There will also be an extensive bulkhead repair project going on this fall and winter with new PVC material being installed from both sides of the launching ramp and along the north facing boat basin out to the main channel.

At the beginning of the new year, the Treasurer will be mailing out the 2018 annual maintenance fee invoices. Please remember the maintenance fee was increased at the annual meeting this past summer to \$300.00. Prompt payment of this fee is greatly appreciated and is one of the reasons why the Reservation looks as good as it does today. Prompt payment will also allow you access past the security guards in the summer months.

## GATE CARDS

### Please note:

- 1 Card is free.
- 2 Additional cards are \$6 each.
- 3 Homeowners are allowed a total of three cards.

**\$50 TO REPLACE A LOST CARD**



The gate card access system to the reservation will remain active throughout the winter months. Remember that gate cards are only activated for members whose maintenance fees are current. If your gate card will not open the gate, it may be because you have not paid your maintenance fee.

If you have any questions or concerns, please feel free to contact me any day from 10am to 5pm and I will do my best to help you or connect you with someone who can. The website for the Association is [cbpoa.net](http://cbpoa.net), which you must type in your computer's address bar. Attempting a search through Google or any other search engine will lead you to every Clearwater Beach in the world but ours.

Wishing you all a safe and enjoyable fall and winter.

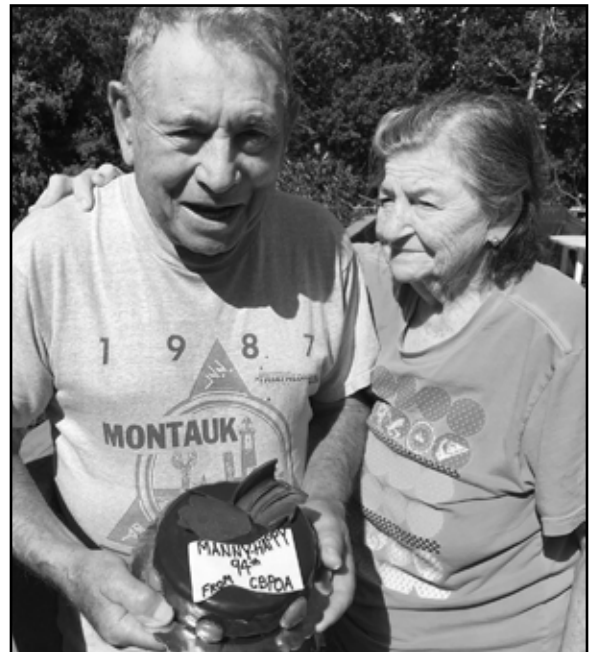
Gary M. Grille  
631-907-9032  
[cbpoa.net@gmail.com](mailto:cbpoa.net@gmail.com)

## 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.

## AND AT LAST . . .

One of our first Board members, Manny Vilar, celebrated his 94th birthday on October 10th and Clearwater Beach delivered a cake to his home. On the upper deck, Manny recalled back in the day how the members had pot luck dinners twice a month at the reservation, Amelia planted flowers around the flag pole and how he helped hold back the beach sands by placing huge rocks at the mouth of the inlet. Now Manny spends his days fishing- but where are the fish?- cultivating his diverse gardens of fruit trees and vegetable plots with Amelia by his side.



## Handicapped Parking Spaces

There are three handicapped parking spaces on the reservation: one in the parking lot, one by the marina and one by the sun shed parking lot.

## Doggie Bags & Fishing Line Deposit Tubes

There are two Doggie Bag dispensers: one in the reservation parking lot and one near the Sun Shed. There are 4 Fishing Line deposit tubes around the reservation for depositing old fishing line.



# FROM the DOCK MASTER

The 2017 boating season is coming to a close and this year there were four slips not rented. In Mid-December 2017, 2018 season applications will be sent to the boaters who have had a slip season and those who have requested a boat application. Slip applications and emergency data forms will be available on the Web in mid December at [www.cbpoa.net](http://www.cbpoa.net). Marina Rules and Regulations will also be posted. In addition, kayak rack applications will also be posted on the Web.

Community member boat slip fees for the **2018 season will remain at \$45 a foot. Sponsored boat fees will also remain at \$80 a foot.** The minimum boat slip fee will be for a 20-foot boat. Boaters who desire a slip at our marina must submit a certificate of insurance (COI) and a copy of their boat registration. The COI must indicate marine liability insurance coverage and in addition indicate spillage coverage if the boat has permanently installed fuel tanks. It is also required that the COI form denote Clearwater Beach Property Owners Association (CBPOA) as an interested party. No slip assignment will be considered if the above items are not submitted with the boat application. Please send only the COI form instead of the entire boat policy. We have enclosed a sample COI for your review.

For community members wanting the same slip assignment for next year, submit your data by February 15, 2018. It is important to note that after all member applicants have been assigned a slip, the remaining unassigned slips are assigned to sponsor applicants. In some instances, sponsored boats may be assigned a different slip. Late application filing can result in a slip assignment change. Applicants with missing information will have their slip assignment postponed with a possible change or no assignment at all. It is important to note that during the boating season no refund will be provided if no replacement boater can be found for your slip.

As a reminder, no trailers and/or boats maybe parked overnight on the paved reservation area due to insurance liability. Violators are subject to having their trailer and/or boat removed from the reservation and the violators will be billed for services performed.

Please note, if you see any boat with a problem, please notify Dock Master, Assistant Dock Master or Secretary. When checking kayaks stored on the racks, I found a few not locked. The board of Directors will be requiring all kayaks/canoes owners to lock their stored vessel.

**Boaters are responsible for their boats.** Prior to a storm, it is important to check your dock lines to insure your boat, docks and/or pilings are not damaged due to extreme rising/falling tides. In addition, the boats bailing system should be check to insure it is working properly. Most of the boat sinking problems have been attributed to malfunction in pumps and/or batteries.

We will continue the policy of notifying boat owners if their boat is in danger of sinking. If the boat owner does not respond, we will contact a marine service to pump out the boat. CBPOA will pay the pump-out fee set by the marine service and then bill the boat owner. The boat owner should periodically check the floating condition of their boat particularly after a rain storm. For boating problems at our marina, please call the Dock Master or Assistant Dock Master.

The number of kayak/canoe rental spaces available is now 84. This season almost all the rack spaces were rented. It is also noted that some kayaks/canoes occupy more than one rental space. This prevents other kayaks/canoes from being stored in the same area. The racks were originally designed to accommodate 2 kayaks/canoes in one space.

An additional \$35 fee will be imposed on owners whose kayaks/canoes require 2 rental spaces in racks 1 to 30.

An additional \$65 fee will be imposed on owners whose kayaks/canoes require 2 rental spaces in racks 31 to 84.

# FROM the DOCK MASTER

(continued)

In order to track canoes/kayaks at our rack storage area, **2018 year stickers with the rack assignment** will be issued for the renter to place on his/her vessel. I would like to thank the majority of rack renters for complying with our requirement to place our sticker on their kayaks. We are doing this to avoid non-registered kayak owners from using the racks. It is unfortunate that we have experienced problems with intruders storing a kayak on a rack. **Vessels with no sticker will be removed from the rack.** The owners of canoes/kayaks must remove their small vessel from the rack by Nov 15, 2017.

If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Dock Master or Assistant Dock Master. We ask that all boaters review the Marina Rules and Regulations which they will receive with the slip assignment.

Please note the following:

In 2009, the US Coast Guard has instituted a requirement that life jackets must be worn while boating in vessels less than 21 feet during the period from November to April.

Check to make sure that you have copy of your boat registration available to submit with your 2018 application. Some boat renters leave their original registration on the boat during winter storage and have no copy. Your application will not be processed till your registration is received.

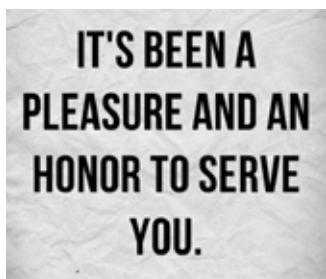
**Remember all boats must be removed from the floating docks by Nov. 15, 2017.**



## **Important Note:**

**This year we encountered a serious problem with boats entering the marina at the beginning of the season and not using their assigned slip. The Board is considering some action to these boat owners in the future.**

I would like to thank all the people who have helped with keeping our marina in a safe condition, reporting boat problems, and in particular Mr. Bruce Hoek for his efforts as Assistant Dockmaster. In addition, I would also like to thank Mr. Gary Grille, Ken Neary for their assistance in the marina operation and notifying boaters/kayakers about our marina requirements.



*On a final note, after many years of serving as Dockmaster, I have decided to retire. It has been a pleasure to help our community with the marina operation. The new Dock Master will be Ken Neary (516-318-3367) and assistants Bruce Hoek (631-324-0810), Stuart Close (631-324-8954).*

**Will Holmer**

# COOKING LONG ISLAND BOUNTY

*By Phyllis Italiano*

As our garden's wither and the farm stands become less bountiful there is one place that we Long Islanders can always count on to yield us its bounty—the sea. We are so lucky to be able to buy or get for ourselves one of nature's most delicious ingredients—clams. Thus this issue will have two clam sauce recipes. Spaghetti with clam sauce is truly one of my favorite dishes. The first clam sauce recipe is one that a student of mine, Sarah Sager, made for me at her home in Fire Island and is simple and easy. It is essentially a pink sauce, light on the tomatoes. The second recipe is a slightly spicy and redder clam sauce from a recent addition to Clearwater Beach, Paula Wetzel.

## Pink Clam Sauce

GARLIC   CLAMS   OLIVE OIL   TOMATOES   PARSLEY

*(The ingredients are not in specific amounts as the recipe should be adjusted depending on how many clams you have.)*



Place the thinly sliced garlic cloves in a pan whose bottom is covered with olive oil. Lightly brown the garlic slices till they are golden. Separate clams from juice and chop the clams. Put the clam juice in the pan and heat. Add tomatoes and cook. For this recipe I used canned puree tomatoes, but caution--use the tomatoes sparingly. Finely chop the Italian parsley and add to the sauce. When tomatoes are cooked, add the clams and cook for a scant 5 minutes. I prefer a whole wheat linguine.

## Zesty Clam Sauce

OLIVE OIL   GARLIC   CLAMS   TOMATOES   PARSLEY   CAYENNE PEPPER   PEPPER

Open the clams that you have scrubbed clean and chop them. One way to open clams that does not produce a great deal of juice is to thoroughly chill them in the freezer, as too much clam juice will dilute the sauce. Gently cook the crushed garlic cloves in the pot that you have lined with olive oil until golden. Add tomatoes and cook. Add freshly ground black pepper and the Cayenne Pepper gingerly as Cayenne Pepper can make it quite hot. Stir the tomatoes into the pot and cook. If you are using fresh tomatoes, they must be seeded with the skins removed and mashed. Add the clams with their juice. You may have to strain them in a fine mesh device or cloth, and then minimally cook them. Add the chopped parsley. In both recipes do not overcook the clams as they will become rubbery. Note, as stated above, I have not been specific in amounts as this will depend upon how many clams you manage to get. Mix sauce with cooked pasta, spaghetti, linguine, or capellini. One can always add more olive oil to any pasta dish, take it from this Italian-American!

ANY CLAM THAT DOES NOT READILY OPEN UP, SHOULD BE DISCARDED.





# BRINGING BUYERS & SELLERS TOGETHER

**ANDREA J. MAMMANO**

*Licensed Associate Real Estate Broker*

**631.680.4461 (c)**

[AMammano@TownAndCountryHamptons.com](mailto:AMammano@TownAndCountryHamptons.com)

**TOWN &  
COUNTRY**  
REAL ESTATE



[TownAndCountryHamptons.com](http://TownAndCountryHamptons.com)

## 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)



**E**ast End Apparel is your one stop shop for custom apparel, screen printing, embroidery and promotional needs. We carry all the top name brands from Carhartt, Camber, Dri Duck, Tri-Mountain, Dickies, Eddie Bauer, Gildan and much more.



Bringing you the best quality products at the lowest prices. Whether it's for your business, school, fundraiser, camp or private function start building your brand and business with East End Apparel today.



**EAST END APPAREL &**  
PROMOTIONAL ITEMS  
**Embroidery • Screen Printing**

*200A Springs Fireplace Road, East Hampton*  
*631-604-2266*

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

**KAREN BENVENUTO**

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

**HUCK ESPOSITO**

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

CALL FOR A CURRENT MARKET EVALUATION

**BROWN HARRIS STEVENS** Established 1873

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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

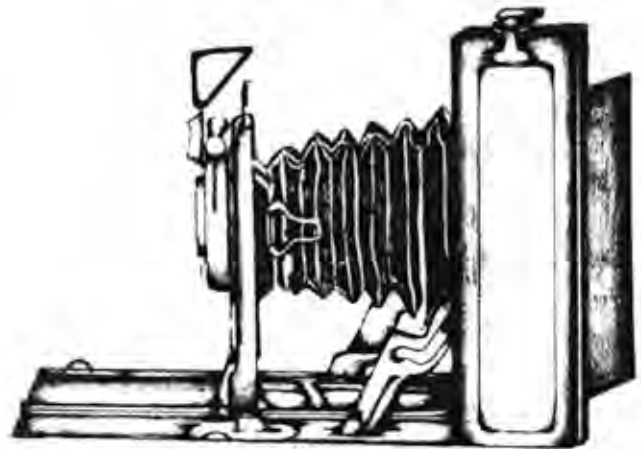
**Looking For Property  
or Fixer Upper House  
in Clearwater**

My family and I are looking for land or a plot with a fixer-upper home in it in the Clearwater area. If you are thinking about selling a 1/2 acre plot of land with or without a fixer-upper home on it, please give us a call. We'd be happy to discuss either scenario.

Sincerely,

Charles  
(646)306-0786

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



**eastendphotogroup.org**

information: (631) 324-9612



Clearwater Beach Property Owners Association, Inc.

PO Box 666

East Hampton, NY

cbpoa.net@gmail.com

## Zoning and Building Code Updates

## NEW CESSPOOL REQUIREMENTS !

Be advised as of January 1, 2018 you will be required to use Suffolk County's new low-nitrogen waste septic systems for all new construction and/or substantial expansions of residential and commercial buildings.

If you are within Water Protection District Zone 4 and upgrade your septic, you are eligible for a \$16,000 rebate. Most of Fenmarsh, Renfrew, Waterhole, Pembroke, Tyrone and some of Kings Point Road are within Zone 4. The rest of Clearwater Beach is within Water Protection District Zone 3 which qualifies you for a \$10,000 rebate. The maps below show areas that qualify for rebate; the gray area is Zone 4 and the rest is Zone 3. Forms for this rebate program can be picked up at the Natural Resource Department or online at <http://ehamptonny.gov/587/Details-and-Forms>. The Department also has local vendor costs and contact information. And if you want to be considered for the Suffolk County Grant Septic Improvement Program go online to -<http://www.reclaimourwater.info/Home.aspx>.



# CBPOA Setbacks

At our annual meeting in August, there was overwhelming support for the enforcement of our setback covenant. This parleyed into a meeting with Supervisor Cantwell and the Building Department at which they agreed to let us see new building applications as they are received at the Building Department rather than having to go through the lengthy process of FOILING approved permits. This process took about a month and by then the permit might have been dated many months previous. At that point our information for new building permits was 2-3 months old and then the builder could have poured a foundation and framing could be complete. The Clearwater Beach Board wanted to correct non-conforming setbacks before this point.

Please look at the Clearwater Beach Covenant #2. You are required to submit your new building plans to the CBPOA Board for their approval. It is best to do this before you file with the East Hampton Building Department and before you obtain a survey for said construction.

The CBPOA Board must know about your proposed construction in a timely manner before any work is done on site. A printed page of our covenants is available at the Building Department; Information sheets are to the right of the door when you enter and a poster on the wall makes clear the parameters of Clearwater Beach setbacks. This should make it easier for you and the Building Department to comply with CBPOA Covenants.



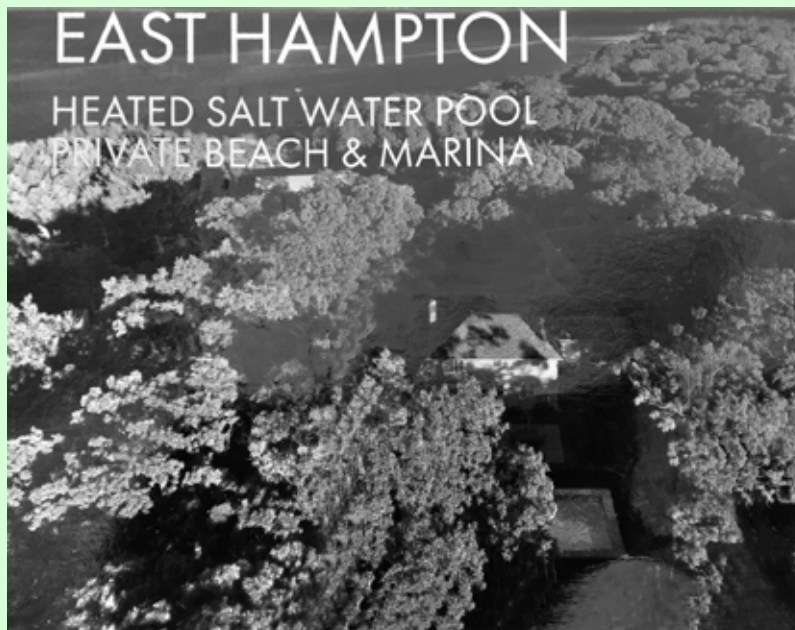


# Save the Trees

At our annual meeting many CB residents including several new owners expressed dismay at the amount of clearing of trees and vegetation that seems to be the norm among builders these days.



Meanwhile we hear from residents, guests, and visitors how much they love walking and biking down our tree lined roads. Even real estate agents are emphasizing the “greenery” that abounds our neighborhood.



Should we form a group to discuss the denuding of properties and see if there are ways to discourage this destructive trend? If you would be interested in taking part in such a discussion group, please submit your contact information to:

**Judy Freeman [judyehampton@gmail.com](mailto:judyehampton@gmail.com)**

# Clearwater Beach Education Walks



We were fortunate to have Crystal Possehl-Oakes return to our beach to lead a second enlightening beach walk. The waters were a bit turbulent that day yet 20 children had a chance to learn to use the seine net as Crystal led them one at a time into the water to catch a trove of Gardiner's Bay sea life. We then examined all the creatures before returning them back to the Bay. We also learned about tidal movements as she illustrated with rocks representing the sun and moon. The attending adults learned more than they could have imagined.

The Saturday before Halloween, we celebrated at Clearwater Beach with Tyler Armstrong, East Hampton Town Trustee who regaled us with his knowledge of trees and wines.



He expounded on what goes on below ground; not only a myriad of tree roots but a vast array of fungi and insects all forming inter-related communities and cultures of health and support. The message of the afternoon was it's best for our plant and animal life to **leave your soil as undisturbed as possible. So sit on your deck with a glass of fine wine and observe what you've accomplished by doing nothing.**



Don't miss next year's dates for the return of Crystal and her beach walks, Joe Giunta's bird watch, and Tyler's trees and wine talk- all dedicated nature educators.

**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.



# 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 \_\_\_\_\_

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

#### **Addition to Covenants and Restrictions dated July 31, 2004**

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

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

### **TO ALL PROPERTY OWNERS:**

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

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

ACORD

## CERTIFICATE OF LIABILITY INSURANCE

01/05/2010

PRODUCER 203.336.2138 FAX 203.336.9507

The Fitzpatrick Agency, Inc.

840 Clinton Avenue

P.O. Box G

Bridgeport, CT 06605-0567

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

INSURED Wilbert J &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	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 - COMPROP AGG \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
	<b>EXCESS / UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (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>Null Liability</b>

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

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



## CERTIFICATE HOLDER

## CANCELLATION

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

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

AUTHORIZED REPRESENTATIVE  
 Melody Geriak

*Melody Geriak*

ACORD 26 (2009/01)

© 1988-2009 ACORD CORPORATION. All rights reserved.

# **K. MORGAN**

Spring and Fall Clean-ups  
Tree Work - Carting - Odd Jobs

**(631) 329-0433**  
**(631) 276-6362 (cell)**

59 Hog Creek Lane, East Hampton

# ***GRANDE***

**PLUMBING & HEATING**  
**24 HOUR EMERGENCY SERVICE**

Renovations  
New Construction

Home Repairs  
Heating

**631.324.5800**



# 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

Over 35 years experience

**Gary M. Grille**

631-907-9032

**631-329-0198**

**gmagilla@aol.com**

# Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New Yor. 11937

**PRSRT STD**

U.S. Postage

PAID

Permit No. 15

Bridgehampton, NY

11932