



FALL/WINTER 2019-20

## President's Message

### New Gate Card Reader



### Marina Closes November 15

*Happy Holidays*



*In Memoriam*

On behalf of the Board and myself I would like to extend our thanks to the community for a wonderful summer and fall season. Community use of the Reservation has been exciting and rewarding to witness. Seeing the sunset crowd grow larger inspired me to investigate the benefits of communities holding shared interests. Susan Pinker, a social science reporter for the Wall Street Journal, claims that social integration and interaction with community members is a factor in increasing life expectancy. May we all live long healthy lives here in Clearwater Beach!

I would like to thank the members of the Board, our Advisors, and our Historian for their creative visions, individualized skills, professionalism and dedication to the community and the Reservation. Holding the position of President is enjoyable because of their combined talents.

As we close the Reservation to prepare for winter I would like to explain the maintenance projects that are completed and outline the ongoing projects that will be completed in the spring. The Peninsula (south side of the Marina) now has a new electrical system. All electrical connections are above ground and the system meets marine specifications. In progress is the rebuilding of the floating docks. Thanks to the initiative and excellent carpentry skills of our new maintenance person, Steve O'Brien, this project is moving along beautifully. Steve, as well as being a community member, is also a fabulous addition to our Reservation maintenance.

Recently we have experienced severe winds, which have done some damage to the Marina. We are currently assessing the damage and will move forward with plans to repair all damage prior to the spring. Batten down the hatches at your homes!

During the September, October and November Board meetings we have discussed a very important topic: the use of the Reservation by organized par-



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GATE CARD ACTIVATION  
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ADVISOR  
STEPHEN SOBEL  
631-604-2511

DIRECTOR  
WILL HOLMER  
631-324-5364

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

ties. Beginning Spring 2020 there will be new guidelines for the use of the Reservation. Our goal in these decisions is to allow parties, which do not interfere with the communities use of the Reservation. Parties over a certain number will require the host/hostess to pay for Security. Security is to be provided through our current security service, Jim and Gabe of Blue Line Security. Parking will be organized in a way that allows community parking for boaters and beachgoers while accommodating the party attendees. An extra Porta-san will be required for large parties and will be placed in a specific location. A party permit will be created by the Board, prior to Spring 2020, specifically outlining the new requirements. The permit will be accessible through the CBPOA website. We believe that this new process will help create a cooperative atmosphere at the Reservation while large parties are occurring.

We are very fortunate to live in a community filled with talented people who are willing to share their talents with all of us. Roey Figaro, a certified yoga instructor, has graciously extended her expertise to Clearwater. Beginning June 3, 2020 Roey will offer Sunset Yoga & Meditation for all levels at Clearwater Beach Reservation from 6:30-7:45. She plans to run the class every Tuesday for the summer months. Details will follow. Many thanks to Roey for her volunteerism and benefits to the health of Clearwater residents!

The winter changes are quickly approaching Clearwater Beach. The days are shorter, the breeze is brisker and the birds depart daily for the southern temperatures but I must say our sunsets are still spectacular. As the holidays near the Clearwater Beach Board and I extend our warmest wishes for a joyful season sharing time, happiness and traditions with your loved ones.

**Happy Holidays!**  
Jim

Phillip Marino & Victoria Haller  
Christine & John O'Halloran  
Glenn De Simone  
Colum & Kelly Carey  
Francesca Corelli  
Chris Jimenez  
Paul Lentz & Nicole Regent  
John Herman  
Oded Licht & Shari Weinbach  
Kevin Farrell  
Greenway Coastal Properties

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



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

*from the desk of the*

## EXECUTIVE SECRETARY

Greetings and welcome to the fall season.

Our new gate card system has been working beautifully and almost everyone is much happier with the new proximity reader. New gate cards were sent out last November. If you have not received them, contact me at your earliest convenience. As usual, your maintenance fee must be current for your card to be operational and the post card that was sent with the new gate cards must be on file with us. If your new card will not open the gate, one of these reasons may be to blame.

The Board will once again 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 will also have a current list of 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, even if it is an LLC name. That would be the name that any mailings (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. Speaking of picnic area reservations, the Board is currently in the process of re-working the rules and application process for reserving the picnic area. Those changes will be included in the Spring newsletter.

FOR THE BOATERS: Please wait until the 2020 boat applications are on the website, cbpoa.net, before sending in any boat slip information. Any documentation sent without the actual 2020 application or with a previous year's application, will be returned. Applications should be available on the website in the middle of December. As usual, if you had a boat slip or rack space last season, the dock master will automatically send you the 2020 application at the end of December. You will also be able to utilize 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, PO Box 666, East Hampton, NY 11937 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. Any incomplete applications will be returned until all proper documentation is in place. Obviously, all maintenance fees must be current for members and sponsored boaters as well.

At the beginning of the new year, the Treasurer will be mailing out the 2020 annual maintenance fee invoices which will remain at \$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. Payment will also allow you access through the entrance gate all year round. As of this writing on October 30, 2019, there are 869 dues paying members. 806 are current, 24 are in arrears for one year (\$300), 3 are in arrears for two years (\$600) and there are thirty-six members who owe three years or more (twenty-one owe more than \$2,000.00). Any property with unpaid dues for two years or more will have a judgement of lien against their property, which carries a \$300.00 legal fee from Suffolk County as well as accrued interest fees.

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, 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



# It's the Law!

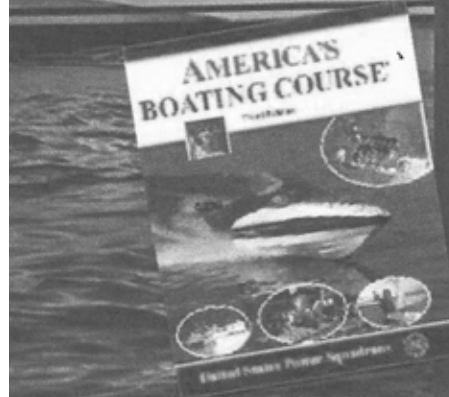
## Brianna's Law

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

The 2019 boating season is coming to a close. I hope everyone had a great summer season. Our marina looks great and is one of the best marinas in the area. The finishing touches of the new bulkhead just stand out from everywhere else. The last part of the project is finishing the electric on the peninsula. The electric that's there now is out dated and not working. It will be replaced by the time you get this letter. So this winter we will not have to use 20 plus extension cords for our ice eaters this winter, which makes me sleep easier during those cold winter days.

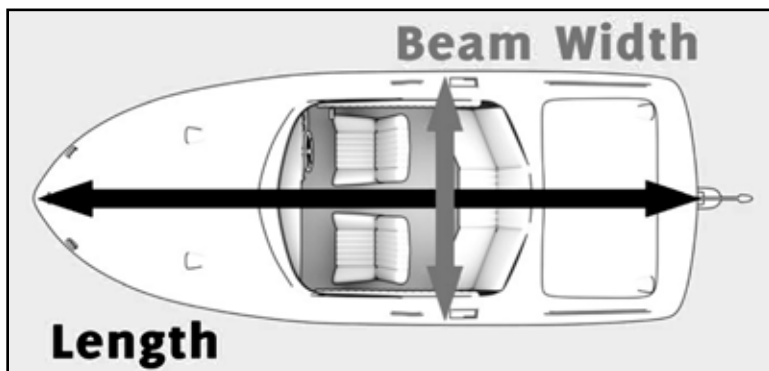
## REMEMBER

**Boaters are responsible for their boats.**

Prior to a storm or extreme tides and wind, it is important to check your dock lines, especially your spring lines! These are the lines you tie from the middle of your boat to the pilings so your boat doesn't hit or get snagged on the bulkhead or ladder and get hung up, which we again have had too many issues concerning that this year. Not only can your boat sink, or at the very least get damaged, it also is important to know that the ladder and bulkhead will get damaged to the extent the ladder has to be replaced but the pilings, which cannot get replaced, stay damaged. I have contacted many boat owners this year to check their lines because of this issue and many have been adjusted but a few calls were ignored or missed. If you need help with your lines or are not sure how to adjust them myself or our assistant Dock Master can help you. In addition, the boats bailing system should be checked to insure it is working properly. Most of the boat-sinking problems have been attributed to malfunction in pumps and/or batteries. We sent inserts to all boaters on the floating dock explaining that if they have an anchor pulpit, that the anchor has to be stored elsewhere and the pulpit must not impede the walkway. Most boaters complied but others had to be reminded.

**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. We also encountered boaters using the loading and unloading dock for longer than the 15 minute allotted time. This dock is used mainly for handicapped and/or members unable to climb up or down a ladder so this is very inconsiderate and needs to be stopped. Harbor master Ed Michaels has been notified and he is working with the CBPOA Board to consider some future action toward these boat owners.

In Mid-December 2019/2020 season applications will be sent to the boaters who have had a slip this 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 2020 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 NOT 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, 2020.



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 NOT 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, 2020.

**Please take note that although we will make every effort to give you your same assignment as last year it will depend on the accurate size of your boat. What that means is on the application we ask for length**

**and beam size of your boat. If you are not familiar with that terminology that means: the width of your boat, which is very important in the decision of where your boat will be placed, especially if on the floating dock. The floating dock slips are designed for boats with 8-foot beams. We have been squeezing boats in at 8.5 ft if we can, but anything bigger then that will be moved to the hard dock. We also have a few slips that shrunk a bit due to the resetting of the pilings and bulkhead work so again, take out a ruler if you must and get an accurate measurement so you won't be surprised if your boat is moved.**

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 also. 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 the Dock Master, Assistant Dock Master or Secretary. When checking kayaks stored on the racks, I found a few not locked. In the future, the board of Directors will be requiring all kayaks/canoes owners to lock their stored vessel.

We will continue the policy of notifying boat owners if their boat is in danger of sinking. Please make sure on your application we have a phone number that you can be reached at. 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. In order to track canoes/kayaks at our rack storage area, 2019-year stickers with the rack assignment were 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 November 15, 2019. 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 their 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 a copy of your boat registration available to submit with your 2020 application. Some boat renters leave their original registration on the boat during winter storage and have no copy. Your application will not be processed until your registration is received.

**Remember all boats must be removed from the marina by Nov. 15, 2019.**

I would like to wish everyone a very happy holiday season.

Thank You  
Ken Neary Dock Master.

# COOKING LONG ISLAND BOUNTY

*By Phyllis Italiano*

While it is the end of summer, we still cling to the foods we feasted on during those warm days. The Panzanella recipe actually can be served anytime of the year, when you use a barbeque. While you can try it in the oven, it will lack that smoky flavor. The second recipe of kale and corn can be made all year long. Getting fresh kale is easy. It's the corn that will be difficult, although you can try frozen organic white corn.

## Panzanella

A loaf of crusty Italian bread like Cicerella's Pane di Casa

Olive Oil

Cloves of fresh Puree Garlic

Tomatoes

Fresh Basil Leaves

Slice bread into half inch thick slices. Using a pastry brush, brush slices with olive oil and rub each slice with garlic when you are about to put slices on the grill. Lightly toast bread on the grille. Cut the bread into cubes. Toss with cut tomato pieces and fresh basil leaves. Since this is a salad, you can add any other ingredients like cooked beans, corn kernels, sliced onions, etc. If you can get a hold of some of the Japanese eggplants, cut them into strips that you can also coat with olive oil and crushed garlic then cook on the grille. They make a nice addition to this bread salad



## Tuscan Kale and Corn Salad

Twelve Ears of Corn

Bunches of Tuscan Kale

Butter

Salt and Pepper



Place the corn into a pot of boiling salted water. Remove the corn after 4 or 5 minutes to retain the crunchiness. Wash the kale and cut into strips. Dry using a salad spinner. Remove the corn from the cob. Lightly sauté the kernels in a pan with butter. Add salt and pepper to taste then mix the kale and corn into a serving dish. You might want to add some spicy seasoning to your own taste.



# DAVID CONLON



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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.

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

### **TREE DEDICATION FOR AMELIA VILAR**

*A tree was dedicated to Amelia Vilar, the long time Clearwater beach resident, along with her husband Manny, who both have contributed greatly to growth and prosperity of Clearwater Beach for more than 50 years. The Vilar family gathered on Saturday afternoon September 21 and hosted a memorial for Amelia. The dedicated tree and plaque are located in front of the Reservation house. It was a wonderful day of celebration for a special community member and her family and she will be greatly missed.*



## **FOR SALE BY OWNER**

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**(516) 284-7022**  
cmurad@optonline.net

*On a Sunday morning this past August The Family of Clearwater resident Roey Ficaro held a Flag folding ceremony with the Navy Honor Guard Clearwater Reservation to Honor her father, Louis Capone Sr. 93, who passed on June 14, 2019.*

*Louis was a WW2 Navy veteran who served on the USS Topeka in Tokyo Bay. It was a very moving ceremony on a Saturday morning in August. Two Navy Honor Guard officers folded the flag while one played Taps. Afterwards they said it was so meaningful for them to perform the ceremony in such beautiful surroundings. They said they never had an experience like this because they mostly go to funeral homes and cemeteries.*

*Afterward, the family cruised on their boat and spread his ashes out on the bay by the ruins.*

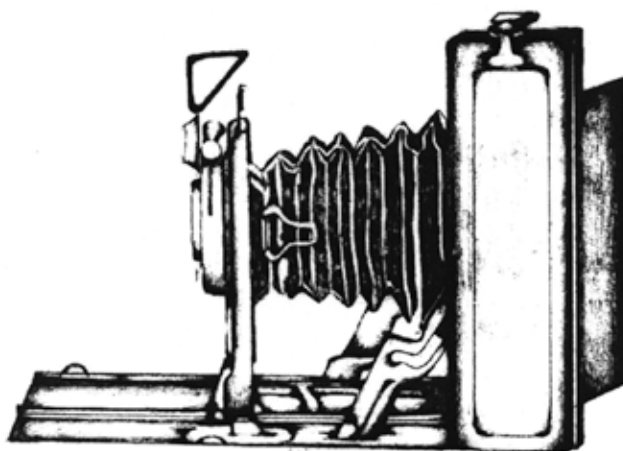


## **Navy Honor Guard Dedication**

Louis Capone Sr.



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



**[eastendphotogroup.org](http://eastendphotogroup.org)**

information: (631) 324-9612

# HAMILTON PROPERTY SERVICES

& Management

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## THE MACGARVA TEAM

LORI MACGARVA  
LARISSA TROY  
WENDY MILLER  
APRIL SANICOLA  
KAREN LOCKARD



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

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

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

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

**TOWN & COUNTRY**  
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TownAndCountryHamptons.com

## **CBPOA Calendar of Events**

Here are the CBPOA events that will be happening in the 2109/2020 seasons.

1. The Marina fore the season will close on November 15, 2019.
2. CBPOA Summer Community Party Saturday July 11, 2020. Rain date Sunday July 12.
3. Annual CBPOA Members Meeting Saturday July 25.
4. S'Mores Party Friday August 21
5. Snapper Contest - tentatively September 5.

*Also, if you have an idea for a CBPOA event, please contact the board  
by email at [cbpoa.net@gmail.com](mailto:cbpoa.net@gmail.com) or  
Secretary Gary Grille by phone at: 631-907-9032*

### **HERE IS ONE NEW EVENT THAT WILL BE OCCURRING IN THE SPRING OF 2020:**

Clearwater Beach Sunset Yoga & Meditation for All levels All Ages!

Tuesdays at 6:30 – 7:45pm beginning June 3, 2020  
Join the fun with Clearwater resident Yoga Instructor Roey Ficaro.

Classes will be held behind the flagpole.  
If interested contact: [Roeyficaro@gmail.com](mailto:Roeyficaro@gmail.com)

# **ACTION TICK CONTROL**

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[vecchiopete@gmail.com](mailto:vecchiopete@gmail.com)

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

In consideration of the permission given by the Clearwater Beach Property Owners Association (CBPOA) for the use of the Reservation Area in order to \_\_\_\_\_ on \_\_\_\_\_  
Nature of Event Date of Event

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

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

Name \_\_\_\_\_  
Print all names of signers

Responsible official of organization  
With authority to sign.

Signature \_\_\_\_\_

Date \_\_\_\_\_

(STATE OF NEW YORK)  
(COUNTY OF SUFFOLK)

Today \_\_\_\_\_ appeared before me \_\_\_\_\_  
Date Names of Signers

\_\_\_\_\_  
Notary Public

Check for \$150.00 made payable to CBPOA enclosed? Yes\_\_ No\_\_

Certificate of Insurance and Hold Harmless enclosed? Yes\_\_ No\_\_

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- ✕ Plantings
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### **CLEAN UPS**

- ✕ Spring
- ✕ Fall

# Clearwater Beach Property Owners Association, Inc.

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

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

### Guidelines for Reserving Area

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: (Print ) \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Date of Affair: \_\_\_\_\_ Hours (from). . . . . To: \_\_\_\_\_

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

**Clearwater Beach Property Owners Association, Inc.**

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

**Clearwater Beach Property Owners Association, Inc.**  
**Covenants and Restrictions**

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

WHEREAS The Developers are the owners of a tract of land situated near Fireplace in the Town of East Hampton, County of Suffolk and State of New York, which tract of land has been subdivided in accordance with a certain map entitled, "Map of Section No. 1 of Clearwater Beach, situate Fireplace, Town of East Hampton, Suffolk County, New York, dated 5/3/1957" and filed for record on 6/4/1957, in the office of the County Clerk of Suffolk County, Riverhead, New York as Map No 2715; and

WHEREAS, The Developers desire to make this Declaration setting forth the reservations, restrictions, covenants, conditions and agreements, subject to which the property shown on said map is now held and shall be sold and conveyed.

NOW, THEREFORE, The Developers declare that all the property shown at subdivided on said map above referred to is held, and shall be sold and conveyed by the Developers, subject to the reservations, restrictions, covenants, conditions and agreements hereinafter set forth, to wit:

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or live-stock other than domestic pets.
- \*2. No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.
4. No lot shall be divided or sold except as a whole without the written consent of the developers.
5. No advertising signs, trailers, tents, outside toilets or temporary buildings shall be permitted on any lot.
6. The owners of all lots in said subdivision shall have the perpetual right, in common with others to pass and re-pass on foot over and upon the strips of land designated on said map as "Foot Path to Beach", running from Kings Point Road to the shore of Gardiner's Bay.
7. The owners of all lots in said subdivision shall have and enjoy for use in common with others, the equal right and privilege to use and enjoy as a bathing beach that portion of the beach designated on said subdivision as Beach Reservation" which said "Beach Reservation" shall be for the common use of the developers, their grantees, and the grantees of the owners.
8. The developers reserve the title in fee to the beds of the roads and streets, for the purpose of dedication of same to the Town of East Hampton and for the installation of all utilities and easements therefore without the consent of any grantee.
9. All sewage disposal and water supply systems shall be constructed in accordance with plans approved by the Suffolk County Realty Department on the subdivision map filed herewith.
10. The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, assigns and successors.

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

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

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

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

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

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

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

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



# TOWN OF EAST HAMPTON

## ORDINANCE ENFORCEMENT DEPARTMENT

PUBLIC SAFETY DIVISION

300 Pantigo Place, Suite 111A

East Hampton, N.Y. 11937

Phone (631) 324-3858 Fax (631) 329-5899

Patrick J. Gunn, Esq.  
Public Safety Division Administrator

Elizabeth A. Bambrick  
Director of Code Enforcement

### COMPLAINT FORM

Please fax, mail, or hand deliver this form to the above address

#### LOCATION OF ALLEGED VIOLATION

Street # \_\_\_\_\_ Street Name \_\_\_\_\_

Hamlet \_\_\_\_\_, Town of East Hampton, Suffolk County, N.Y.

Name of Individual(s) / Business (if known) \_\_\_\_\_

Name of Owner (if known) \_\_\_\_\_

#### DESCRIPTION OF COMPLAINT – SPECIFIC OBSERVATION(S)

Use additional paper if necessary

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BEST TIME(s) AND DAY(s) TO OBSERVE VIOLATION : \_\_\_\_\_

#### REPORTING PARTY

Name: \_\_\_\_\_ Phone Number \_\_\_\_\_

Address: \_\_\_\_\_

I am willing to give a sworn statement if necessary ☐ YES ☐ NO

#### AFFIRMATION

I affirm that the information provided in this complaint is accurate and is based on my personal observation(s).

X \_\_\_\_\_  
Signature Print Name Date

Office Use Only  
Date Received \_\_\_\_\_  
Complaint # \_\_\_\_\_  
Inspector Assigned \_\_\_\_\_  
Ack. Form Sent \_\_\_\_\_  
Action Taken Form Sent \_\_\_\_\_

ACORD

THE FITZPATRICK AGENCY  
CERTIFICATE OF LIABILITY INSURANCE

01/05/2010

PRODUCER 203.336.2138 The Fitzpatrick Agency, Inc. 840 Clinton Avenue P.O. Box G Bridgeport, CT 06605-0567	FAX 203.336.9507	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED Wilbert J & Edith A Holmer		INSURERS AFFORDING COVERAGE	NAIC #
		INSURER A: Travelers	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
	<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 EA ACC \$ AUTO ONLY: 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>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 <i>Melody Geriak</i>
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ACORD 26 (2009/04)

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# BENNETT MARINE LLC

Boat Haul, Store & Repair

*Glenn Bennett, Owner*

40 School Street  
East Hampton, New York 11937

(631) 324-4772 Day

## Dear Advertiser:

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

**Full Page:**.....\$200.00 (7.5 X 10")

**vertical or Half Page:** ..... \$100.00 (7.5" X 4.75")

**horizontal** Quarter page: ..... \$75.00 (3.75" X 4.75")

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

**Please fill out and send with payment to.  
C.B.P.O.A, PO Box 666, East Hampton, NY 11937**

**Send finished pdf file to: ggiliberti1@optonline.net**

Advertiser's name/company \_\_\_\_\_

\_\_\_\_\_page ad. . . Payment\_\_\_\_\_.

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

Sign \_\_\_\_\_

Address \_\_\_\_\_ Telephone# \_\_\_\_\_

Email: \_\_\_\_\_



## House Watching Services Monthly or by the season

### 35 years experience

**Gary M. Grille**

**631-907-9032**

**631-329-0198**

**gmagilla@aol.com**

# ***GRANDE***

**PLUMBING & HEATING**  
24 HOUR EMERGENCY SERVICE

Renovations  
New Construction

Home Repairs  
Heating

**631.324.5800**

We Have WiFi!



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

**PRIME LOT FOR SALE**  
**214 Norfolk Drive**

**Survey  
&  
Letter of Buildability  
upon request**

**\$399,000**

**Owner:  
917.992.6461**

# 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