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# Clearwater Beach Property Owners Association

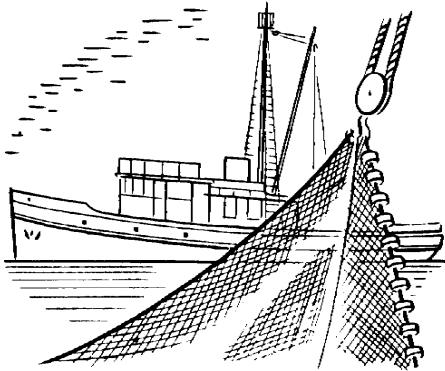
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Fall/Winter 2007-08

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## IN THIS ISSUE:

### The New CBPOA Website



### Recipes For The Season



### Happy Holidays



## President's Message

Well. Once again it is time to put Clearwater to bed for another winter.

During the month of August, we said “goodbye” to a very special member of the Board, Mike Santapolo. Mike has moved up-island to be near his family due to health considerations. His wit, wisdom and friendship will be sorely missed.

We had a great summer but we did have a few incidents of vandalism which made it necessary to hire a guard for the gate. Unfortunately, there are still those who continue to dump household refuse at the reservation, as well as bringing dogs—in spite of our rules and regulations to the contrary.

At the present time we are involved with the East Hampton Town Code Enforcement people who are trying to force us to replace all of the lights on the reservation. This replacement of lights is mandated by the recent re-writing of Town Law and the fact that no existing lighting can be “grandfathered.” Your Board of Directors is very upset about this situation because we are talking about approximately \$5000.00 just to replace some of the lights.

Your Board members find it strange, to say the least, that last year, after the “Dark Skies” law was passed, our reservation lighting was fine under the old Town law. Now, however, due to the complaint of one of our residents, we have been “turned in” for lighting violations! We would like to sit down with this complainant to have a conversation about this situation and, perhaps, resolve it—but the Town will not tell us who made the complaint.

How can it be that one person out of 840-some homeowners can affect the lives of everyone else at the beach and marina? This person will cause hardships and safety hazards, as several of our existing lights are used for navigational purposes by persons fishing or boating in the evening. Also, please note that we recently had all of our lights metered and we found very few problems. Our lights are all facing down and do not face into the sky. At the present time we are being forced to take on a great expense to meet requirements of the new “Dark Skies” Law that was recently rewritten.

On another topic, I think our life guards did a great job this summer, especially considering we were only able to find four (4) individuals to hire.



# President's Message

(continued)

This year celebrated  
November 12, 2007



The reservation has never looked better, thanks to the continuing efforts of Carlson Jacob and his crew who have done a fabulous job. Also, I believe that all of the directors, as well as every member of the Board who have worked at the reservation, have done a splendid job.

Finally, for informational purposes, someone is sending us anonymous letters of complaint. The Board has decided not to pursue any written complaints sent to us that do not bear a signature.

Please remember: All boat owners - your vessels must be removed from the Marina by the 19<sup>th</sup> day of November 2007. If this is not done, it will reflect upon the placement of your boat in our Marina next year.

Health and good wishes to all,

Sincerely,  
**Donald G. Schrage, President**

## NEW HOMEOWNERS

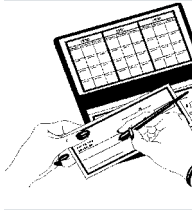
Ryan & Diana Balnis  
Steven J. Chirogianis  
Patrick Danek  
Ana Q. & Carlo Dasilva  
Andrew De Martini  
Stuart Fein  
Wendy Huang



Ellen Kroner  
D. Larkin  
Evelyn McVeigh  
Joseph & Herta Muller  
Arthur Nealon  
Deidre Rooney  
Jessica Schuerlein  
Bill Viloría

## C.B.P.O.A. LIST OF OFFICERS

PRESIDENT _____	DON SCHRAGE .....	324-5746
CO-VICE PRESIDENTS _____	LEN CZAJKA .....	324-0418
_____	MIKE V. SANTOPOLO .....	324-6596
TREASURER _____	EDITH A. HOLMER .....	324-5364
SECRETARY _____	ROD GRILLE .....	907-9032
MAINTENANCE CHAIRPERSON _____	HANK BAIER .....	324-9603
ROADS _____	GEORGE LOMBARDI .....	324-5998
BEACH _____	CARLSON JACOBS .....	329-7053
DOCKMASTER _____	WILL HOLMER .....	324-5364
ASSISTANT DOCKMASTER _____	BRUCE HOEK .....	324-0810
RESIDENT USE OF RESERVATION _____	GEORGE LOMBARDI .....	324-5998
CODE ENFORCEMENT & SECURITY _____	LEN CZAJKA .....	329-0408
GATE OPERATION _____	JACK SCHILLING .....	324-3439
NEWSLETTER EDITOR _____	GERRY GILIBERTI .....	324-9612
GOOD & WELFARE _____	MARIANE DIANGE .....	324-4090
ADVISORY BOARD _____	GATES: JACK SCHILLING .....	324-3439



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FROM THE DESK OF THE  
**EXECUTIVE  
SECRETARY**

Well, it's getting to be that time again. To members who are leaving for warmer climates, don't forget to let me know of your winter address and the time period you will be there so that we can forward your important mailings, like dues invoices, boat slip applications, newsletters and any special notices. As of this writing, we have 791 paid members. That leaves about 75 unpaid members. You know who you are so why not write and mail that check right now while it is fresh in your mind. The costs of maintaining the Reservation in its beautiful condition is quite high as you must know. Most of our Directors cannot do the physical work anymore so we have to hire outside contractors to do this work and the charges are very high.

**A REMINDER ABOUT GATE CARDS FOR ALL MEMBERS**

Gate cards are a one time issue and are validated each year upon payment of yearly maintenance fees. Cards are assigned to your lot and should be forwarded to the new owner if you are selling. Each paying lot is entitled to one free card and the owner may purchase up to two more at \$4.00 each. (Please note extra cards are \$4.00 per card due to the increase in the cost of ordering, receiving and mailing.) Each lot is allowed a maximum of three cards as mentioned previously. Also, if you are assigned the maximum (3) cards and you lose any but wish to replace them, the cost of each replacement card is \$50.00. So hold on to those cards and put them in a safe place.

**BOATERS**

Please make sure you have all your required info necessary to process your boat slip application including boat registration, dimensions, insurance info, etc. **Remember, boat slip applications will not be processed without all the necessary info and forms.** For boaters who were in the marina this past year (2007), slip applications will be mailed to you, along with your dues notices around the middle of December 2007. They should be filled in completely and forwarded to CBPOA by February 15, 2008. This past year about 15 members were denied a slip initially because they did not have their completed application in to us by the deadline date. We have 119 slips available and 866 paying members so you can see the need for getting those applications in on time.

Please note: When sending your dues and your boat slip fees, please make out separate checks for each as they go in different accounts. For the purpose of assigning boat slips by the Dockmaster, your completed applications will be processed in the order received with the appropriate priority number assigned. **Boat slip applicants who were not in the marina last year will have to request an application from the Dockmasters or myself by the end of December.** Applications will not be available before that time. As to members who were previously in the marina, your completed applications must be received by CBPOA by February 15, 2008.

**KAYAKERS & CANOERS**

There is a fee for storing kayaks and canoes in the canoe racks for the upcoming season (2008). If you wish to store your kayak, canoe or small boat in the racks, you must request and fill out a canoe rack application. Applications are available from the Secretary in January 2008. **No boats are allowed to be stored in the marina over the winter.**

**TO ALL MEMBERS**

Maintenance fee invoices will be sent to the mailing address listed on our current file by the first week of January 2008. If you have moved during the year, please make sure we have your current mailing address so your mailings do not go astray. Phone callers to the Secretary for info: Please note that the hours for receiving CBPOA calls are 10:00AM to 6:00PM. I will be glad to answer any questions regarding CBPOA during those hours. The phone number is 631-907-9032. Have a good winter and enjoy the Holidays.

**Rod Grille**  
*Secretary*

# Dockmaster

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The 2007 boating season is coming to a close. Once again all our slips at the marina have been rented and we have been fortunate that we experienced minimal problems. In the near future, 2008 season applications will be sent to the boaters who have had a slip for the 2007 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.

Boat slip fees for the 2008 season will remain at \$30 a foot. Once again, boaters who desired 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 interested party. No slip assignment will be considered if the above items are not submitted with the boat application. Once again, **please send only the COI form instead of the entire boat policy.**

**To insure the same slip assignment for next year, submit your data by February 15, 2008.** Late application filing can result in slip assignment changes due to April 1 deadline for slip announcements. Applicants with missing data will have their slip assignment postponed with a possible change or no assignment at all.

This season some boats were reassigned to a different slip because new community applicants owned a larger boat. All community members who submitted their applications before slip assignments were made did receive a boat slip. 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.

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 at a cost to the owner. This fee will be set by the marine service. The boat owner should periodically check the floating condition of their boat particularly after a rain storm. Please call the Dock Master (324-5364) or Assistant Dock Master (Bruce Hoek - 324-0810) for boating problems at our marina.

In order to track canoes/kayaks at our rack storage area, the Board is again requiring identification in the form of a unique marking, name tag/lot number tag with the identification denoted on the application. The Board has experienced problems with owners placing their canoes/kayaks on the rack without notification to the Board. These boats were removed from the rack and kept until an owner claimed them.

The owners of canoes/kayaks must remove their small vessel from the rack by Nov. 19, 2008. This winter the rack space will be increased in size to accommodate additional canoes/kayaks for the 2008 season.

Our security system will be operational for the next boating season. Although installed to protect the reservation and marina, the system can be an aid for boaters at the marina. If you have experienced problems at the Reservation, please inform our secretary Mr. Rod Grille, the Assistant Dock Master or myself. This should be done within a few days. Security recordings are discarded after several days and therefore are not available for playback. We ask that all boaters to review the Marina Rules and Regulations that they will receive with the slip assignment.

I would like to thank all the people who have helped with keeping our marina in a safe condition and, in particular, Mr. Bruce Hoek for his efforts as Assistant Dock master.

**Will Holmer**  
*Dockmaster*

# Bits & Pieces

Hi everyone. I don't know about you, but the Fall season here on the East End gives me a second wind even after the great Clearwater Beach summers we are all so lucky to have. And with the holiday season quickly approaching all of us still have even more quality time to enjoy Clearwater.

This summer season we had a number of Clearwater events that many of us took time to enjoy. Our July beach party was great as always and thanks goes out to all the volunteers that made it happen. (Oh, and did we mention that we always need volunteers?) Here are some other great events that we enjoyed.



## WINE TASTING

Thanks go to Judy Freeman for organizing the magnificent wine tasting events. We sampled some very expensive French wines right here in Clearwater without having to take a trip to France. One of the bottles cost over \$160!

## BIRD WATCHING

And, again, thanks goes to Judy for putting together the great bird watching sessions. We observed well over 15 bird species right here at our reservation. If you haven't attended these "wild life excursions" watch our newsletter for the next season's sessions.



## WATER, WATER, EVERYWHERE – AGAIN

At our annual July meeting there was considerable interest for bringing Suffolk County public water to the Clearwater Beach community. Water can be brought to individual blocks through the efforts of a block captain. One such project has been approved by the SCWA already. If you are interested in heading a project on your street, contact Lisa Cetta (SCWA) at (631) 563-5672.



Well, we still have time to do some boating, fishing and water sports so get out there before winter rolls in.



# 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 George Lombardi, 3 Haynes Lane, East Hampton, NY 11937; phone: 324-5998.
2. 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**

*complete and mail to address below*

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

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

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

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

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

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



## Cooking Long Island's Bounty

Glorious summer is over. The chill of fall is in the air. It's time for dishes that warm the house as well as the body. Here are two of my favorites that incorporate some of the offerings of the end of the season. The stuffed peppers are my Grandma Italiano's peasant fare. The turkey dish is my own concoction and a crowd pleaser.

### Nonna's Stuffed Italian Peppers

6 cubanelle peppers  
Hard bread (about a cup and a half)  
1 whole very ripe tomato chopped  
A few Roma tomatoes  
Chopped parsley to taste  
¼ teaspoon oregano  
2 tablespoons of capers rinsed

10 to 15 leaves basil  
Chopped celery heart with leaves  
2 to 3 tablespoons of grated parmesan cheese  
Pepper to taste  
2 to 3 tablespoons of golden raisins  
2 tablespoons of pine nuts  
2 tablespoons olive oil

1. Wet hard bread until soft. Squeeze out excess water.
2. Put bread into a bowl with chopped up ripe tomato. Add capers, parsley, oregano, pine nuts, sliced celery with leaves, raisins, cheese, and black pepper. Mix with a little olive oil.
3. Cut the tops of the peppers. Clean the inside of the peppers removing seeds.
4. Stuff the pepper with the bread mixture. Put the peppers into a frying pan, searing the peppers on each side.
5. Place the tomatoes in a baking dish. Add a couple of sliced Roma tomatoes and more basil. Bake in a 350 degree oven until peppers are soft.



# Cooking Long Island's Bounty

## Turkey Thighs with Brown Rice

2 turkey thighs  
10 cloves of garlic  
20 grapes halved  
15 sliced mushrooms  
Toasted sesame seed oil

½ cup of brown rice  
½ cup of wild rice  
Broth of your choice to cook rice  
¼ cup of soy sauce  
(Bragg may be substituted for low salt)



Rinse thighs and pat dry. Stuff garlic cloves under the skin of the turkey and place thighs in a large enough pan to hold mushrooms and grapes. Place extra cloves around the turkey. Soy sauce and sesame seed oil are poured onto the thighs and surround the meat with the grapes and mushrooms. Cook thighs skin side down in a 350 degree oven. In the meantime, cook the rice in the broth. When meat is cooked, and the length of time will depend on the size of the thighs, turn thighs over to brown skin. Smash cloves of garlic into the juices collecting in the bottom of the pan scraping up the caramelized bits from pan. Remove meat and mix rice into the sauce with grapes and mushrooms. Slice meat and place on top of the rice mixture. Obviously, this same method can be used with chicken or Cornish game hens.

Happy  
Thanksgiving  
from  
CBPOA



I can be reached at my e-mail address: [phyllisiitalianom@msn.com](mailto:phyllisiitalianom@msn.com).  
Have a peaceful winter and keep cooking!



**RELEASE TO 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\_\_

# BENNETT MARINE

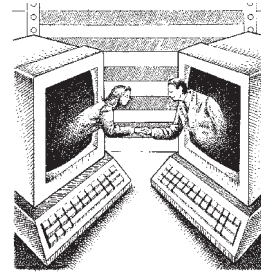
Boat Repairs, Storage & Sales

*Glenn Bennett, Owner*

36 School Street  
East Hampton, New York 11937

(631) 324-4772 Day  
(631) 324-2933 Nite

# CBPOA webpage



Check out our website for:

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

[www.cbpoa.net](http://www.cbpoa.net)

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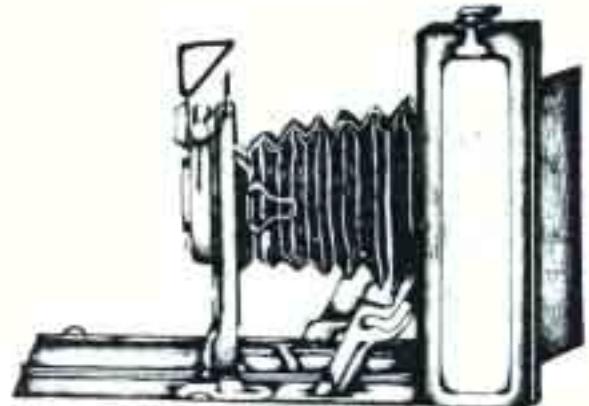
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# HAMPTONS REALTY GROUP



Please let me introduce myself. I am Bonnie Boothe, new to the Clearwater Beach community, residing on Underwood Drive.

I have been a resident of East Hampton for over 31 years and active in Real Estate for 12 years. I am an agent with Hamptons Realty Group (formerly Blue Bay Realty) and my office is located at 538 Montauk Highway, Amagansett, New York 11930.

I can be easily reached for all your real estate needs at my office: 631.267.6626, ext. 105, on my mobile: 631.337.2487 or via email: [bboothe@optonline.net](mailto:bboothe@optonline.net). If you are thinking of selling your home, buying another or looking for investment properties, please give me a call.



# Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York 11937

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