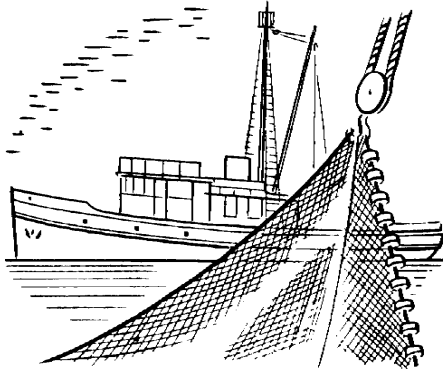

Clearwater Beach Property Owners Association

Fall/Winter 2006



President's Message

Well, another season has come and gone. Now is the time to put the Reservation to bed for the winter. We had a very good summer. The beach party was a huge success and a good time was had by all. Next year we will try to make it even bigger and better.

IN THIS ISSUE:

The New CBPOA Website



"Signs" of the Times



Recipes For The Harvest



**Happy
Holidays!**

The grounds have been well maintained, thanks to the efforts of Sun Landscaping, as directed by the owner, Carlson Jacobs (a resident of Clearwater Beach).

The marina was well managed, as usual. This was accomplished by Will Homer and Bruce Hoek. It has become very difficult to place vessels in slips, due to the larger size of the boats coming into the marina. We would appreciate all boat owners to exhibit patience when requesting a slip. If the owners would remember not to put hoses or other objects on the floating docks it would make life easier for all concerned. We are trying to put up five (5) new poles at the northwest end of the bulkhead to make it more convenient for larger boats.

We had four lifeguards this season and they did a great job, even though there were minor complaints from disgruntled residents. Our lifeguards had three very good "saves" this season. One of our lifeguards even discovered a runaway child sleeping in the sand dunes and then notified the police to take over the situation.

The beach itself was maintained by the lifeguards, who had to rake the sand and remove household garbage and other debris. The garbage situation became intolerable and the dumpsters were constantly loaded up with household garbage. This was the reason that the dumpsters and garbage receptacles were removed earlier this year.

The other big problem that we had was with dogs! There are no dogs allowed in the beach from Memorial Day through Labor Day. Yet, people continued to bring their dogs down to the Reservation and were angry when informed that they should take the dogs elsewhere. We had several children frightened by dogs—another reason why we do not allow dogs on the beach or in the area of our reservation. Please respect the rules and regulations. They are in effect for the comfort and safety of all. If any of you see anyone depositing garbage and/or walking dogs, please advise them that these practices are not allowed.

President's Message

(continued)

I would like to express my gratitude and appreciation to the Board for all their time and efforts expended during the past season in running the Reservation. The Board had new water pipes installed, work was done on the security system and new gates were placed at the entrance. We also had to have the channel coming into Clearwater Beach dredged out due to the many Nor'easters that we had during the year. These were major projects.

Many thanks to all and I will see you in the Spring of 2007.

Don Schrage
President

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

PRESIDENT _____	DON SCHRAGE	324-5746
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SECRETARY _____	ROD GRILLE	907-9032
MAINTENANCE CHAIRPERSONS _____	HANK BAIER	324-9603
_____	LEN CZAJKA	324-0418
ROADS _____	GEORGE LOMBARDI	324-5998
BEACH/SPECIAL PROJECTS _____	CHRIS HARMON	324-7600
MEMBERSHIP/BY LAWS _____	MARIAN DIANGE	324-4090
DOCKMASTER _____	WILL HOLMER	324-5364
ASSISTANT DOCKMASTER _____	BRUCE HOEK	324-0810
RESIDENT USE OF RESERVATION _____	GEORGE LOMBARDI	324-5998
CODE ENFORCEMENT & SECURITY _____	STEVE TAMBER	329-3201
GATE OPERATION _____	JACK SCHILLING	324-3439
NEWSLETTER EDITOR/WEBMASTER _____	GERRY GILIBERTI	324-9612
GOOD & WELFARE _____	MARIANE DIANGE	324-4090
ADVISORY BOARD _____	GATES: JACK SCHILLING	324-3439
_____	SIGNS: PENNY STARK	324-5808

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from the

Dockmaster

Will Holmer

The 2006 boating season is coming to a close. All our slips at the marina have been rented and we have been fortunate that problems have been minimal. Boaters were informed if there was a problem with their boat. In the near future, 2007 season applications will be sent to the boaters who have had a slip for the 2006 season and those who have requested a boat application.

Boat slip fees for the 2007 season will remain at \$30 a foot. Once again, boaters who desired a slip at our marina must submit a certificate of insurance (COI) along with 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. No slip assignment will be considered if the above items are not submitted with the boat application. Most boaters had no problem meeting the CBPOA requirements. 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, 2007. For some reason, quite a few applications in 2006 were received after February 15. Late application filing did result in slip assignment changes due to the 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.

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 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 claim them. The owners of canoes/kayaks must remove their small vessel from the rack by Nov 19, 2006.

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 which they will receive with the slip assignment.

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

Will Holmer



FROM THE DESK OF THE
**EXECUTIVE
SECRETARY**

Leaves are turning colors and boats are being pulled from the marina. It must be that time of the year, again. Members, who are leaving the area for warmer climates, don't forget to let me know of your winter address and the time period you will be away so we can forward all your important Clearwater mailings like dues notices, newsletters, boat slip applications and special notices. At this writing we have 776 paid members and we thank them very much for their support in keeping the Reservation in such great shape. It costs a great deal of money to pay contractors to keep the Reservation beautiful so those of you who haven't paid yet, please sit down, write that check and mail it in.

Gate card information to all members: Gate cards are assigned to member lots not individual owners. If you are moving away from this little bit of heaven, you should forward your gate cards to the new owners and let them and us know. If you do not, the serial numbers of the cards will be invalidated and no one will be able to use them. Remember, you are entitled to 1 free card and you may purchase an additional 2 more at \$3.00 per card for a maximum of 3 cards per paying lot. However, if you take the maximum amount of cards and you lose any of them and wish to replace any, it will cost you \$50.00 to replace each one. So if you do not actually need the three, save 1 and 2 in case you do lose one. Incidentally, a new gate system has been installed and is in good working order at this time. The camera security system is also working in good order and is recording vehicles entering the Reservation and moving about the marina and inlet area.

Boaters: Please make sure you have all your required info to process your boat slip application including boat registration, dimensions, insurance info, etc. Remember, boat slip applications will not be accepted without all the necessary info and forms. The deadline for receiving member applications who wish the same slip or similar slip is February 15, 2007 (see Dockmaster's article). Members who were in the marina in 2006 will be sent an application along with your maintenance fee invoice. *Please send separate checks for your maintenance card fee and your boat slip application fee.* Your application will be processed in the order that the completed application is received with priority numbers duly assigned.

New Boaters or those who were not in the marina in 2006, you will have to request a boat slip application from the Secretary or Dockmaster. You should make your request by the end of December if you have not received one by then, because completed member applications must be received by February 15, 2007. *Note: Boat Slip applications will not be available until the middle to the end of December giving you a little time to fill it out, obtain the proper forms and mail it to us by February 15, 2007.*

Info for kayakers & canoers: There is a fee required for boats to be stored in the canoe rack for the season. If you wish to store your kayak or canoe in the canoe rack for the season, you must request and fill out a canoe rack application, which is available from the Secretary. No boats are allowed to be stored in the Reservation over the Winter.

All Members: Maintenance fee invoices will be sent to the mailing address on the current record by the first week of January 2007. Phone callers to the Secretary; please note that the hours for receiving CBPOA business calls are 10:00 am to 6:00 PM. I will be glad to answer any questions regarding CBPOA during those hours. The phone number is 631 907-9032. Have a healthy, happy and safe Winter and enjoy the Holidays.

Rod Grille

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: _____

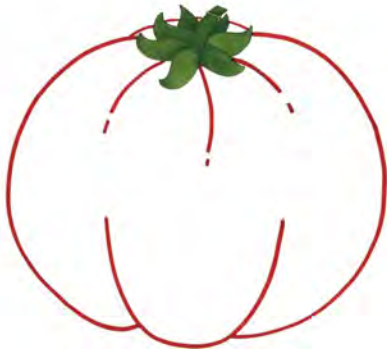
Clearwater Beach Property Owners Association, Inc.

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

Cooking Long Island's Bounty

By Phyllis Mallah

The days are shorter, the nights cooler. Summer is over and the chill of fall is in the air. Fall is synonymous with the harvest of our local gardens and farms. Whizzing by the farm stands that dot our landscape, one is struck by the splashes of bright reds, yellows, purples, and greens, which are the abundance of vegetables we are so lucky to enjoy. Here are two of my favorite dishes that are kissed by summertime. These recipes are easy and genuinely Italian.



Pappa al Pomodoro

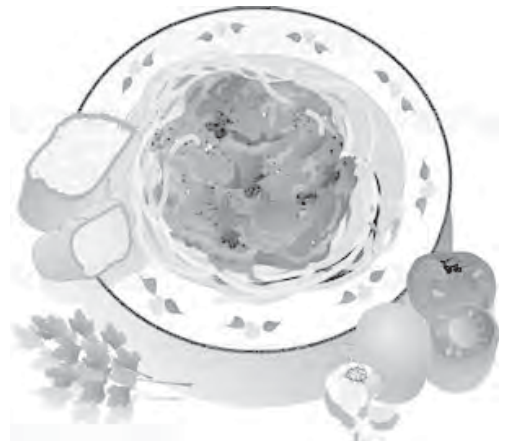
12 firm ripe beefsteak tomatoes
a half to three quarters of cup of extra virgin olive oil
a handful of fresh basil leaves
1 loaf of crusty day old bread
two cloves of garlic finely chopped
salt and pepper to taste

Drop tomatoes 3 tomatoes at a time into boiling water for a minute or two, than plunge into cold water. Remove seeds and skins. Coarsely chop and place in a glass or ceramic bowl. No metal or plastic. Cut the bread into cubes to equal the amount of tomatoes. Add the rest of the ingredients and mix. Cover the bowl and let it stand for at least six hours, or refrigerate overnight, stirring occasionally. Warm gently so that the garlic cooks and the bread breaks down. Ladle into serving bowl and drizzle with olive oil.

Spaghetti con Raddicchio

2 heads of raddicchio	2 cloves of garlic
1 cup of chicken stock	extra virgin olive oil
1 small chopped onion	salt and pepper
grated Parmigiano chese	

Wash, then blanch the raddicchio heads in gently boiling water for 1 minute. Drain, cool the leaves and finely chop them. Sauté the onion in 1 tbsp. of oil and cook until translucent. Add the raddicchio and chopped garlic. Cook for about 5 minutes and then add warm stock and two tbsp. of olive oil. Add salt and pepper, cook for 20-30 minutes at medium heat. Cover to keep in moisture or add more stock. Toss spaghetti with sauce and add cheese.



Dear CBPOA Members,

In an effort to keep Clearwater Beach beautiful, the Board of Directors recently commenced a campaign to achieve full compliance with the “No Advertising Signs” restriction contained in our Covenants & Restrictions. We have been very successful thus far and have received cooperation from all of the homeowners and tradespeople we have contacted to remove their signs.



We continue to seek your cooperation and the cooperation of all entities conducting business in Clearwater Beach. To that end, we remind you that the posting of advertising signs is not permitted in Clearwater Beach. This includes contractors, trade and real estate signs, including For Sale or Rent By Owner signs. If you are having any work done at your home in Clearwater, please do not allow your tradespeople to place their sign on your property. If your home is for sale or rent, please do not permit a real estate sign to be posted and do not post your own sign. In the event you see a sign posted anywhere in Clearwater Beach, please let us know where it is by calling Penny Stark at 324-5808. Let's all work to keep Clearwater beautiful!!

Board of Directors,
CBPOA

The Gates



Jack Schilling has updated our 28 year old gates with new and improved in and out gates. We have a new gate mechanism and we were able to use our old card reader, which saved us a lot of money.

(See the Secretary for gate cards if you have lost yours.)

Thanks Jack! A job well done!!

**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

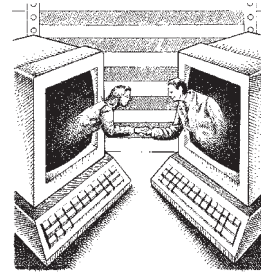
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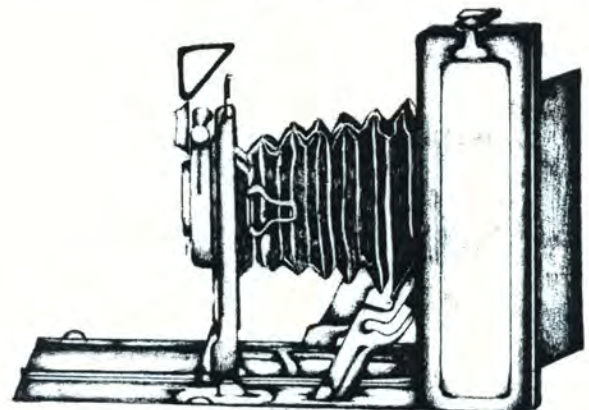
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