

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



FALL 2011

President's Message

*Remove Boats
November 30th*

*Fall Recipe
Filetta di
Pomodori*

*Code
Enforcement
Information*

*DockMaster's
Report
Sponsored Boat
Revisions*

*CBPOA
Card Reader*

Hi All

The end of another summer and all went well. I would like to thank all the board members for their time and service to our beach this season. It takes a lot of time and dedication to keep it all going. Our annual BBQ, led by board member Al Schaffer, was a great success. The second grill helped to make food lines shorter, the weather cooperated, we had great food and all had fun. Next year we will have a small dance floor for all those who want to dance. If anyone wants to volunteer their help with our BBQ next year please get in touch with us. This will give board members a chance to take a break and enjoy the party a little more.

We would like to get more applications for lifeguards next summer as collage starts before the end of the season and some of the lifeguards end up doing extra shifts to keep the beach safe. Clearwater lifeguards are better paid, have it easy getting to work, and the job is there year after year for dedicated people. Anyone interested should get in touch and we will give you the necessary requirements and an email address to send resumes.

Our annual meeting at Springs school was not so well attended this year but thanks to those who did attend. Next year we would like to see more people there as this is the best way for the board to hear members' ideas and opinions. Signs are posted at the reservation when the meeting is being held so please try to come. It does not take long and it is a good way to show support for your community and to help keep Clearwater special.

The board is currently reviewing estimates to repair the bulge in the bulkhead. The problem was studied by a local engineer and he determined that



CBPOA LIST OF OFFICERS & ASSIGN- MENTS

PRESIDENT
DONAL FINGLETON
329-7331

VICE PRESIDENT
DAVID WAGNER
324-2676

TREASURER
EDITH HOLMER
324-5364

SECRETARY
ROD GRILLE
907-9032

LIFEGUARDS
GEORGE LOMBARDI
324-5998

MAINTENANCE
CARLSON JACOBS
329-7053
AL SCHAEFFER
324-6519

MEMBERSHIP
BETH MARTENS
324-2732

BY LAWS
MARIAN DIANGE
324-4090

BEACH
CARLSON JACOBS
329-7053

DOCKMASTER
WILL HOLMER
324-5364

**ASSISTANT
DOCKMASTER**
BRUCE HOEK
324-0810

**RESIDENT USE
OF RESERVATION**
STU SELIP
329-3380

CODE COMPLIANCE
DAVID WAGNER
324-2676

**NEWSLETTER EDITOR/
WEBMASTER**
GERRY GILBERTI
324-9612

GATE OPERATION
JACK SCHILLING
324-3439

GOOD & WELFARE
MARIAN DIANGE
324-4090

**SECURITY
VIDEO CAMERA
RESEARCH**
STU SELIP
329-3380

BOARD MEMBER
LEN CZAJKA
324-0418

it could fail at any time. This work will hopefully happen before winter. Board member Dave Wagner is putting in a lot of time and effort into this project to get the best results for the community. Dave and some board members have already met with one contractor on site. This is a big project and needs to be done properly to ensure that the new bulkhead lasts.

Our insurance rates have gone up significantly this year after a review by the insurance company. Board member Edith Holmer, our Treasurer, always finds us the best rates but being waterfront property it is not as easy getting insurance as it once was.

From all on the board I wish everybody happy holidays and enjoy the winter walks at our beach.

Thank you,

Donal Fingleton, President

NEW HOMEOWNERS

LAWRENCE S. BRANDMAN
BETH FONTANE-HOWARD
E.,L.,M AND R. KARTASHEVSKY
ROBERT LEAVY
STEVEN MARTINEZ
LEONARD RUBIN
JEFFREY AND LORI WELLS
C. WILLIAMS



“Camera found on CBPOA reservation in late August.
Please call Bruce Horwith at 631 324-8324 for information.”



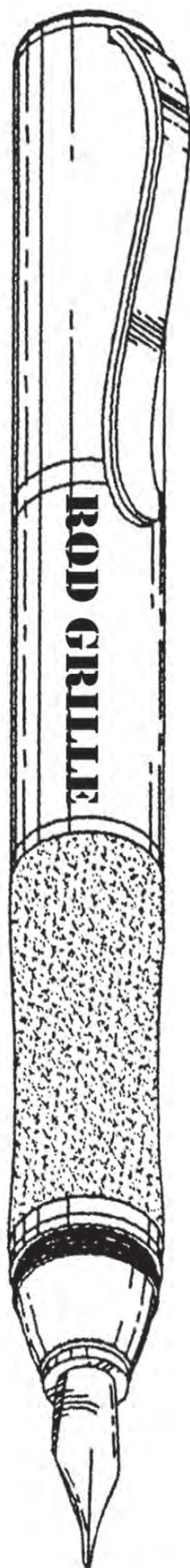
CBPOA WEBPAGE

Check out our website for:

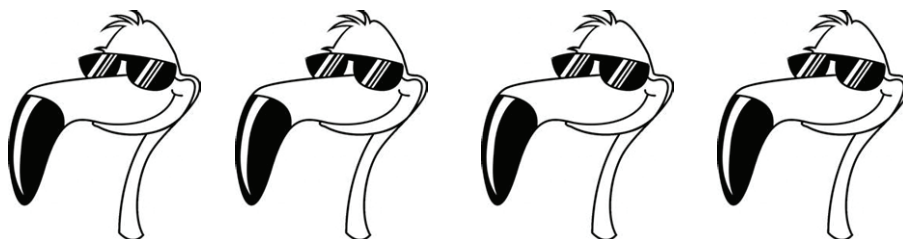
Boat Slip Applications
Dock Rules/Regulations
Hurricane Precautions
Newsletters and more!!!

www.cbpoa.net

from the desk of the EXECUTIVE SECRETARY



For you members that are leaving for warmer climates for the Winter, don't forget to let me know the date you are leaving as well as the winter address so you don't miss out on any important CBPOA mailings. Also, let me know the return date so you don't miss out on the Spring & Summer mailings as well.



S N O W B I R D S

At this time, we still have about 100 unpaid members so if you are one of them, why not sit down right now and write that check out to CBPOA for your maintenance fees. The cost of maintaining the Reservation and keeping it in wonderful shape is very high and our volunteer Directors can not do the physical work any more so we have to hire outside contractors to do most of the physical work.

GATE CARDS: For you members that have not yet picked up your new gate card(s), remember you have to pay your fees up to date first, then you must send back the signed post card notice that we sent you last fall in September/ October 2010 before I can give you the new card. If you have lost or mislaid the post card you will have to come to my house and sign a replacement post card. If you have lost the gate card, then you will have to pay a fee depending on the amount of cards you were initially sent. Remember the rule for gate cards is the same as for the old gate cards, \$6.00 for each additional card up to 3 cards per paying lot. Once you have reached the maximum assigned limit of 3 cards and you lose and wish to replace a card, the cost of replacing a card is \$50.00 per card. Any replacement card will have to be picked up at my home. Broken or defective cards can be replaced at no charge by phoning Gatemaster Jack Schilling at 324-3439 so don't throw those broken pieces away.

Boaters be sure to check the Dockmaster's article regarding procedures for boat slip applications for 2012.

TO ALL MEMBERS: Maintenance fee notices for 2012 will be sent by the end of December or early January 2012 to all members at their current addresses as listed in our records. If you have moved recently and have not yet notified us, now would be a good time to forward your new address so you new mail does not get lost.

Phone callers to the Secretary; please note that the hours for receiving CBPOA phone calls are from 10:00AM to 6:00PM. I will be glad to answer calls during that time period only (if I am available). My CBPOA phone number is 631-907-9032. Have a good and safe winter and enjoy the holidays.

FROM the DOCKMASTER



The 2011 boating season is coming to a close. Once again all our slips at the marina have been rented and we have been fortunate to experience minimal problems. In the near future, 2012 season applications will be sent to the boaters who have had a slip for the 2011 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. 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 2012 season will remain at \$30 a foot. **Sponsored boat fees will be \$65 a foot with the sponsor fee of \$425 eliminated.** However, 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, 2012. It is important to note that after all member applicants have been assigned a slip the remaining unassigned slips are assigned to sponsored 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.

No trailers and/or boats maybe parked 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.

This season, two pilings at the marina were damage during the Irene storm. 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.

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 (324-5364) or Assistant Dock Master (Bruce Hoek - 324-0810).

The CBPOA has increased the number of kayak/canoe rental spaces to 48. It is also noted that some small 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 rack space.

FROM THE DOCKMASTER . . . (continued)

- 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 48.

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. Boats with no identification will be removed from the rack and kept until claimed. The owners of canoes/kayaks must remove their small vessel from the rack by November 30, 2011.

If you have experienced problems at the Reservation, please inform our secretary Mr. Rod Grille, the Assistant Dock Master or myself. We ask that all boaters to 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.
- A radio check is available in our area by tuning the VHF radio to channel 27. Transmit the message "Radio Check, radio check. This is (boat name). Over." You will hear a recording of exactly what was broadcast to SeaTow headquarters.

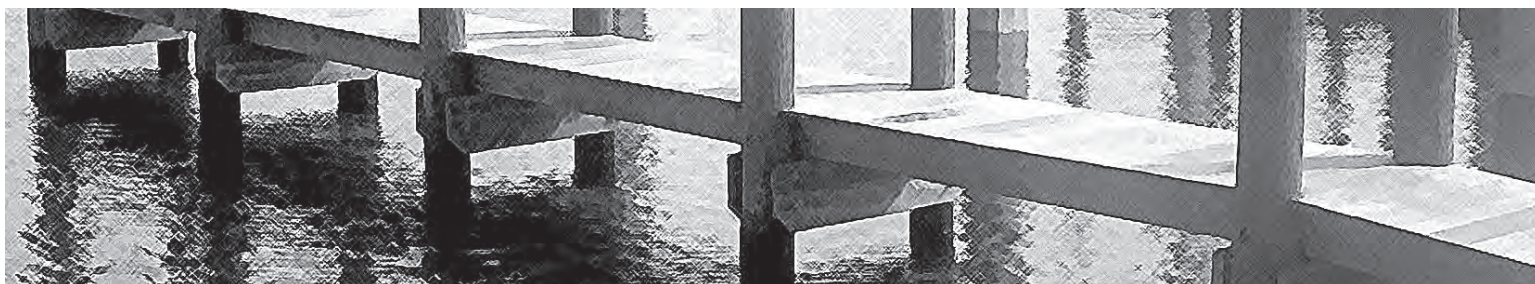
**This year all boats must be removed from the floating docks
by Nov. 30, 2011.**

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 Dockmaster.

Will Holmer

MESSAGE TO ALL BOAT OWNERS

Do not leave your boat and trailer in the reservation parking lot over night otherwise you run the risk of having your boat and/or trailer towed. If there is an emergency please call the Dock Master or Assistant Dock Master.



ACORD

CERTIFICATE OF LIABILITY INSURANCE

01/05/2010

Production 203,336,2138 FAX 203,336,9507

The Fitzpatrick Agency, Inc.

840 Clinton Avenue

P.O. Box G

Bridgeport, CT 06605-0567

William Wilbert J & Edith A Helmer

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.

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 PPD CLAIMS.

PER POLICY LTD. COVER	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
	PERSONAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> AGG				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Per occurrence) \$ MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS-COMPROP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRE/AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMMERCIAL VEHICLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GUARANTEE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO-ONLY - BIA ACCIDENT \$ OTHER THAN SA/AGG \$ AUTO-ONLY AGG \$
	BOILER/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> <input type="checkbox"/> DEDUCTIBLE \$ <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY WORKERS COMPENSATION BENEFITS EXCLUDED? (Mandatory in NY) <input type="checkbox"/> If yes, describe under SPECIAL PROVISIONS below				RETENTION / POLICY LIMIT \$ / \$ EL - OVERACCIDENT \$ EL - DISEASE - EMPLOYER \$ EL - DISEASE - POLICY LIMIT \$
A	Watercraft	<i>Policy Number</i>	10/26/2009	10/26/2010	Hull Liability

DESCRIPTION OF OPERATION(S) / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

1995 Tiera Open 1100 "Will's Folly" Hull & 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 IMPART NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURED, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Melody Geriak

Melody Geriak

ACORD 26 (09/01/04)

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SAMPLE COI

COOKING LONG ISLANDS BOUNTY

By Phyllis Mallah

Only a rare farm stand will be open by the time this newsletter reaches you, so the plethora of all kinds of squashes, cabbages, Brussels sprouts, cauliflowers, the last of the tomatoes and corn will be fading away and we will be stuck with getting our vegetables and fruits from all over America and the world. Squashes and pumpkins can be purchased and stored in a cool place to be cooked later reminding you of what we enjoyed from early Spring till late October into the beginning of November. Roasting vegetables like cauliflower, beets, eggplants, Brussels sprouts are quick and healthy ways to cook involving little preparation and they tell us we should eat eight serving of fruits and vegetables a day. Olive Oil is the key. A high quality extra virgin olive oil makes everything taste terrific and facilitates food preparation. Below is a recipe that will knock your socks off and remind you of the past summer. When you cooked this once, you will see how easy it is and how well it goes down.



Filetto di Pomodori

7/8 Plum tomatoes
4 cloves of garlic
1/4 cup extra virgin olive oil
1/3 cup of fresh basil leaves

In a sauce pan large enough to fit the tomatoes, boil water. Plunge the ripe tomatoes into boiling water for two minutes or so. You can actually see the skin begin to separate from the meat of the tomato. Pour off water, cool tomatoes, and remove skin and all seeds, which are the bitter part of the tomato, leaving you with the meat of the tomato. (At this point you can store the tomatoes in a glass container for a later time being sure to cover the tomatoes completely with olive oil.) When you are ready to cook the sauce, peel garlic by whacking each clove with the flat side of a large knife. Then mince the cloves into small pieces. Sauté garlic in olive oil lightly, until golden, adding ripped basil leaves. Allow to cook for a minute or so and then add tomatoes. Meanwhile, cook pasta till al dente. Cook the tomatoes for about five minutes or until soft and with a potato masher crush the tomatoes. You can use whatever device you prefer, but sauce should be chunky. Add peperoncino, salt, and pepper to taste and cook another five minutes or more. Drain pasta and finish cooking in tomato sauce. Drizzle with olive oil and top with pecorino Romano cheese and a few more ripped basil leaves. This sauce goes best with a fettuccine, linguini, or any spaghetti type pasta. I use Bionaturea whole wheat pasta. Serves two, using a 1/2 lb. of pasta.

If you want to go through life healthy...*cook*... and remember cooking does not have to be complicated. Nothing should ever take more than twenty or thirty minute to prepare.

To contact me: phyllisiitalianom@msn.com

CODE ENFORCEMENT:

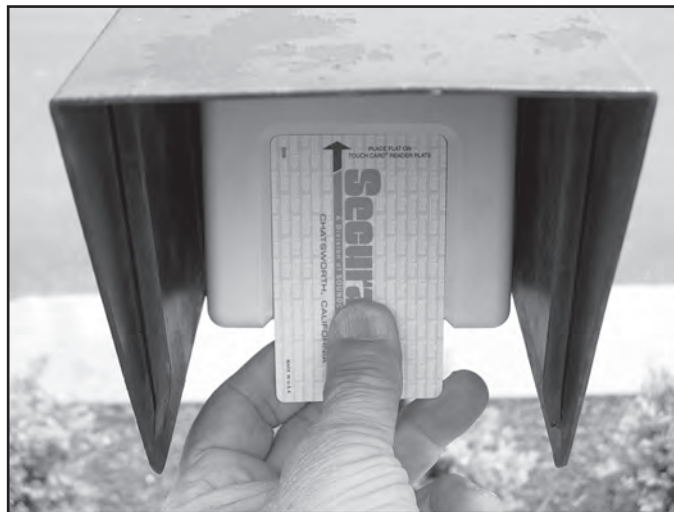
The CBPOA board has included three Code Enforcement forms for CBPOA residents to refer to if they have any Code Enforcement inquiries.

They include:

1. Single Family Residence Definitions & permitted Uses
2. Single Family Residences - Prohibited Uses
3. Town of East Hampton Compliant Form

**Please use these forms as references and/or copy
if you have any inquiries or complaints.**

NEW GATE CARD READER AT THE MARINA



UNBELIEVABLE VALUE

Steps to bay access. Mint condition sunlit, two story, post modern designed by Francis Fleetwood. Four lovely bedrooms, great closet space; 2.5 baths, charming first floor master bedroom and sitting room; dramatic living room, cathedral ceiling and fireplace; chef's eat-in kitchen with extra sink. Double height dining room, wall of windows and doors open onto dining deck. Beautiful gardens and swimming pool. Other perks are outdoor shower, AC two car garage and generator. Kayaks included.

\$925,000.00

Please call Kim Hovey on her cell:

516 527-6082

khovey@lambagency.com



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

SINGLE FAMILY RESIDENCE DEFINITIONS & PERMITTED USES

SINGLE FAMILY RESIDENCE §255-1-20

A residential use of land consisting of a detached and freestanding building, commonly called a "house," designed or arranged for occupancy by one family as defined herein.

FAMILY §255-1-20

A. The following shall constitute a family:

- (1) Any number of persons occupying a dwelling unit, provided that all are related by blood, marriage or legal adoption and provided that they live and cook together as a single housekeeping unit; or
- (2) Any number of persons not exceeding four occupying a dwelling unit and living and cooking together as a single housekeeping unit, where not all are related by blood, marriage or legal adoption.

B. A group of persons whose association or relationship is transient or seasonal in nature, rather than of a permanent and domestic character, shall not be considered a family.

C. A group of unrelated persons numbering more than four and occupying a dwelling unit shall be presumed not to constitute a family. This presumption can be overcome only by a showing that, under the standards enumerated in § 255-8-50 hereof, the group constitutes the functional equivalent of a family. A determination as to the status of such group may be made in the first instance by the Building Inspector or, on appeal from an order, requirement, decision or determination made by him, by the Zoning Board of Appeals.

D. Persons occupying group quarters, such as a dormitory, fraternity or sorority house or a seminary, shall not be considered a family.

USES PERMITTED IN SINGLE FAMILY RESIDENCES §255-11-62

The following are the only uses permitted in single-family residences in the Town of East Hampton:

A. **PRINCIPAL RESIDENCE.** Permanent, seasonal or intermittent occupation by the owner's family as principal residence.

B. **NONPRINCIPAL RESIDENCE.** Temporary, seasonal or intermittent occupancy by the owner's family as nonprincipal residence, vacation residence or second home.

C. **SUPPLEMENTAL USES WHEN OWNER OR OWNER'S FAMILY IN RESIDENCE.**

During periods of actual occupancy by one or more members of the owner's family:

- (1) Use of one home office.
- (2) Engaging in home occupations.
- (3) Rental of one or two guest rooms.
- (4) Rental of an affordable accessory apartment pursuant to § 255-11-63.
- (5) Operation of a residential museum as defined in this chapter.

D. **SUPPLEMENTAL USES WHEN OWNER OR OWNER'S FAMILY NOT IN RESIDENCE.**

During periods of nonoccupancy by all persons in the owner's family, and subject to the provisions of § 255-11-64 hereof, occupancy of the entire residence by ONE FAMILY as GUEST of owner or as TENANT. In the case of such occupancy, the supplemental uses set forth in Subsection C(1), (2) and (5) of this section may be engaged in by a resident tenant, but the uses in Subsection C(3) and (4) thereof shall be prohibited.

(GUESTS AND TENANTS CANNOT ENGAGE IN AFFORDABLE ACCESSORY APARTMENT RENTAL OR ROOM RENTAL)



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SINGLE FAMILY RESIDENCES – PROHIBITED USES

Excerpts of East Hampton Town Code §255-11-64. See the full code for complete statute language

No person, including the owner, shall use or permit to be used any single-family residence for any of the following:

A. **TWO FAMILY RESIDENCE.** Creation, use or maintenance of a two-family residence as defined herein, except as may be authorized in certain cases by special permit pursuant to the Use Table and Article V of the East Hampton Town Code.

B. **MULTIFAMILY OCCUPANCY.** Occupancy at any time by more than one family, except as permitted by § 255-11-62C (3), Rental of one or two guest rooms, and (4) Rental of an affordable accessory apartment pursuant to § 255-11-63.

C. **PARTIAL OCCUPANCY OR RENTAL.** Rentals to, or use or occupancy by, any person or persons of less than the entire residence, except as permitted in § 255-11-62C (3) and (4) hereof.

D. **EXCESSIVE TURNOVER.** Except in the case of the rental of guest rooms pursuant to § 255-11-62C (3) hereof, rentals, tenancies or occupancies constituting "motel" use as defined below.

MOTEL (§ 255-1-20) A single-family residence which is rented to, or occupied by, a tenant or tenants for a term of not more than two weeks, on three or more occasions during any six-month period, shall be deemed to be unlawfully operating as a "motel" for all purposes under this chapter, and no such use, however long maintained, shall be deemed to give rise to a nonconforming "motel" use or to any vested right to use the residence for any purpose not specifically authorized

E. **SHARES.** The selling of shares or the establishing of other ownership, tenancy or use arrangements in which individuals obtain rights of occupancy in individual bedrooms, whether or not specifically identified, or rights to occupy all or part of the residence on particular days of the week, specified weekends or other similar occasions or terms.

F. **FRACTIONALIZED OWNERSHIP INTERESTS.** The creation of cooperative-style ownership, less-than-fee simple ownership or other similar arrangements resulting in proprietary tenancies for one or more persons in the residence, the establishment of interval or time-sharing ownership for any person in all or any part of the residence, or the like. However, this subsection shall not be deemed to preclude the creation of mortgages, liens, easements or other similar interests encumbering the residential property as a whole to secure a loan or for any other legitimate purposes.

G. **PARKING.** When in use pursuant to § 255-11-62D, **SUPPLEMENTAL USE WHEN OWNER OR OWNER'S FAMILY NOT IN RESIDENCE (GUEST OR TENANT USE)**, parking of vehicles of occupants and their visitors on the street or on any property other than the lot on which the residence is located or parking overnight of more than four vehicles on said lot. **THE ABOVE PARKING RESTRICTIONS DO NOT APPLY TO OWNER OCCUPIED SINGLE FAMILY RESIDENCES.**

H. **OVERCROWDING.** Occupancy of any bedroom by more occupants than permitted by the minimum area requirements set forth in § 255-11-67A (9). This occupancy limitation applies to all bedrooms in single-family residences, including guest rooms in single-family residences as provided in § 255-11-62C(3).

§ 255-11-67A (9) **AREA FOR SLEEPING PURPOSES.** Every bedroom occupied by one person shall contain at least 70 square feet (6.5 m²) of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m²) of floor area for each occupancy thereof. Bedrooms having a sloped ceiling over all or part of the room shall have a clear ceiling height of at least seven feet over not less than 1/2 of the required minimum floor area and only those portions of the floor area with a clear ceiling height of five feet or more shall be included in calculating the floor area of such bedroom.



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Elizabeth A. Bambrick
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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 _____ ACK. FORM SENT _____

COMPLAINT # _____ ACTION TAKEN FORM SENT _____

INSPECTOR ASSIGNED _____

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 will be as follows:

Full Page:..... \$200.00

Half Page:..... \$100.00

Quarter page:..... \$75.00

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.

Please note: Any change in text or size of ad must be, first forwarded to the Secretary, Rod Grille.

Please fill out and send with payment to:

C.B.P.O.A
PO Box 666
East Hampton, NY 11937

Advertiser's name/company _____

_____ page ad. _____ Payment _____

Ad to be repeated as in last issue: (yes / no) _____

Signed _____

Address _____

Telephone# _____

Email: _____

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 **Stuart Selip, 49 Rutland Road, East Hampton, NY 11937; phone: 329-3380**
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: _____

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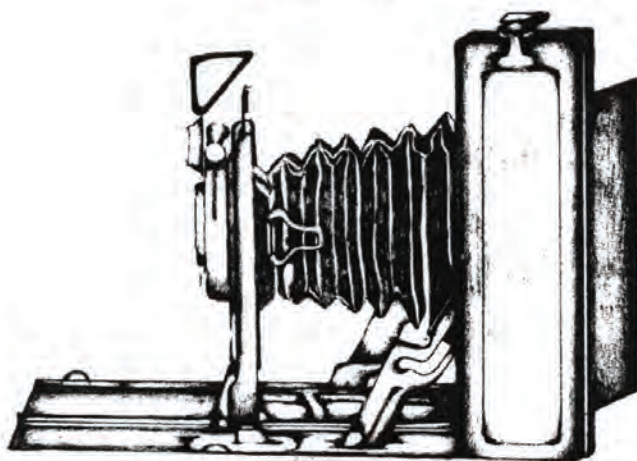
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**RELEASE TO ALL CLAIMS
AND
AGREEMENT TO INDEMNIFY AND HOLD HARMLESS**

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__

Rudy Ratsep, dba

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