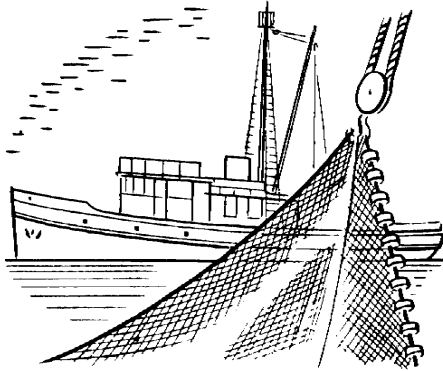

Clearwater Beach Property Owners Association

Spring 2007



IN THIS ISSUE:

*Bird watching and
Food and Wine*



*Water Water
Everywhere - Public
Water survey*



Earth Day Clean-up



*www.cbpoa.com
Tech Tips*

President's Message

Welcome back to beautiful Clearwater Beach. The winter is over and we look forward to a new season. We had a mild winter, except for February, where we were beset with icy temperatures and high winds. These conditions imposed a great deal of damage to the marina and the beach. We are now in the process of dredging the channel and replacing some poles that were damaged by heavy ice.

Sad to report, vandalism has become another problem on the reservation. The parking lot has been torn up, continuously, by unknown persons and their vehicles. To repair this damage and grade the parking lot will cost between \$3,000 and \$5,000 each year! We may have to lock the reservation during the winter months in the future.

Littering has also increased in the parking lot and on the beach. We will replace the previously provided dumpsters with garbage cans for the coming season. This will be done to prevent dumping of construction material, old tires, household refuse, etc. on our property. This is NOT the Town Dump!

We received many complaints from our residents in the recent past concerning loud noise at night and on weekends and illegal occupancy by many unrelated persons in a residence. If you are aware of any situation like this, please advise the Code Enforcement Agency or the Police Department. Our Board is not a law enforcement agency. However, we have taken several home owners to Court because of overcrowding and having numerous vehicles continually parked at the same addresses. We will not tolerate "slum lords" in Clearwater Beach. We intend to deny these homeowners the use of the beach and the marina for not adhering to the rules of the Town of East Hampton as well as the rules of C.B.P.O.A.



President's Message

(continued)

Please take notice that there are no signs allowed on any property in Clearwater Beach—*of any kind*. Also, remember that no dogs are allowed on the reservation between Memorial Day and Labor Day.

On the bright side, we have completely refurbished our workshop—thanks mainly to the efforts of Carlton Jacobs, a new board member. Along with Mr. Jacobs, other new board members are Al Shaffer and Gerry Giliberti. Leonard Czajka is our new vice president. Welcome aboard!

Thank you for your attention and have a great summer.

Respectfully submitted,
Donald Schrage, *President*

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	329-7063
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 DIANCE	324-4090
ADVISORY BOARD _____	GATES: JACK SCHILLING	324-3439

NEW HOMEOWNERS

Carolyn Abrams-Dyer
Jason A. Charron
C. Cook
Vincent DeRuvo
Benjamin Dollinger
Joseph & Coleen Falzone
Marietta Gavaris
Jeryl Goldberg
C. Leonard Gordon



Stephanie Greenspan
Keith & Kristen Hunt
Ed Ianuzzi
Barbara Jaccoma
Christie Kinney
Brunhilde Martin
Errol & Christine Murad
Naoko Tanese
Trevor & Michelle Vale
John V. Weschrek

Dockmaster

The 2007 boating season is about to begin. As of March 9, 2007 all slips have been filled. Any further applications will be placed on a waiting list.

This season the CBPOA again invoked the insurance requirements for boaters who desired a slip at our marina. Marine liability insurance coverage for each boat at the marina is required. We require an indication of this with a certificate of insurance (COI) indicating this coverage. An indication of Clearwater Beach Property Owners Association as an interested party must also be included in the COI. In addition, boats 25 ft or longer or boats less than 25 ft which have permanent installed fuel tanks must have spillage coverage designated in the COI. In addition, a copy of the boat registration is also required before a slip assignment will be provided. Most boaters had no problem meeting the CBPOA requirements and honored our request to only send the COI form instead of their entire boat policy.

Although 25 boaters from last year decided not to return to the marina this season, the new applications received made up for the lost. In fact, practically all of this year's 119 applications were received by February 15. Because of applications indicating a large boat, we were forced to move some boats to different locations. Late application filing did result in slip assignment changes. Due to our priority assignment system, applicants with missing data were notified of their missing data and due to late completion had their slip changed or no slip assignment resulted.

Again our policy of notifying boat owners if their boat is in danger of sinking will be in place. If the boat owner does not respond, we will contact a marine service to pump out the boat at a cost to the boat owner. CBPOA will pay the marine service for the pump out and in turn will bill the boater. Failure to pay this bill will result in a denial of a slip in the future. The pump out fee will be set by the marine service. To avoid any pump out cost, 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 owners of canoes/kayaks must remove their small vessel from the rack by Nov. 19, 2007.

Our security system will be operational this 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.

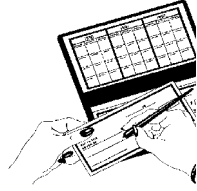
For those that are unaware of our CBPOA web site, boat slip applications can be downloaded. You must make sure to download the application and the emergency data form. You can access the CBPOA web site by logging on to www.cbpoa.net. The marina rules and requirements for boaters are also posted along with other pertinent marina information.

CBPOA is waiting for permits from the DEC to place poles in the water at the marina to eliminate broadside docking. This arrangement will permit boats to dock further inside Hog Creek and hopefully avoid rough water conditions in the channel cut.

A free Vessel Safety Inspection, performed by a member of the East Hampton Power Squadron, will be available for this 2007 season at our Marina. If you wish to have your boat inspected, please call me at 324-5364 to make an appointment for this inspection.

Again please note the deadline for filing boat applications is Feb 15. The applications are sent out in early December and you are not assigned a priority number until all the requested information has been completed. This procedure will become more important to the boaters in our marina since more and more of the community members are acquiring boats and we have only 118 boat slips. After December 15, 2007 you may obtain your 2008 boat application and get this application in early (before Feb. 15, 2008). On behalf of the Board of Directors we wish everyone a safe boating season.

FROM THE DESK OF THE
**EXECUTIVE
SECRETARY**



Taking Care of What We Have

Another Spring and new boating season is upon us. I am still having trouble identifying some of your payments due to incomplete information on the checks. It would greatly help both the Treasurer and the Secretary if you would note your Clearwater Beach lot number on your check. Perhaps you could tear off the top part of your invoice that has your name and address label (and incidentally your lot number) and include it in the envelope with your check. The lot number is the 3 digit number to the right of your name on the label. Please use that number, NOT the tax map number, in your inquiries about Clearwater Beach information.

The entrance gate will become operational approximately the middle of April, so if you haven't paid your maintenance fee, now is the time to send it as your gate card will only open the gate if your maintenance fee is paid. Gate cards are a one time issue and are activated upon payment of the maintenance fee. If your gate card is defective, you will have to phone the Gatemaster, Jack Schilling at 324-3439 for a replacement card. You are allowed a maximum of 3 cards per each paying lot. The initial one is free with your lot ownership and the other 2 may be purchased at \$3.00 per card. Remember, if you are assigned the maximum (3) and you lose any and wish to replace them; it will cost \$50.00 to replace each card, so be careful with those cards.

Boat slip applicants: I am having great difficulties with boat slip applications. It seems like eighty to ninety percent of the application I receive are incomplete or are missing the necessary documents required to process the applications, resulting in delays in the processing and/or sending applications back to the originator for completion. As we are getting new applicants each year it will be only a matter of time before the marina will be filled with members and a processing delay could result in a non-assignment of a boat slip. So, be careful when you fill those applications and double check to make sure all the information and documentation required is included with the application.

Have a great Spring & Summer!
Rod Grille, *Executive Secretary*
(631)-907-9032

Here a few guidelines from our by-laws we'd like you to remember when using the reservation facilities:

ARTICLE XII: RULES AND REGULATIONS FOR MEMBERS AND GUESTS

SECTION 1: The Board of Directors, with the approval of a majority of the general membership, shall from time to time establish rules and regulations for the use and enjoyment of special properties or facilities owned, leased or maintained by the Association. Any member whose conduct, while using the properties or special facilities of the Association, shall in the opinion of the Board of Directors be considered detrimental to the welfare of the Association shall be denied access to Association facilities by a vote of two-thirds of the entire Board of Directors, after due notice to such member and the giving to him of an opportunity to be heard. Any member aggrieved by an adverse determination of the board may appeal such determination to the general membership, the majority of which may overrule the board.

SECTION 2: Each and every member of the Association, for himself, his family and his guests, shall be bound by and abide by these rules and regulations.

EARTH DAY CLEAN UP

We have set aside Sunday April 23, Earth Day as a clean up day for the reservation. If you're interested in helping to spiffy up our reservation just stop by on Sunday April 23 for a few minutes and pick up whatever debris you can find. Bring a small garbage bag with you and take it out with you when you're done. This is a great way to spend some time with your family and start thinking about the spring and summer seasons to come. When you're done, stroll around your reservation again and take a good look at what we are so lucky to have here. Let's keep it beautiful!



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 bitterness of this winter has finally abated. What an assumption! To remove that final chill from your bones, here are two hearty recipes. The first one includes one of the first vegetables to appear in our local farm stands, spinach and every time I purchase a beautiful bunch of local spinach at a farm stand instead of a supermarket, I tell myself I am contributing to the preservation of our rural environment. I hope you feel the same.

Velvety Spinach Soup

2 large leeks

3 sliced zucchinis (*to equal at least 2 cups*)

2 bunches of spinach

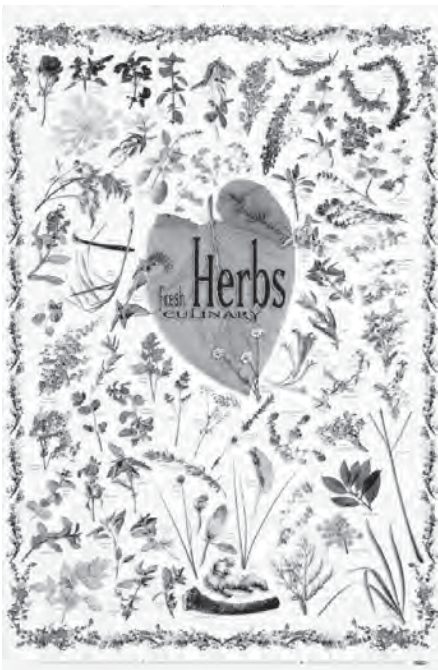
2 cups of high quality vegetable broth

1 to 2 tablespoons of extra virgin olive oil

Salt and pepper to taste

Fresh herbs

3 minced cloves of garlic



Cut green part off the leeks and slice in half, and then chop into small pieces ($\frac{1}{2}$ " strips). Put leek pieces/strips into a strainer and wash thoroughly as leeks can contain clinging sand. (This will also be an extremely important process with the spinach as many of you may have already experienced!) Put leeks, garlic, and olive oil into a pot and sauté on high heat until soft—just a few minutes should do the job. Add all other ingredients and cook at high heat until you get a rolling boil and then cover pot and lower heat to a gentle simmer. Cook until zucchini is tender between twenty minutes to a half hour. Then whir in a blender, food processor, or with a whirring stick the vegetables until the soup has that velvety texture. (I love my new whirring stick, which is less messy than my Cuisanart!) For herbs, I use thyme and rosemary in my soups—which I grow in pot in the house all year round. I also have been including a little oregano, the herb with the highest antioxidants, and fresh parsley, if available. Obviously, this soup is very nutritious and low in calories. Store in small containers in the frig to eat on the run.

WATER, WATER, EVERYWHERE...

Why not in Clearwater Beach? It is up to us to make it happen! There are several good reasons to connect to the public water supply.

Most important is the quality of our water. Because many contaminants cannot be detected by smell or taste, the Suffolk County Department of Health recommends the frequent testing of private wells.

The Suffolk County Water Authority (SCWA) has state-of-the-art testing equipment with which it constantly monitors the public water supply to detect and eliminate contaminants before they become a problem. In fact, the Health Department recommends connecting to public water whenever possible.

Cost should not be a major concern. Well water is not free. Wells run dry; pumps wear out; and filtration systems get old. Testing private wells regularly, as recommended by the Health Department, is expensive.

The cost of connection to public water is roughly equal to the cost of a new well and the SCWA allows spreading the cost over five years. The cost of public water itself is based on usage, with a low, minimum quarterly charge.

As to the old fear that public water means overcrowding, we now know that the upzoning in the recently updated Town Comprehensive Plan is sufficient protection against over development.

Public water is a future certainty. Do we get it now or do we pay more for it later?



Clearwater Beach Property Owners Association Public Water Survey

- I am interested in learning more about public water
- Count me in

Name _____

Address _____

Telephone _____

Return to: CPBOA, PO Box 666, East Hampton, NY 11937

**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

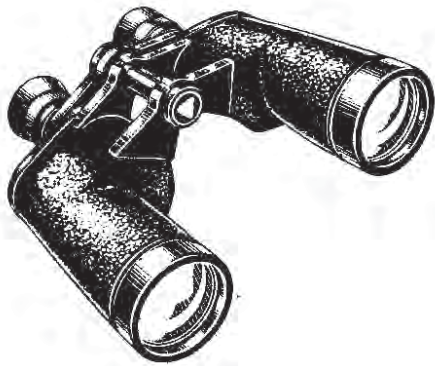
Check for \$150.00 made payable to CBPOA enclosed? Yes__ No__

Certificate of Insurance and Hold Harmless enclosed? Yes__ No__

WALK WITH THE BIRDS

Last year's birding event at Clearwater Beach with Joe Giunta was a huge success, so this year we have asked him to lead 2 bird walks.

The **"Breeding Birds of Spring"** will be held on **Friday, June 22 at 7pm**



and

"Early Bird Migration"

will be held on **Friday, August 10** also at 7pm. Joe, a native New Yorker, is the Birding Instructor for the Brooklyn Botanical Gardens and has led bird walks for the Nature Conservancy, the South Fork Natural History Society and is a NYC Audubon volunteer.

Joe recommends 8x40 binoculars and also recommends that you bring a bird guide, preferably "Peterson's Field Guide to Eastern Birds".

There will be a small fee of \$7 for each walk.

CBPOA.net Web Page Quick Start Guide

1. Click on your Internet Explorer icon on your computer.
2. At the top of the screen in the Address box type: <http://www.cbpoa.net>
3. Press the ENTER key on your keyboard.
4. The Clearwater Beach Property Owners Association web site will appear.



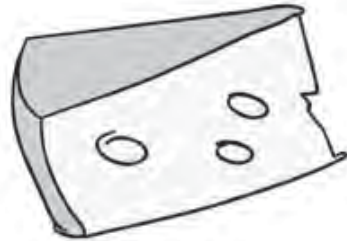
The site is set up to show you the latest CBPOA information that has been posted. You can access Boat Slip Applications, By-Laws, Dock Rules and Regulations, old newsletters and lots of other CBPOA documents that you may need. Try it. You'll like it!



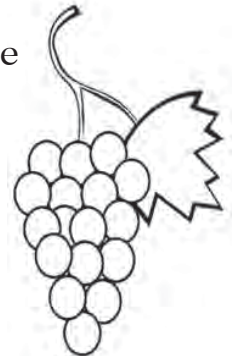
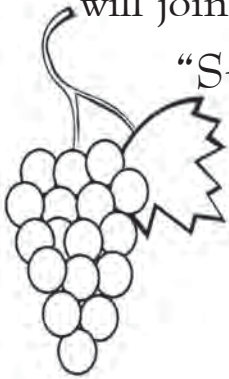
REFINE YOUR TASTING PALATE: CULINARY FARE AND FINE WINE

Donn Hein, a distributor of old and rare wines, will join us on **May 18** at 7PM to discuss vintage wines of the Rhone Valley. The focus will be on the wine industry, from vineyard to the retail store.

The fee is \$20;
we will provide complementary food tastings.



Then on **June 1**, Joanne Braxl of Race Lane Wine & Liquors will join us at 7pm to take us through a tasting of distinctive “Summer Whites”. The fee is \$12; we will provide complementary food tastings.



And finally, Donn will return on **August 5** at 6pm when we will move northward to the Cote d’or and learn about red and white Burgundies - Chardonnays and Pinot Noirs. The fee is \$20; we will provide complementary food tastings. We will meet at the beach picnic area for all events; space is limited so RSVP - ASAP. Contact Judy at 907-4214 or judyfreeman@optonline.net.

BENNETT MARINE

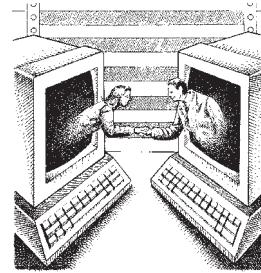
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CBPOA webpage



Check out our website for:

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www.cbpoa.net

email us at: gerrygiliberti@juno.com

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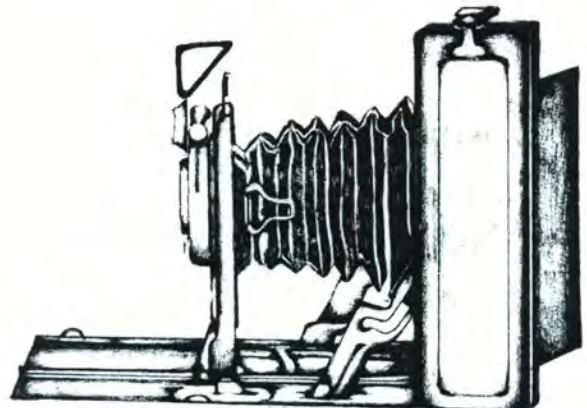
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Just listed: 3 bedroom Family Room \$625,000

Just sold: New Construction!; 4 bds.,

3.5 baths & pool \$999,000

Just sold: Vacant half acre \$425,000

**For a Free Comparative Market Analysis
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Penny Stark 631.965.0549 email: pstark@lambagency.com

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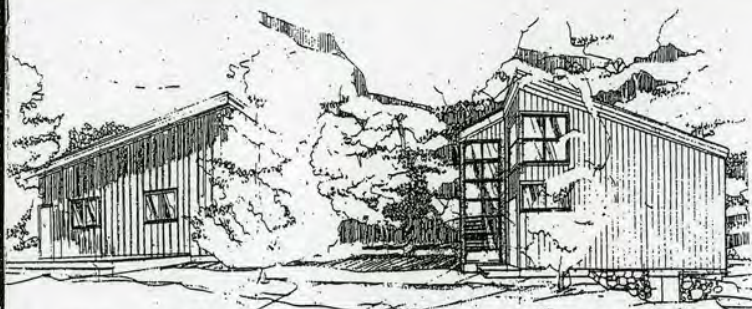
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Call For a Free Consultation.

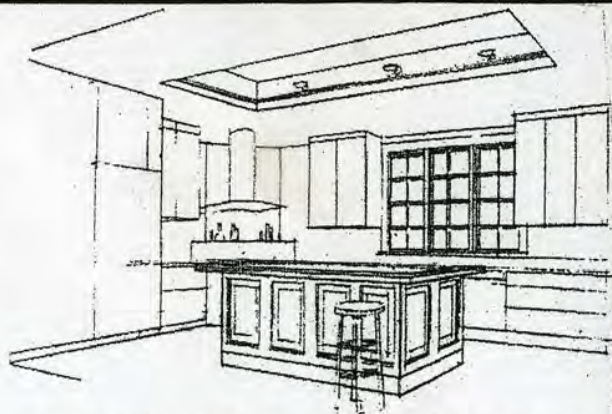
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EXISTING HOUSE LEFT; PROPOSED STUDIO AND ART STORAGE RIGHT



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