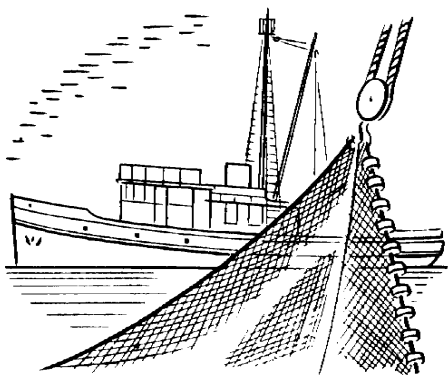


# Clearwater Beach Property Owners Association

Spring 2008

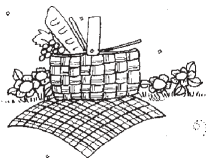


*Bird Watches  
and Wines Tastings*



*Suffolk County  
Water Report*

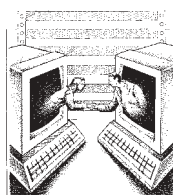
*Picnic Reservation Form*



*Healthy Hot Recipes*



*Sign-up to Volunteer*



*Check out  
our Website*

## President's Message

Welcome back to all of our "snow birds" —Spring has come once again to Clearwater Beach.

The winter was good, as far as the Reservation was concerned—very little damage from the elements. Our bubble system was hardly used at all. Now, if we can get through the month of March without any severe storms, we will not have to dredge or do any heavy maintenance in order to keep Hog Creek open. I would also like to express our appreciation to Mr. Ed Michels for the new navigational aids recently put in place.

Clearwater Beach and Lion Head Beach associations are trying to get information about our new Leases with the Town Trustees. Both I and a representative of Lion Head have spoken directly to the Clerk of the Trustees. We are advised that the Trustees were seeking changes to the Leases. This was in the beginning of February—to date, we have had no further information on this matter.

The Town of East Hampton is considering the purchase of property located at the head of the Creek. This purchase would be paid for with Community Preservation Funds. Our Board is going to discuss this at our meeting on March 10th. I feel that our Board will decide against this purchase because of the situation that occurred at Lion Head Beach, with regard to property that the Town also sought to purchase from their association. Because of this I feel that the town should also respect our covenants and restrictions as it did for Lion Head.

We have had work done on our lighting system over the winter to conform to the Town's "Dark Skies" program. We objected to the fact that our lights were not grandfathered, yet we were advised as of a year and a half ago that they were. If we are forced to change any more lights at the Marina, a hazardous condition will result. The Town does not appear to be concerned with the safety and needs of the citizens of CBPOA.



# President's Message

*(continued)*

Now, on the positive side, we are going to have Suffolk County Water provided to our Marina in the very near future. This will enable us to do away with our well—which as been contaminated. We understand that this contamination was caused by unthinking residents. We also ask all boat owners to be patient. We will have clean water as soon as possible.

The Reservation opens officially on May 31, 2008. Boats may be placed in their slips after April 15, 2008.

Unfortunately, we have been unable to stop whoever it is who is tearing up the parking lot with “wheelies.” Our cameras have been unable to pick up license plate numbers. Please, if you should witness any sort of vandalism, attempt to get a plate number and inform a member of the Board!

As always—No Dogs on the Beach or Reservation, at any time from May 31st to Labor Day!!! This is a rule based on Federal guidelines we all must follow due to the presence of Piping Plovers. This also includes abiding by the Suffolk County Health Department regulations as well.

Also, no household garbage is to be placed in our refuse containers.

We may need to hire a Security Guard again this year to prevent unauthorized persons from entering and using the Reservation. Also, please observe all posted rules and regulations, or you could place your entrance card and Marina rights in jeopardy.

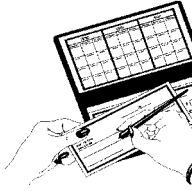
We will again be interviewing for lifeguard positions. Any one interested should call Rod Grille at (631) 907-9032.

Have a good summer, enjoy yourselves and appreciate what we have here in Clearwater Beach.

Respectfully submitted,  
**Donald G. Schrage, President**

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

PRESIDENT .....	DON SCHRAGE .....	324-5746
VICE PRESIDENTS .....	LEN CZAJKA .....	324-0418
TREASURER .....	EDITH A. HOLMER .....	324-5364
SECRETARY .....	ROD GRILLE .....	907-9032
MAINTENANCE CHAIRPERSONS .....	HANK BAIER .....	324-9603
.....	LEN CZAJKA .....	324-0418
MEMBERSHIP/BY-LAWS .....	MARIAN DIANGE .....	324-4090
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/WEBMASTER .....	GERRY GILIBERTI .....	324-9612
GOOD & WELFARE .....	MARIANE DIANGE .....	324-4090
ADVISORY BOARD		
GATEMASTER .....	GATES: JACK SCHILLING .....	324-3439



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FROM THE DESK OF THE  
**EXECUTIVE  
SECRETARY**

Another spring, beach and boating season is upon us. Most of you are using the tear-off strip at the bottom of the invoice sent out by the Treasurer but some of you do not use it. Some members do not seem to know their Clearwater Beach lot number yet. If you will note the name and address label on our mailings there is a 3-digit number just to the right of your name on the top line of the label. This is your Clearwater lot number. It would greatly help the Treasurer and myself to identify your payment or inquiries if you could use that number. Please note that the tax number does not help to identify your payments or inquiries.

The entrance gate will become activated approximately around April 15th so you must have your maintenance fee paid to activate your gate card if you wish to enter the Reservation. So those members who have not yet paid, why not write that check and send it in right now so you don't forget. Speaking of gate cards, I must remind you that gate cards are a one time issue and are activated upon payment of your maintenance fees each year. Each paying lot is allowed a maximum of 3 gate cards of which the first comes free with your lot ownership. You may purchase up to 2 more cards at \$4.00 per card. However, if you take the maximum of 3 cards and you lose any and wish to replace them, it will cost you \$50.00 per card. So I would advise you to take good care of those gate cards and not lose them.

Boat slip applicants:

Again this year over 80% of applicants received could not be processed initially because of incorrectly filled forms or missing registrations, insurance forms or even boat slip fees. As of this writing we have received 103 member boat slip applications and 31 sponsored applications as well. As we have only 119 slips available it appears that quite a few applicants will have to be denied a slip this year. It also looks like that in a few years the marina may be filled with only resident members so - it would benefit CBPOA member applicants to obtain and fill out the application correctly and include all necessary paperwork (boat registration, insurance forms (COI) etc. Omission of these items could result in the entire application package being sent back to the originator and a processing delay or non-assignment of a boat slip. Last year approximately 15 members were put on a waiting list, which resulted in only a few of them eventually being assigned a slip - and that was only because of a member slip cancellations. So, be careful and make sure everything is completed and checked over before you send in your boat application next year.

Have a great Spring & Summer,

**Rod Grille, *Executive Secretary***  
631-907-9032

## NEW HOMEOWNERS

Christopher Bowles  
Barbara Brass  
Ellen Cohen  
Joel & Catherine Dean  
David Kaplan



Michelle Marino  
Richard Martucci  
James McGuire  
Michael & Barbara Scammell

The 2008 boating season is about to begin. As of March 1, 2008 all boaters who rented slips last year have submitted a 2008 slip application with the exception of 4 people. In addition, we have received nineteen new applications from community members bringing the total number of member applications to 110. CBPOA also received five new sponsored applications. Any further applications will be placed on a waiting list.

With the number of new applicants exceeding the 4 non-return boaters we will need to deny several sponsor boaters a slip. In fact, most applications were received by February 15 to fill the marina. Because of member applications indicating a boat greater than 25 feet, we are forced to move some boats to different locations. Due to our priority assignment system, applicants with missing data were notified of their missing data and received a lower priority because of later completion of their application. We may not be able to honor requests for a slip change, due to the increased volume of boat applications and larger boats.

In previous boating seasons some boaters gave up their slips and expected to receive the same slip for the next season. We cannot guarantee this condition if another boater has rented the slip. The new boater has a right to renew for that slip if the application is received before February 15.

This past boating season, it has been observed by several boaters that a few slips have gone unoccupied. Due to an increasing waiting list of CBPOA members requesting slips, we will be monitoring the marina for empty slips and will duly note this condition. Non-use of the slip can result in a rejection for a boat slip the following season.

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.

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. This Spring we are planning to increase the number of racks to accommodate more kayaks/canoes. Already eight members of the community have requested a rack for the 2008 season. The owners of canoes/kayaks must remove their small vessel from the rack by Nov. 19, 2008.

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 in mid December of the prior year. 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](http://www.cbpoa.net). The marina rules and requirements for boaters are also posted along with other pertinent marina information.

A free Vessel Safety Inspection, performed by a member of the East Hampton Power Squadron, will be available for this 2008 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 of the prior year 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 119 boat slips. On behalf of the Board of Directors we wish everyone a safe boating season.

# BIRD WATCHES AND WINE TASTINGS

We got rave reviews from all who attended our wine tastings and bird walks of the previous years. Once again I want to thank our sommelier par excellence, Donn Hein, and one of the most informative and engaging birdmen, Joe Giunta, for all they have given us. And I thank all who attended the events for their enthusiasm, support and embracing the magic of the moment.



This year we will do something a little different. I want you to let me know if you would like to attend a wine tasting or search out a few among the 100 varieties of birds that visit our area. Please email me—[judyfreeman@optonline.net](mailto:judyfreeman@optonline.net). I will respond to all and then coordinate events.

## ***A NOTE FROM MS. JOAN WERBEL:***

If you live on Kings Point Road between Hog Creek Land and Waterhole, now is the time for you to sign up for Suffolk County water. I've currently been giving out SCW contracts to these homes. If you don't have a contract yet or have questions, call me at 917 882-3550. Please send completed contracts and checks to me at my Howard Beach address (83-11 160<sup>th</sup> Ave., Howard Beach, NY 11414) and I will hold them until I get the required 50% of homes, which is 25 for our street. We must submit contracts and checks by June 1<sup>st</sup> but sooner is better than later.



This is our opportunity to eliminate the well system that has become problematic. (My well became contaminated with bacteria and is not clearing up with treatment.) Please think this over carefully.

Thank you,  
Joan Werbel

# 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

Though the calendar says it is spring, the nip in the air lingers. To warm our bodies from the inside out, try making a big pot of the soup. The one featured below combines many of the ingredients which are as good for our bodies as they are delicious. Looking at this recipe, it may seem like a great deal of work, but I have timed the preparation and am usually able to complete it in about 35 minutes. When the cooking is done you can eat hearty bowls of soup for a week, if stored properly in the fridge. It beats turning up the thermostat and is a lot cheaper.



## Healthy Vegetable Soup

- |   |   |
|---|---|
| 1 ½ cup of chopped leek   | 2 to 3 parsnips                         |
| 3 cloves of crushed garlic  | 3 stalk of celery with leaves           |
| 1 tbs. of olive oil   | 3 large carrots                         |
| a bulb of fennel  | 1 red pepper                            |
| 2 zucchinis   | a cup of cooked acorn squash            |
| small can of tomatoes   | about 1 ½ cup of cooked beans of choice |
| 4 to 5 cups of stock  | 1 cup of barley                         |
| 5 or 6 leaves of a dark leafy green Herbs<br>(parsley, thyme, rosemary, bay leaves) | ¼ teaspoon oregano                      |
| Salt and pepper to taste  | ¼ teaspoon of cumin                     |

In a large pot put leeks, garlic, and olive oil. Cook, stirring occasionally until leeks are wilted. Add chopped parsnips and 2 cups of stock, cook until vegetables are soft. Remove the pot from source of heat till the contents are cool enough to work. Using your favorite whirring device, whir the vegetable mixture until you have created a thick base. Return pot to heat source and continue to add chopped vegetables: celery, carrots, fennel, red pepper, zucchini, tomatoes, and beans. Stir in the acorn squash (which will sweeten the soup) and the rest of the stock. Cut the leafy green leaves into small pieces. (Kale and beet greens are the most nutritious.)

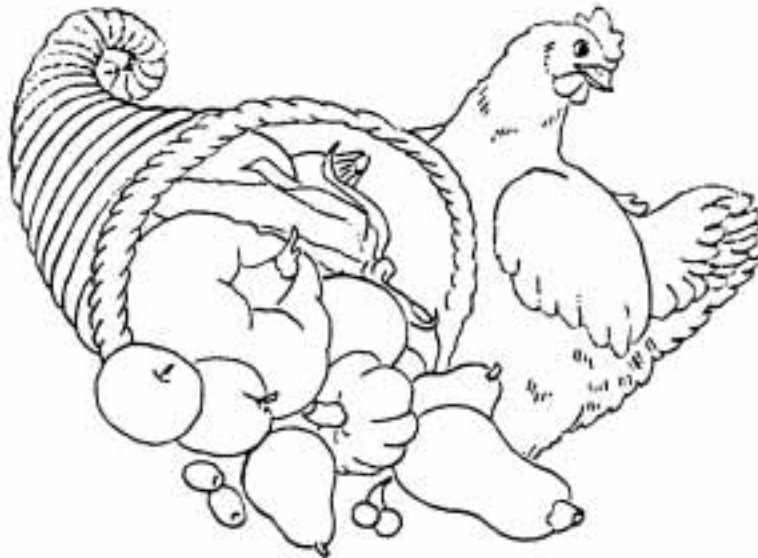
Depending on the size of your vegetables you may need more stock (water is also acceptable). Obviously, if you have fresh herbs use them instead of the dried ones, though dried herbs are, of course, fine. Oregano is the herb that has the highest in antioxidants, so feel free to add more if you like. You may also substitute brown rice, small whole wheat pastas like couscous, or the Italian fregola. Cook soup until the vegetables are tender about an hour.

# Smoked Chicken

One whole chicken, preferably organic  
powdered ginger  
soy sauce

a barbeque with a cover  
garlic powder

When the weather does begin to warm up, here is a wonderful and easy recipe to kick off the grilling season. Since you are smoking the chicken you will need to create a drip pan to go under the chicken. Place a piece of heavy duty aluminum foil in the center of the bottom grate. Fashion sides and heap the charcoal around the foil. Prepare the chicken by rinsing under running water and patting dry. Bathe the chicken in soy sauce. If salt is a problem, Bragg is a safe alternative. Rub the skin of the chicken with plenty of garlic powder and ginger. When the coals are ready, place the chicken on the grill breast side down and close the cover. I usually pour the liquid left in the dish over the chicken. As the breast begins to brown, turn the chicken, breast side up. Chicken is done when the skin is golden brown crispy.



## Nanny's Chicken Soup

by Judy Freeman

Get rid of your winter blas and bugs and have a bowl of restorative chicken soup. Every nationality has a recipe – ”Nanny’s Chicken Soup” - This is one of my favorites.

1. Make or buy a rich chicken broth.
2. Add to the golden simmering liquid:

- Shredded chicken,
- bean sprouts,
- chopped peanuts,
- lime juice and a healthy handful of chopped coriander.
- cellophane noodles,
- (optional - chopped garlic, ginger and a bit of cayenne pepper),

3. Simmer a few minutes, then inhale and sip as slowly as possible.

1, 2, 3 and you will bounce back into Spring.  
*Eat and stay healthy, Judy*



**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

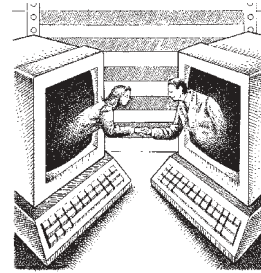
Boat Repairs, Storage & Sales

*Glenn Bennett, Owner*

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East Hampton, New York 11937

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(631) 324-2933 Night

# 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)

email us at: [gerrygilberti@juno.com](mailto:gerrygilberti@juno.com)

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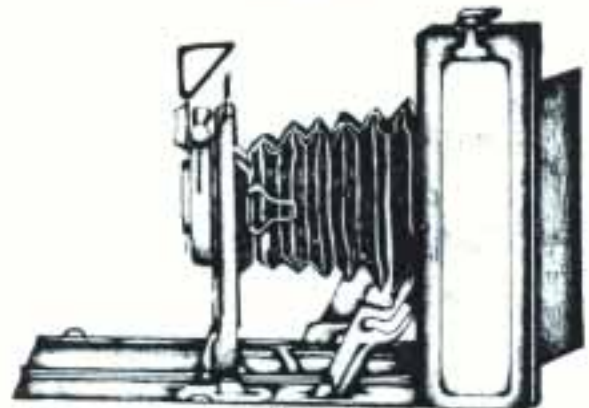
Clearwater Beach

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Principals Only

## East End Photographers Group

(est. 1988)



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

information: (631) 324-9612 / (631) 298-0070

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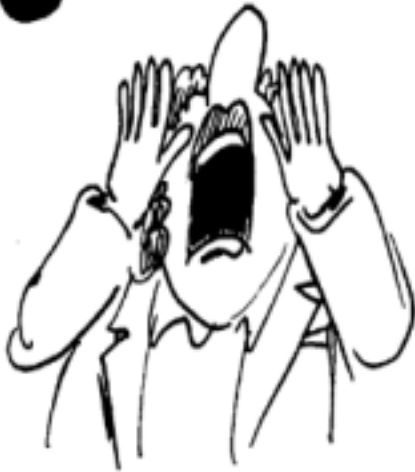
59 Hog Creek Lane, East Hampton

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**324-4963**

*JUST ash US*

# Volunteers!



## CBPOA NEEDS VOLUNTEERS!

CBPOA needs volunteers to help with various things around the Reservation. Anyone who wants to help water the plantings of the Reservation, please call Carlson Jacobs at 329-7053. He will show you what to do and how to use the Reservation watering equipment.

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# Clearwater Beach Property Owners Association

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