

# **CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION**



SPRING 2011

## **President's Message**

***Marina Opens  
April 15***

***Boat & Paddle Craft  
Safety Check***

***Replacement  
Gatecard Tips***

***Boat Slip  
Registration Ideas***

***Free Vessel Safety  
Checks***

***Simple Quick Dishes  
for Spring***

***Check out  
CBPOA.net***

***Hi All,***

Another season is around the corner and soon the snow will be just a memory. We recently completed the dredging of the inlet to keep our marina open and the creek clean. This work was again done professionally by Patrick Bistran's crew.

We will have the same lifeguards back this season that are all from the neighborhood and who do a good job keeping the beach safe. Carlson Jacobs and Sun Country landscaping will continue to keep the reservation in top shape as he has done for some time now, mowing, painting, maintaining the dock water lines, swing set and all the other work they perform.

George Lombardi stepped down as president last year and we all owe him a big thank you for all he did for our community as the board president and, although he resigned as president, he is still a very active board member.

We are trying to collect as many member e-mail addresses as possible to keep everybody informed as to what is going on with the beach and town. Using e-mail is fast and helps us get the word out. There are a lot of changes going on in East Hampton town with accessory apartment code changes and other political issues that we may need to inform residents about. So please send in your email with the new gate card form.

Please remember no dogs allowed on the reserve during the season. Also, if anybody is seen dumping household garbage please get their license plate number and report it to any member of the board so we can inform the police. Please help us keep the beach clean. We have a beautiful part of East Hampton and we all need to help keep it clean.

Thank you  
and have a great year,  
**Donal Fingleton,**  
*President, CBPOA*



**PRESIDENT**  
DONAL FINGLETON  
324-0418

**VICE PRESIDENT**  
LEN CZAJKA  
329-7331

**TREASURER**  
EDITH HOLMER  
324-5364

**SECRETARY**  
ROD GRILLE  
907-9032

**LIFEGUARDS**  
DONAL FINGLETON  
329-7331

**MAINTENANCE**  
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329-7053  
AL SCHAEFFER  
324-6519

**ROADS**  
HANK BAIER  
324-9603

**MEMBERSHIP/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 ENFORCEMENT**  
LEN CZAJKA  
324-0418

**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

**ADVISOR**  
BETH MARTENS  
324-2732

**GATEMASTER**  
DAVID WAGNER  
324-2676

# NEW HOMEOWNERS

MR. & MRS. THOMAS CUSH

JUDI DESIDERIO

WOODFIELD, ELEVEN LLC

CHRISTOPHER HAMILTON

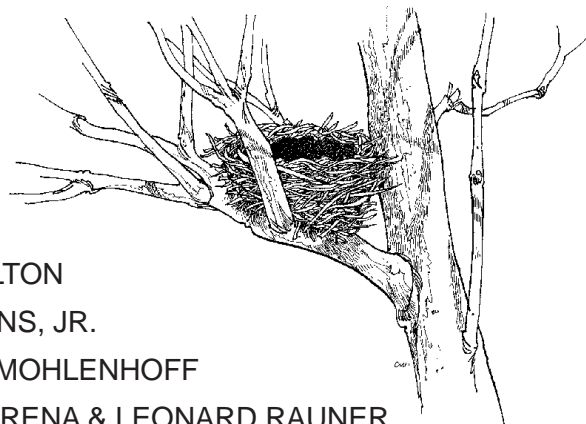
WILLIAM HAVENS, JR.

CAROL MOHLENHOFF

TRENA & LEONARD RAUNER

MAUD S. SEAYER

KENNETH SMALLWOOD



## CBPOA webpage



Check out our website for:

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

**www.cbpoa.net**

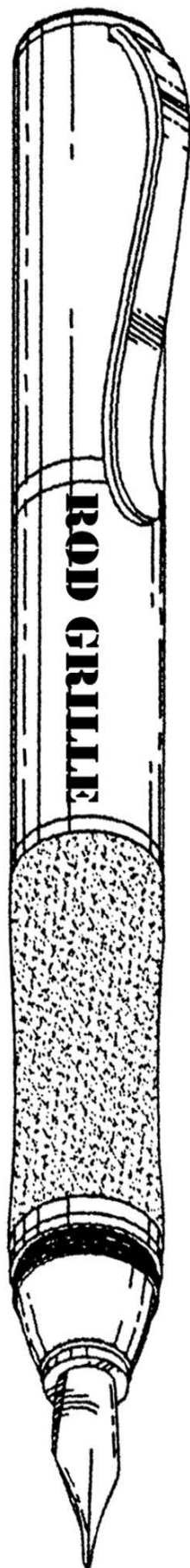
## We Need

### Board Members & Directors!

The CBPOA board is made up of volunteers. We all pitch in to make our community a wonderful place to live and play. But we need community members to make all of the things that most here take for granted to work. If you have a few hours a month please come to a CBPOA meeting and find out what makes your unique community tick or maybe sign on as an advisor with a specialty that can help. Check out our list of officers and their duties. Maybe you have answers to questions that can help make Clearwater Beach an even more beautiful place than it is!



# *from the desk of the* EXECUTIVE SECRETARY



Members, new and old, your Clearwater Beach lot number is the three digit number next to your last name on the address labels of any correspondence we send you. It is NOT the tax map number on your tax bill. We would appreciate your using this number on invoices or checks that you send to us.

As most of you know, the card reader at the gate broke down completely last year and could not be repaired. A new card reader had to be installed requiring new gate cards to be purchased and sent to all members. In an effort to expedite this procedure, the Treasurer and I worked out an effective plan that would make it easy for all members to receive the new replacement gate cards.

The replacement gate cards, including a cover letter and a stamped post card, were sent in the fall of 2010 to all the members that had signed up for new gate cards. The letter asked members to sign, date and return the post cards so we would know that the members had actually received the gate cards. This has worked out pretty well since we have received 660 post cards back out of 777 mailed. However, 117 post cards have not been received to date and since we do not know if those members actually have received the gate cards, those gate cards will not be activated in the Spring--regardless if the membership fees have been paid. So to those 117 members who have not returned their post cards indicating you have received your gate cards, and wish to enter the Reservation this Spring and Summer, please return your signed stamped post card ASAP.

If you have received your gate cards but have misplaced your post card, please telephone me at 631-907-9032. I will send you a new post card, and once we receive it we can activate your card. If you have not received the gate card and the post card, please let me know. I will have to invalidate the gate cards that were sent to you and you will have to phone me when you are in the area to make arrangements to pick up and sign for your replacement cards. We will not be mailing gate cards any more. This previous mailing was a one time event.

Another reminder about gate cards: The gate cards are a one time issue and are activated upon payment of your maintenance fee each year. Each lot with a paid maintenance fee is allowed a maximum of 3 cards of which the first one is free with your lot. Any additional card you wish to purchase will cost \$6.00 each up to the maximum of 3.

Please be advised that if you take the maximum of 3 cards and you lose any and wish to replace those cards, it will cost \$50.00 each to replace the card(s). So be careful and take good care of those gate cards. As of this writing, we have 560 paid members compared to 578 at the same time last year. To those who have not paid yet, why not sit down and write your maintenance fee check right now. It costs quite a bit of money to keep the Reservation in the great shape it is in. Our Board members can only do so much manual work and the rest must be done by private contractors costing much money. Please remember, my phone answering hours for Clearwater Beach business or info are 10:00AM to 6:00PM.

Have a great Spring and Summer!

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



# FROM the DOCKMASTER



The 2011 boating season is about to begin. As of March 2, 2011, 75 percent of the boaters who rented slips last year had submitted a slip application. We have received four new applications from community members bringing the total number of member applications to 65. In addition, twenty one sponsored applications have been received. Among them are two new applicants.

At present, there are several vacant slips available. A few applicants requested a slip change from last year and their request will be honored if possible. This year the number of applications received are somewhat less than last year at this time although the bulk of applications were received by February 15. 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.

In previous boating seasons, some boaters gave up their slips and expected to receive the same slip for the next season. We cannot guarantee the requested slip if another boater has rented that slip. The new boater has the right to renew that slip if the application is received before February 15. If a boater skips a season at the marina, they are considered as a new applicant.

This past boating season, it has been observed by several boaters that a few slips had been unoccupied. If you do not plan to utilize the slip let some other boater request the slip.

As many of you probably know, our channel cut had to be dredged in January. By ruling from the DEC, we are no longer able to dredge in the March timeframe because of winter flounder spawning and Piping Clover nesting.

This season, 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 permanently installed fuel tanks must have spillage coverage designated in the COI. The COI is a one page "ACCORD" document outlining the insurance coverage including spillage, if required, and CBPOA as interested party. Your insurance agent should be familiar with this document. Remember, 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 or home owner's 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 unique marking, name tag/lot number tag with the identification denoted on the application.

## FROM THE DOCKMASTER . . . (continued)

Already fourteen members of the community have requested a rack for the 2011 season. It is important to indicate the beam of the kayak/canoe on the application so an appropriate rack assignment can be made. The owners of canoes/kayaks must remove their small vessel from the rack by Nov. 30, 2011. It is suggested that kayak/canoe users get "Paddle Smart" and take a safe boating course in handling a canoe or kayak.

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. We ask that all boaters 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 and rack 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 2011 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 that securing last year's boat slip, the deadline for filing a application is February 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 is important to the boaters in our marina since we have only 119 boat slips and 900 hundred family members. All boats must be removed from the marina by Nov. 30, 2011. Again, it is important to note that this year the marina will be available for usage on April 15. On behalf of the Board of Directors we wish everyone a safe boating season.

Will Holmer



# COOKING LONG ISLANDS BOUNTY

By Phyllis Mallah

Though we have been through the toughest winter in memory, we have finally turned the corner and signs of spring from daylight savings time to the return of the Baltimore Oriole are everywhere. But we are still experiencing those cool nights when a great soup will hit the spot. Here is a recipe that is a staple in Italian American homes, and I like it made with a rich tomato base.

## Pasta Fagioli

2 cans of white beans  
fresh basil  
3/4 cloves of garlic  
2 tbsp. of olive oil  
Salt and pepper



2 large cans of tomatoes  
(1 crushed & 1 whole)  
1 cup of uncooked pasta  
Red Pepper (pepperincino)



There are different types of beans one can use depending on your taste. When using dried beans, I soak them overnight in the frig in water. (If you use dried beans, it will lengthen the time it takes to make this soup.) The next morning the beans need to be drained, rinsed, and cooked on a low temperature, stirring frequently. It's much cheaper, but consumes more time. Peel and crush the cloves of garlic and delicately cook in the olive oil until golden. Throw in a few basil leaves. Add one third of the can of crushed tomatoes and cook for about 8 minutes until the sauce thickens, then add the rest of the tomatoes crushing the whole plum tomatoes and basil. Cook the sauce for another 10 minutes and add the pepperincino, salt and pepper. When the beans have softened, add to the sauce and cook together for another 20 minutes. When the beans and tomatoes have married, add your cooked pasta. Like the beans, the pasta you choose should blend well and not dominate the soup; thus the smaller the pasta, the more you can use. If you prefer large pasta, use less. Top with a bit of ripped basil leaves and serve with grated cheese. Once you make this it will be a family favorite. The tomato sauce is your basic marinara sauce. I also suggest that organic products are superior.

## Simple Quick Dishes



**FLOUNDER**-lightly oil a baking dish with olive oil. Using a light plain bread crumb, coat the filets and top each fillet with razor thin slice of lemon. Bake for about 8 minutes at 350 degrees and one minute under the broiler. Serve with homemade tartar sauce...high quality mayonnaise (aioli) and a sweet relish.

**SHRIMP-SAUTÉ** crushed garlic and olive oil in a pan until golden. Add cleaned raw shrimp, cook for 2 minutes. Add a quarter of a cup of quality white wine, fresh lemon juice and cook until shrimp turn pink. Top with fresh parsley. You can actually put the shrimp on some pasta. (No cheese ever on fish sauces)

**FAVORITE HEALTHY SALAD**-Organic mix of small leaves (could be from your garden), romaine leaves, small grape tomatoes, sliced cucumber, and about a half a cup of pomegranate seeds. It's the pomegranate seeds and the romaine that are particularly healthy. An extra virgin olive oil is always the base of dressings for salads.

To contact me: [phyllisiitalianom@msn.com](mailto:phyllisiitalianom@msn.com)

# 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: \_\_\_\_\_

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

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



# FREE VESSEL SAFETY CHECK



Will Holmer

**CBPOA Dockmaster,**

is a Vessel Safety Examiner.

Why not get a free Vessel Safety Check

by

contacting him at

631 324-5364

or

[wjhfolly@optonline.net](mailto:wjhfolly@optonline.net).

## WHAT IS A VESSEL SAFETY CHECK?

It is a free check of a vessel's equipment for compliance with federal, state and local safety requirements. Some of the items we check are:

- *Proper display of numbers*
- *Registration/Documentation*
- *Personal Floatation Devices*
- *Visual Distress Signals*
- *Fire extinguishers*
- *Ventilation*
- *Backfire Flame Control*
- *Sound Producing Devices*
- *Navigation Lights*
- *State & Local Requirements*





# FEDERAL REQUIREMENTS FOR PADDLE CRAFT

(as of May 23, 2008)

The following items are required minimum equipment for paddle craft:



## LIFE JACKETS (PFD's)

1 Type 1, II, III or V Life Jacket is required for each Person on Board, Type V must be worn in accordance with label directions.

Children under 13 must wear PFD (Life Jacket) (if the state has established wear requirements they take precedence over Federal Requirements)



## SOUND PRODUCING DEVICE

Some Means of making an efficient signal is required.



## VISUAL DISTRESS DEVICE

If operating between sunset and sunrise must carry a Visual Distress Signal suitable for night use – either 1 electric light (flashlight) or 3 combination day/night flares.



## NAVIGATION LIGHTS

If operating between sunset and sunrise, or in restricted visibility, 1 white light (flashlight acceptable) or Navigation lights for a sailing vessel.



## ANCHORING LIGHTS

Not required unless anchoring in or near a narrow channel or fairway, or in restricted visibility – 1 all around white light.

## BENNETT MARINE LLC

Boat Haul, Store & Repair

*Glenn Bennett, Owner*

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East Hampton, New York 11937

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(631) 324-2933 Night

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eestijaht@aol.com

## GUNNAR'S FROZEN WATER

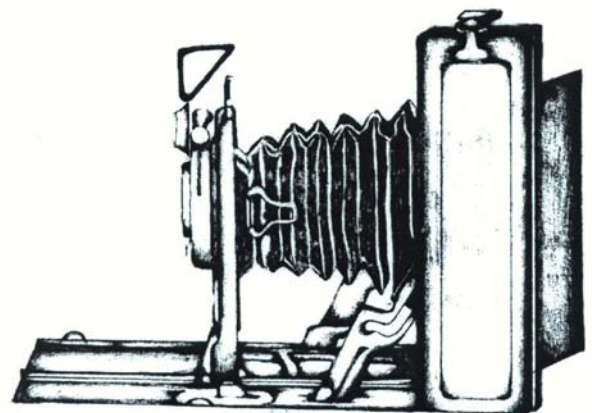
**Ice  
10 lb. BAGS**

Delivery Service or Self Serve

114 Tyrone Drive

**631.329.7053h**

## East End Photographers Group (est. 1988)



**eastendphotogroup.org**

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

**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

## EESTI JAHT SERVICE

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eestijaht@aol.com

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**Shop: 631.324.7433**

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  - CHIMNEY CLEANING • POWER WASHING
- 

## **(631)329-2238**

**[www.jedoughertyservices.com](http://www.jedoughertyservices.com)**

# Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York 11937

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