

# CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



SUMMER 2010

## President's Message

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and BBQ  
July 10; 5-8 pm*

Dear Property Owners:

I am sorry to announce that our former Board of Director, Dock Master and friend, Robert Liptrot has recently passed away. Our deepest sympathy go out to his wife Pat and family members. He will be missed by everyone.

Our reservation is ready for everyone to have an enjoyable summer season.

Our boat slips have been fully rented. A reminder to all boaters: please be fully cautious when entering and leaving our inlet. We have an increased number of canoes and kayaks using our marina. The front gate card readers are currently under repair but will be installed soon. Benches facing the children swing set have been ordered and will be installed. Upgraded electrical receptacles will be installed at the sun shed.

Our beach has been cleaned prior to the town installing the fencing for protection of the piping plovers. Temporary toilets and garbage bins have been located at various points on the reservation. Please remember that no household garbage is to be placed in our garbage bins. Violators will be fined by the East Hampton Police for illegal dumping and risk losing there reservation membership. Also, no dogs or other pets are allowed inside the reservation between Memorial Day weekend and Labor Day weekend.

Our lifeguards are ready to start work the week preceding July 4th weekend and under the direction of our ambulance corps, will undergo training exercises soon.

Our annual Clearwater Beach Summer Celebration and BBQ will take place on Saturday, July 10th, 2010, from 5:00 to 8:00 pm. Rain date, July 11th. This will be fun for the entire families and community. Gate cards will be required for attendance.



**PRESIDENT**  
GEORGE LOMBARD  
324-5998

**CO-VICE PRESIDENT**  
LEN CZAJKA  
324-0418

**CO-VICE PRESIDENT**  
AL SCHAFFER  
324-6519

**TREASURER**  
EDITH HOLMER  
324-5364

**SECRETARY**  
ROD GRILLE  
907-9032

**LIFEGUARDS**  
DONAL FINGLETON  
329-7331

**MAINTENANCE**  
CARLSON JACOBS  
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

**ADVISORS**  
**GATEMASTER**  
JACK SCHILLING  
324-3439  
**GATEMASTER**  
DAVID WAGNER  
324-2676

## President's Message *(continued)*

Also, our annual meeting will take place at the Springs Elementary School at 10:00 am on Saturday, July 24th, 2010. Due to the East Hampton Trustees call for public access to Hog Creek, our property values could be greatly impacted. THIS IS A MUST MEETING FOR ALL TO ATTEND.

Sincerely,  
**George Lombardi, President**

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## NEW HOMEOWNERS

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C. & N. Jack

William Meyer

Scot & Amy Robertson

Andrew & Kate Sykes

Brad & Jennifer Wolk

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PLEASE TAKE A MOMENT TO READ THE  
CANDIDATE BIOS WITHIN  
AND  
REMEMBER TO MAIL IN YOUR  
ENCLOSED PROXY BALLOT

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## *from the desk of the* EXECUTIVE SECRETARY

Well, here we are again, Summertime. Time for beaches, boating, the CBPOA beach party and the annual meeting with voting for Directors. It is important for members to vote for our Directors at the annual meeting on Saturday, July 24th as the Association is a corporation and corporation rules state that we must elect Directors to run the association. If you can't attend the annual meeting on July 24th, then please use the proxy voting card that is included with this issue to cast your vote.

There are small bios in this newsletter to help you decide your voting. Please indicate your vote on the proxy card and mail it in to us prior to July 17th to allow us time to tally all the votes. There are 701 members paid at this writing. The other 165 who have not paid, will not be allowed into the Reservation with their invalid gate card until the maintenance fees are paid.

Again, a reminder about the gate cards, each paying lot is allowed a maximum of 3 cards. The first one is free with the ownership of your lot and then you are allowed to purchase 2 other cards @ \$4.00 per card. The cost of the card covers the cost of manufacturing the card. If you have the maximum amount of cards and you lose and/or wish to replace them, it will cost you \$50.00 per card. They are expensive to re-program so be careful with them. However, if your card is defective (does not work) or is broken, don't throw the broken pieces away. You should call the Gatemaster, Jack Schilling, at 324-3439 and make arrangements with him to check and replace the card. You will have to exchange the broken or defective card with Jack in order to get a new replacement card.



The notices of the beach party and annual meeting are on a different page of this newsletter. Join us at both events, if you are able, and show your interest in our Association. It is yours as well as ours so try to get involved as much as you can. Again, please note the Secretary's hours for transacting CBPOA business are 10:00AM to 6:00PM. I will be glad to answer any questions that I can but only between those hours that I'm available.

Rod Grille, Executive Secretary  
631-907-9032

# FROM the DOCKMASTER



We have rented all slips at the marina for the 2010 season with the exception of slip 48. Slip 48 can only be used for a boat with a beam less than 4 feet. While there were 19 new community members who applied for a slip last year, there were only 4 new community members applying this year. More sponsored boaters have been assigned slips this year. There are 28 sponsored boaters at the marina this season. Any further submitted applications indicating boat beams greater than 4 feet will be placed on a waiting list.

With the exception of a few, most boaters desired the same slip as last year. It is still our policy to reassign those boaters the same slip if their application was received before Feb 15 except in certain instances. Since our marina has a limited number of slips available for boats of certain sizes we did not have any applicants with boats larger than 31 feet although there were phone inquiries about accommodating larger boats.

Most boat owners whose boat is 23 feet with an 8.5 foot beam will not have a slip on the extended floating dock because the distance between the dock fingers are only 16 feet. If you gave up your slip in the previous boating season don't expect to be granted that slip if someone else has occupied the slip for remainder of the season. The new boater has a right to renew for that slip if the application is received before February 15.

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 be included in the COI. Please note 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.

There are 13 boat slip renters this season who have not submitted a copy of their boat registration renewal. While the Coast Guard requires that you have the original registration on board your boat, one should keep a copy of the registration home. Some boaters could not submit their application because the registration was still on the boat while stored for the winter. If during the boating season, your boat registration has expired, we required a copy of your new registration. This also holds true for changes in a boat insurance 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.

At the present time, there are 5 kayak racks still available out of the 30 racks to accommodate kayaks/canoes at the 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. To obtain the rack of your choice submit your application as early as possible. Each rack rental fee is \$65 for one kayak/canoe. Those renters that can fit a second kayak/canoe into the same rack will be assessed an additional \$35. As the same for boat renters, owners of canoes/kayaks must remove their small vessel from the rack by Nov. 30, 2010.

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 as soon as possible. We ask all boaters to review the Marina Rules and Regulations which they received 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 shoaling problem still exists just beyond the channel cut in Gardiner's bay. At low tide boats that draw more than 3 feet water may hit bottom. Caution should be exercised when entering or leaving Hog Creek inlet.

Again, please note the deadline for filing boat applications to reserve your last year's slip 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. Remember, there are only 119 boat slips in a community of 900 members. On behalf of the Board of Directors we wish everyone a safe boating season.

# **CLEARWATER BEACH ANNUAL CELEBRATION AND BBQ**



**July 10th 5:00PM – 8:00PM**

Updated Gate Card required for entrance  
(rain date July 11)

Please join your friends in the Clearwater community for the annual celebration and BBQ. Fun for the entire family. Everybody's going. Why? In a few words... hotdogs, hamburgers, mussels, roasted chicken, conch salads, rice dishes, roasted veggies, baked beans, sauerkraut, coke (and pepsi too), diet coke, orange soda, ginger ale, club soda, beer, wine, hot flames to cook it all, and to top it off – an ice cream truck for the kids, young and old.

**FOOD IS FREE      DRINKS ONLY \$1**

# 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



# COOKING LONG ISLAND'S BOUNTY

By Phyllis I. Mallah



Since Clearwater Beach is surrounded by water, we can't ignore the bounty of the sea. The tragic events in the Gulf of Mexico make us even more aware that we must be respectful of our pristine waters and the supply of seafood garnered from right off our shores. Though the recipe calls for oysters, clams or mussels will work as well. I even think that chunks of local monkfish could also be substituted.

2 to 3 dozen oysters  
1/2 cup of white wine  
1 bottle of clam juice optional  
1 rib of celery  
a medium sized onion or 3 shallots  
3-4 medium-sized Yukon gold  
potatoes cubed  
salt and pepper

3-4 slices of hard crust bread  
3 cups of water  
1/2 green pepper diced  
A dozen cherry tomatoes  
1/2 teaspoon of thyme, fresh preferred  
paprika  
1/4 cup of cream  
olive oil

Cut hard crust bread into 1/2 in. cubes fry in olive oil till golden, add salt and pepper and set aside. Wash shells and place oysters in a pot with boiling water and wine. Cook oysters till they open, removing each one as soon as they open, being sure to discard any that remain closed. Cool and strain oyster broth through a paper towel. This broth is the basis of the soup. Shuck the cooled oysters and store in frig with the water given off when opening. Sauté the diced pepper till it begins to brown, and then add onions and celery. Cook until the onions are translucent. Then add thyme, paprika, and halved cherry tomatoes. Cook for about a minute or so then add the strained water/wine mixture and bring to a low boil. Add clam juice at this point if you want a thinner soup. Add potatoes and cook until tender. Then add cream. Lower heat and cook a minute to combine flavors. Remove from heat. Add oysters, stir and ladle into bowls topping each one with the croutons.

## Salad with Green Beans, Onions, and Eggs

1/2 lb of green beans cooked  
2 sweet onions (i.e. Vidalia)  
Olive oil

2 hard cooked eggs  
Tender salad greens



Slice the onion in 1/4 rings and place on baking dish. Drizzle a little more olive oil on the onion and add salt and pepper if desired. Bake in the oven at 375 degrees until soft about 25 minutes. Cook green beans in your usual fashion--I like to sauté them with a little garlic and broth. Allow both beans and onions to thoroughly cool. Wash and dry greens. Mix beans and onions with greens and place on a platter topped with egg slices. Pour your favorite dressing on salad. There are many variations to this dish. One can add shrimp or tuna, or beans or corn kernels. Naturally, using greens from your summer garden add a lovely flavor.

## My Favorite Dressing Mixture

1/2 c olive oil    2 tbs. of rice wine vinegar    1 tsp. of mustard    Juice of one lemon  
1tbs. of high quality mayonnaise    a few drops of Tabasco    1tbs. of basil olive oil



# NOTICE OF ANNUAL MEETING OF MEMBERSHIP OF CBPOA

In accordance with Article IV, Section 1 of the CBPOA By-laws, the Twenty Fourth Annual Meeting of Members will be held on Saturday, July 24, 2010 at 10:00AM in the Commons Room at the Springs School, School St., Springs, New York. All members are invited to attend.

The purpose of the meeting is as follows:

1. The election of six Directors.
2. The transaction of other business that may properly come before the meeting.

With respect to Items 1, details are contained in the Proxy Statement below:

Enclosed herewith for members in good standing are one or more Proxy ballots. If no Proxy ballot is enclosed, one or more may be obtained upon application to the Secretary with your check in payment of outstanding Maintenance Fee(s). Members are urged, whether or not they plan to attend the meeting in person, to fill in, sign and return the Proxy ballot(s) on the self-addressed stamped card as soon as possible. Please do it now. Your vote is very important. **BALLOTS RECEIVED AFTER JULY 18th CANNOT BE COUNTED.**

In accordance with Article II, Section 2, each member shall be entitled to ONE vote for EACH Maintenance Fee paid. Votes cast by delinquent members must be voided.

The Order of Business for the meeting shall be in accordance with ARTICLE IV, SECTION 5 of the by-laws as follows:

- |                             |                          |
|-----------------------------|--------------------------|
| 1. Minutes of prior meeting | 4. Election of Directors |
| 2. Reports of Officers      | 5. Unfinished business   |
| 3. Reports of Committees    | 6. New business          |

PROXY STATEMENT 1: This statement is furnished in connection with the solicitation of proxies by the Board of Directors of the CBPOA, Inc. for use at the Annual Meeting of Members on Saturday, July 24, 2010

USE THE ENCLOSED POSTCARD PROXY TO CAST YOUR VOTE(s). The proxies named in letter will VOTE AS DIRECTED thereon by the member.

With respect to Item 4 (the election of Directors) in the Call for the Meeting, there are six Directors whose 2-year term of office will expire on the day of the Annual Meeting. They are **Frances Marian Diange, Gerry Giliberti, Bruce Hoek, Al Schaffer, Will Homer and Donal Fingleton.**

The Board of Directors endorses each of the above named and invites the attention of all members to the following: There are six vacancies on the board to be filled. Members may vote for ANY SIX of the above named. Ballots on which the member votes for others **MUST BE VOIDED.**

All members are reminded that any members may nominate another in good standing for election at the 2010 Annual Meeting, providing the nomination is made in writing, addressed to the Secretary, and received prior to May 15, 2010.

For the Board of Directors:  
**Rod Grille, Secretary**



# Read up on your Candidates!

## FRANCES MARIAN DIANGE

I am a candidate for the election to the Board of Directors of CBPOA to be held at the annual meeting in July. I have previously been elected to the Board for several terms and have served as both Treasurer and President, and I am presently the Membership Chairperson of our organization.

## GERRY GILIBERTI

My name is Gerry Giliberti and I currently write and edit the CBPOA newsletter and web site. I've worked with the CBPOA board members for the past four years and this year I like to run again as a board member. I have owned property in Clearwater Beach since 1982 and have been a full time resident since 1985. I also have experience as a board member with the Springs Improvement Society and various Springs community-based art groups. My main interest is to do my part to preserve our neighborhood and keep Clearwater Beach the beautiful place that it is.

## BRUCE HOEK

Retired New York Firefighter; CBPOA resident for past fifteen years and a Board Member for ten years. I have been painting, contracting for the last 15 years. As Board Member, I have voted on major improvements in regard to beach, marina, and security. Goals: To keep Clearwater Beach and Marina a beautiful place.

## WILBERT HOLMER

306 Kings Point Road, East Hampton, NY, Phone 631-324-5364 Alt Phone 516-293-5098

EDUCATION: I am a graduate of Polytechnic Institute of Brooklyn with the following degrees 1960 - BS Electrical Engineering, 1970 - MS Electrical Engineering.

WORK EXPERIENCE: I have been employed by Grumman Aircraft Systems for 35 years and have been involved in the design and analysis of the Aircraft, Spacecraft Control systems. In addition, I have participated on the Grumman Shuttle proposal and have been involved in trainer development for Navy personnel. I have developed software test programs and hardware interface used to evaluate Avionic electronics on Computer controlled test equipment. I have managed engineering personnel, and interviewed candidates for employment.

CLEAR WATER BEACH: My wife (Edith) and I have been residents of Clearwater Beach since 1983. I have served as maintenance chairman for CBPOA Reservation and Marina and am presently serving as Dock Master for the community, capacity as Maintenance Chairman, Electrical Chairman, Life Guards and Beach Chairman.

## AL SCHAEFER

I've been a Clearwater resident for 38 years. My first job in 1974 was to help maintain Clearwater by cleaning and raking the beach. I also worked as a gate guard before the mechanical gate was installed. My only indiscretion while gate keeping was allowing a non-resident in. The chocolate donuts were good for lunch that day. (It is good to know the gate card reader won't accept donuts.) I served four years in the Marine Corps being honorably discharged at the rank of Sergeant. I presently volunteer on the rescue truck in the Springs Fire Department and have for the last 25 years. I am a self-employed commercial fisherman and hold a 100 ton Masters License. Now as a father of three boys, I look forward to helping preserve the-beauty and enjoyment of Clearwater Beach.

## Donal Fingleton

Donal Fingleton is a Clearwater Beach resident who has taken a very active role in our community. He is an electrician who has helped repair many of the electrical problems on the reservation, he is in charge of our Life Guards and was instrumental in getting our children play area constructed. Donal is running again for a board member position this year.

# 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 31<sup>st</sup>.

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: \_\_\_\_\_

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(631) 324-2933 Night

## CBPOA webpage



Check out our website for:

*Boat Slip Applications  
Dock Rules/Regulations  
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**www.cbpoa.net**

email us at: gerrygiliberti@juno.com

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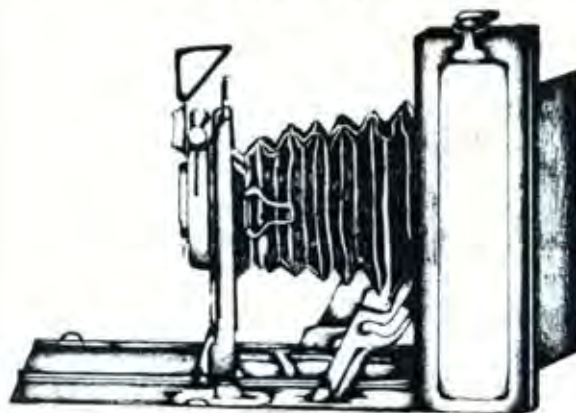
Delivery Service or Self Serve

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**631.329.7053**

## 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\_\_



ENJOY THE  
SUMMER!!!

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*East Coast*

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# Clearwater Beach Property Owners Association

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