

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



SUMMER 2011

President's Message

CBPOA Candidate Bios

*New Gate Card Reader
at the Marina*

*Check out
CBPOA.net*

*Local Catch
Summer Recipes*

Proxy Ballot Enclosed



Annual Meeting July 23

*CBPOA
Annual Celebration
and Barbecue
July 9*

*Reserve Your
CBPOA Picnic Area
Reservation Form*

Hi All,

Once again our beach is ready for another season; the roads have been redone, the debris from the winter is gone and the warm weather is here. Recently, board member Hank Bair resigned after many years of service, which we thank him for. David Wagner was elected to the board to fill the vacant spot. Dave has been an advisor to the board for some years and is a dedicated member of our community.

The new gate card reader is working well. To operate, the arrow should be facing up and toward the driver. The garbage cans at the beach are not for household garbage and anyone caught misusing them will be fined by the police for illegal dumping. When the garbage cans overflow the trash blows around and it is unsightly. Also, no dogs are allowed on the reservation between Memorial Day and Labor Day. The kayak rack has been extended this year to accommodate requests for more kayak space.

Our discussions with the trustees are ongoing. It is a slow and lengthy process but your board is dedicated to keeping Clearwater Beach as is.

Please attend our annual meeting. It is the only way the board and residents can meet face to face and discuss important issues in the neighborhood. Please don't forget the Summer Party. We have purchased an extra BBQ to help shorten the lines for food. The ice cream truck will be there as well. All you need is your gate card to get in. In the event of a date change for either the meeting or BBQ, signs will be posted in the neighborhood. The dates for the annual meeting and the summer BBQ are as follows:

Summer BBQ: Sat. July 9, 2011 (rain date Sun. July 10)

Annual Meeting: Sat. July 23, 2011

Thank you,

Donal Fingleton, President CBPOA



**CBPOA LIST OF
OFFICERS & ASSIGNMENTS**

PRESIDENT
DONAL FINGLETON
329-7331

VICE PRESIDENT
LEN CZAJKA
324-0418

TREASURER
EDITH HOLMER
324-5364

SECRETARY
ROD GRILLE
907-9032

LIFEGUARDS
GEORGE LOMBARDI
324-5998

MAINTENANCE
CARLSON JACOBS
329-7053
AL SCHAEFFER
324-6519

MEMBERSHIP/BY LAWS
MARIAN DIANGE
324-4090

BEACH
CARLSON JACOBS
329-7053

DOCKMASTER
WILL HOLMER
324-5364

ASSISTANT DOCKMASTER
BRUCE HOEK
324-0810

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

CODE COMPLIANCE
DAVID WAGNER
324-2676

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

GATE OPERATION
JACK SCHILLING
324-5746

GOOD & WELFARE
MARIAN DIANGE
324-4090

ADVISOR
ASST. MEMBERSHIP
BETH MARTENS
324-2732

ADVISOR
DON SCHRAGE
324-5746

NEW HOMEOWNERS

Mike Pinto
Sherry & Nick Romig



NEW GATE CARD READER AT THE MARINA



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!



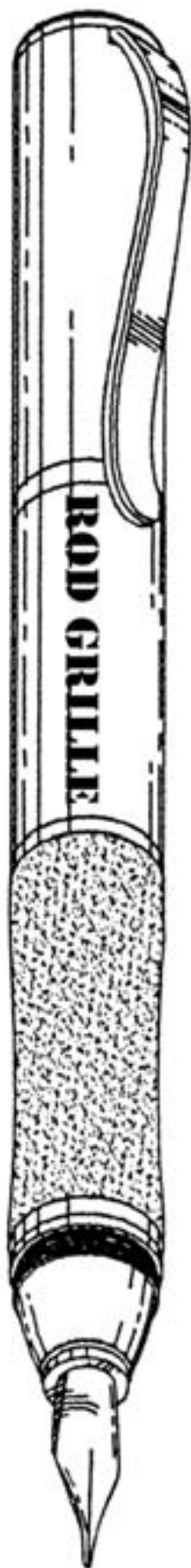
CBPOA WEBPAGE

Check out our website for:

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

www.cbpoa.net

from the desk of the EXECUTIVE SECRETARY



Well, I'm glad Winter is over as I'm sure all you members are. It was a bad one! Now we can all look forward to warm weather, beaches, boating, the Beach Party and the annual members meeting with voting for Directors. It is important for members to vote for our Directors at the annual meeting on Saturday July 23 as the association is a corporation and corporation laws state that we must elect Directors to run the Association.

Please use the enclosed proxy voting card that is included in the issue, even if you are going to attend the meeting to cast your vote. There are small bios of the Directors running for office in this issue to help you decide your voting. Please indicate your vote on the proxy card and mail it to us by July 16th to allow us time to tally the votes.



As of this writing, we have 630 paid members. To the other 240 members who have not paid, why not sit down and write and mail that membership fee check right now. It takes quite a bit of money to keep the Reservation in the great shape it is in and every fee helps.

Reminder: Your maintenance fee must be paid and you must have sent in your post card indicating that you have received the gate card that was sent to you in September or October of 2010. Gate card activated was explained in the last newsletter issue (2011 Spring issue).

Another Reminder: Each paying lot is allowed a maximum of 3 gate cards with the first card free with the ownership of your lot. You may purchase additional cards up to the maximum of three for \$6.00 per card. If you have the maximum of three cards and you lose and wish to replace any of the cards, it will cost \$50.00 to replace each card. So take good care of those cards. However, if the card is defective (does not work) or broken, do not throw the broken cards away. You should call me, Rod Grille, at 631 907-9032 and make arrangements to check and/or replace the cards. You will have to exchange the broken or defective card in order to get a replacement card at no cost.

The notice 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 interest in our Association. It is your Association so try to get involved as much as you can. Again please note that the Secretary's hours for transacting CBPOA business are 10:00 AM to 6:00 PM daily. Please, I will be glad to answer any questions that I can but only during those hours, unless I'm not available.

Rod Grille, Executive Secretary
631-907-9032

FROM the DOCKMASTER



Thus far, 87 members have requested slips at the marina for the 2011 season, while thirty sponsored applications have been received. There are two slips still available for boats 22 foot or less in length although one slip can only accommodate a boat with a 4 foot beam.

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 is 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 the 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.

By the end of June 2011, there are 16 boat slip renters that require a 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.

FROM THE DOCKMASTER . . . (continued)

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 26 kayak racks still available out of the 48 racks to accommodate kayaks/canoes at the marina. In order to track stored canoes/kayaks, the board is again requiring identification (name tag/lot number tag) with the identification denoted on the vessel and application. In addition, the beam of your kayak/canoe must be also listed on the application to assist in making rack assignments. 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 area will be assessed an additional \$35 in racks 1 thru 30, and \$65 for additional rack space in racks 31 thru 48. As the same for boat renters, owners of canoes/kayaks must remove their small vessel from the rack by November 30, 2011.

If you have experienced problems at the Reservation, please inform our secretary Mr. Rod Grille, the Assistant Dock Master or myself. 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. In addition, rack applications can also be downloaded. Access to the CBPOA web site is made by logging on to www.cbpoa.net. The marina rules and requirements for boaters are also posted along with other pertinent marina information.

A free vessel inspection is available from the East Hampton Power Squadron. This examination is to review the equipment required for your boat along with recommendations. It is an effort to promote safe boating on the water. For an appointment call the Dock Master at 631-324-5364.

Again, please note the deadline for filing boat applications to reserve your last year's slip 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. 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.

Will Holmer

COOKING LONG ISLANDS BOUNTY

By Phyllis Mallah

Now that the farm stands are beginning to open and that fierce winter is behind us, let's turn our attention to the other part of Long Island's great bounty, the offerings of the sea. The following recipes feature fish and shellfish. It has always been my credo to cook things quick and simply. You may notice I rarely use more than five or six ingredients - fresh and simple make for the tastiest dishes. One of my all time favorites, in season until the end of June, is the soft shell crab. The second recipe is a fish soup, one my mother used to make. Try it. It's Italian magic!

Crab and Scallop Pasta

2 soft shell crabs
10 bay scallops
3 garlic cloves minced
2 shallots



1/2 cup of white wine
minced parsley
pasta
olive oil (always extra virgin)



Since this dish cooks rather quickly, put up water to cook pasta and when the water boils begin to cook the pasta in the usual fashion. Cover bottom of a pan with olive oil and begin to lightly sauté the garlic and shallots until golden. When the garlic and shallot mixture has caramelized, throw in the cleaned soft shell crabs, turning until the crabs are almost pink. Add wine and allow alcohol to burn off, and then throw in the scallops. Cook lightly for a minute or two and cover pan, shutting off light under the pot. If the liquid at the bottom of the pan dries up, add a little of pasta water. Add cooked pasta to the pan and sprinkle with parsley and drizzle a fine stream of olive oil on top and plate. (No cheese ever on seafood pasta.) I chose a high quality Italian whole wheat fettuccine for this dish.

Fish Soup

1/2 lb. of a white fish	a Yukon Gold potato
3 carrots	a bay leaf
3 stalks of celery with leaves	vegetable water
parsley	olive oil to cover the bottom of the pot
3 or 4 garlic cloves	pepper to taste
a leek	



I chose scrod, but any good white fish will do. Remove all bones. Mince garlic and slice leek finely, being sure to wash the cut pieces of leek. Place in the bottom of the pot and cook till golden. Add carrots cut into small pieces. Do the same with the celery and its leaves. Put in enough vegetable water to cover the vegetables. Add the peeled potato (thinly sliced), minced parsley and bay leaf to the soup and cook. When the vegetables are cooked, add the rinsed fish to the pot and cook until the fish falls apart and stir. I have varied this soup by adding a cup of frozen peas, a parsnip, and the meat of baked acorn squash. On the vegetable water, I store water in the fridge that is left over when I steam vegetables. Makes for a tasty light stock, however you can use packaged vegetable stock. Notice in neither of these recipes did I use salt. Products of the sea have natural salt.



LEN CZAJKA

Resident of Clearwater since 1991. Retired from CITICORP after 36 years of service. Vice-President of CitiBank New York and Vice-President of Citi-Corp.Sales/Marketing Division.

Queens College, Flushing N.Y. 1962 – 1968. Served on East Hampton Contractors Review Board, and currently on Nature Preserve Committee (3rd Term). Treasurer of Maidstone Gun Club

EDITH HOLMER

My husband and I have been residents of Clearwater Beach for 29 years. I have served as Treasurer of CBPOA for the past 7 years. My goals as your Treasurer have been to maintain a balance budget while maintaining and improving the reservation. I hope to continue to serve the CBPOA community as your Treasurer if I am reelected to serve on the Board of Directors.



CARLSON JACOBS

My name is Carlson Jacobs; I was born and have lived here all my life. I enjoy swimming, fishing and clamming in our local waters. I enjoy living by the water and in a community where everyone's main interest is to preserve a healthy, natural way of living.

I have had my own business for fifteen years now. I have been married for twenty years. I have a sixteen year old daughter and a twelve year old son. My family also enjoys living in Clearwater Beach and do their share to maintain that quality of life. I have also been a dedicated volunteer fire fighter for the last two years. I am running to be a part of the CBPOA Board of Directors. I look forward to being able to help protect and preserve our community.

GEORGE LOMBARDI

- CBPOA president from Sept. 2008 to Sept. 2010.
- CBPOA member for the past 23 years.
- Retired Asst. Principal, New York City Schools 32 years.
- CBPOA Board of Directors 11 years.
- Custom Home Builder in East Hampton 24 years.
- CBPOA maintenance for the past 8 years.
- Parking lot, peninsula, and road resurfacing projects.
- Sun shed rebuilding project
- Re-roofing of buildings project.
- Currently liaison with Pond View Security, off duty police patrols at Clearwater.



Long term goals: Improve the quality of life, safety and real value of our reservation and community at large.

STU SELIP

Stu Selip is a 20 year full-time resident of Clearwater Beach, and is a familiar morning sight throughout the year, jogging along our many scenic roads. He appreciates your friendly waves and nods as you drive by. In season, and when not busy managing the IT Strategy consulting organization he founded, Stu stays busy on his sailboat, cycling, or enjoying our beautiful reservation and local beaches. As a member of the CPBOA board of directors, Stu is specifically responsible for handling requests from members wishing to use our reservation for weddings, graduations, and other celebratory affairs.



DAVID WAGNER

My wife Susanne and I have lived in Clearwater for 22 years. We have 4 children and 5 grand children. We consider ourselves fortunate to be able to call Clearwater home. We think it is important to be involved in protecting and improving the quality of life in any community in which you live.

I hold a degree in Hotel and Restaurant Management and from 1964 to 1968 I worked for the New York City Board of Education, Nutrition Services. From 1968 to 1972 I was the Food Service Director at the Herricks School District. In 1973 I formed my own company, Leisure Food Service Management. Leisure employed 500 staff members at 19 Long Island Locations.

In 1992 I decided it was time for a career change and used my experience and resources to form the Senior Residence Assisted Living Communities Co. Senior Residence provided affordable living options for the elderly. At Senior Residence, I designed and built one of the first totally dedicated free standing Alzheimer care facilities in the country. I retired in 2005.

REMEMBER TO FILL OUT
THE ATTACHED
PROXY BALLOT CARD
AND MAIL IT IN
AS SOON AS YOU
RECEIVE YOUR
NEWSLETTER



NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with Article IV, Section 1 of the CBPOA By-laws, the Twenty Eighth Annual Meeting of Members will be held on Saturday, July 23, 2011 at 10:00 AM 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 16th 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 23, 2011.

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 Len Czajka, Edith Homer, Carlson Jacobs, George Lombardi, Stu Selip and David Wagner.

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 member may nominate another in good standing for election at the 2011 Annual Meeting, providing the nomination is made in writing, addressed to the Secretary, and received prior to May 5, 2011.

For the Board of Directors:
Rod Grille, Secretary

YOUR PROXY BALLOT IS ENCLOSED

CLEARWATER BEACH ANNUAL CELEBRATION AND BBQ



July 9th 5:00PM – 8:00PM

Clearwater Beach

Updated Gate Card is required for entrance
(rain date July 10th)

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

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.

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 I, 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.

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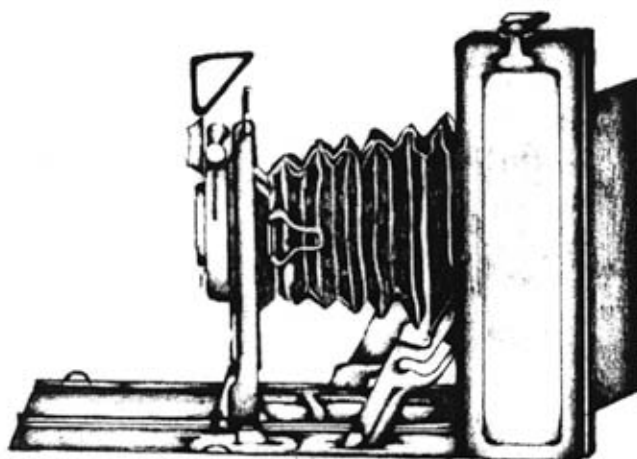
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information: (631) 324-9612

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

In consideration of the permission given by the Clearwater Beach Property Owners Association (CBPOA) for the use of the Reservation Area in order to _____ on _____
Nature of Event Date of Event

_____ hereby agree(s) to all names of people indemnifying CBPOA
indemnify and hold harmless CBPOA, every agent, employee and official thereof against all liabilities, claims, suits, awards or judgements whatsoever which may arise directly or indirectly out of the above activity in favor of or which might be claimed by _____
Names of all signers

Or third parties. It is understood and agreed that this release of claims and agreement to indemnify and hold harmless is a condition precedent and an un-severable part of the permission given by the CBPOA and that the CBPOA was induced to grant such permission by the promise of the undersigned to grant this release.

Name _____
Print all names of signers

Responsible official of organization
With authority to sign.

Signature _____

Date _____

(STATE OF NEW YORK)
(COUNTY OF SUFFOLK)

Today _____ appeared before me _____
Date Names of Signers

Notary Public

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

Certificate of Insurance and Hold Harmless enclosed? Yes__ No__

Rudy Ratsep, dba

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Clearwater Beach Property Owners Association

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