



FALL/WINTER 2021-22

President's Message

Marina Closes November 15



2022 Increased Maintenance Fees

Happy Holidays!!!

Fall Recipe



As President of the CBPOA I am pleased to update the Community on the status of the Reservation as we close our season. We on the Board of Directors sincerely hope that everyone enjoyed the Reservation as much as possible. We regret that the continuing risk of Covid compelled us to cancel several seasonal events, particularly the annual mid-summer picnic (now to be called the Jim Carforo annual summer party), and the children's S'mores party.

But we still enjoyed full use of the Reservation's many amenities:

- the lifeguarded-beach,
- the swim raft,
- the fishing boardwalk at the channel inlet,
- the annual, dredge-enabled navigation of the channel inlet
- the basketball court,
- the picnic area and,
- of course, the boating/paddle craft marina. [132 paddle craft racks and 120 boat slips]
- many families are delighted with our new children's playground swing set, and
- the new bocce court attracts many aficionados. (We now have a set of bocce balls for members' use in a locked, wooden box at the bocce court: the combination is 1,2,3,4.)
- our evening sunset watching remained a daily fave,
- many members joined the twice-weekly "Yoga and Meditation on the Beach," and
- the new instructional course "Women on the Water," each conducted by our new advisor to the Board, Roey Ficaro.
- adviser Judy Freeman arranged three nature walk/lectures.
- many residents celebrated private events at the picnic area, including a couple of weddings.
- and the kids liked the prizes at the snapper fishing contest.

Like so many, we look forward to an even better 2022. As we receive and generate new proposals for events and facilities, the Board of Directors shall apply the same standard when we address any issue: what is in the best interest of the Reservation and the Membership?

We are exploring several improvements for 2022:

1. Converting our mailed, printed publications to digital, with the newsletters posted on the website (CBPOA.net), and sent via email attachment, (while still mailing the printed versions for residents who so prefer).
2. Electronic voting for the annual meeting as well as paper
3. Re-surfacing the entrance parking lot

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4. New plantings bordering that parking lot
5. Awaiting the Town Natural Resources Department resolving the drainage problem at the access path at 233-235 Kings Point Road.
6. Expand the wi-fi "reach"
7. Low "dark skies" lighting for the bocce court
8. Resurface the floating dock walkway
9. Accepting member-donated memorials, such as affixing a plaque on a bench, table or elsewhere, via a process to be announced
10. New recreational amenities t/b/a

As of this writing we await the Fall season, which is so lovely here as the golden autumn light plays on our wooded, green slice of paradise. On that note this newsletter encourages our selling residents to consider sale to the Community Preservation Fund, which offers market value for those who return the land to a vacant, natural state. And I encourage residents and new owners who plan building on vacant lots to minimize their clearing of the trees and bushes and not to take down the maximum allowed by the town code; trees add such beauty and shade and dimension, and they cost nothing because they are already there.

For their time and energy, their talents and skill sets, and their selfless, collaborative dedication to the best interests of the Clearwater Beach community, I thank:

- Our directors George Lombardi, Ken Neary, Gerry Giliberti, Edith Holmer, Fred Kleinsteuber, Stuart Close, Paula Miano, Kurt Miller, Michal Waltz, Leonard Czjaka and Jon Tarbet
- our Secretary Gary Grille and Treasurer Edith Holmer,
- our Advisors Scott Sassoon, Judy Freeman, Nancy Labiner, Roey Ficaro and Steven Sobel, and our Historian Marian Diange, and Handyman Paul Trela, and
- our super-volunteer Roey Ficaro,
- and special thank you to Carlson Jacobs for his drop-everything rush to the Reservation with his front-loader to move our benches, tables and lifeguard stands out of harm's way from the expected Hurricane Henri.

And now I once again take the liberty of sharing the late Jim Carforo's President's message from 2020: *"The days are shorter, the breeze is brisker and the birds depart daily for the southern temperatures but I must say our sunsets are still spectacular. As the holidays near, the Clearwater Beach Board and I extend our warmest wishes for a joyful season sharing time, happiness and traditions with your loved ones."*

Welcome New Homeowners - Fall 2021



Toby Daniels & Elspeth Rountree

Doug Ganley & Wendy Beer

Jacob Metzger & Tiya Lee

Gigi & Savio Mizzi

Michael & Lyanne Oblein

22 S. Dewey LLC

Isle of Wight Trust

John Giarratano & Soo Young Choi

Town of East Hampton (CPF)

Pembroke 73 LLC

*Before commencement of
any new house construction,
please refer to the CBPOA
covenants concerning
construction details.*

from the desk of the

EXECUTIVE SECRETARY

Greetings, and welcome to the fall season.

As life tried to get back to normal this past summer, the Delta variant arrived and seemingly put caution back into the equation.

The beach and marina areas were fairly uneventful this season. The marina was filled with boats and paddle craft by the end of March, and another rack was built to accommodate an additional 18 kayak, paddleboard and canoe applicants on a waiting list. Speaking of the marina, the Board voted for an increase in fees for the 2022 season. Member boater fees will be \$50.00 per foot, sponsored boater fees have increased to \$100.00 per foot, and the rack space fee will be \$100.00 per rack space. You may stack your crafts in one space. All boat slips and rack spaces will be assigned on a priority basis in order of receipt with consideration to those who have had rentals in the previous year(s). Boat applications are generally mailed out around the first week of December to those previous renters. New applicants can visit our website, clearwaterbeachpoa.org (or cbpoa.net), to obtain the appropriate documents. All boaters should return their applications, certificate of insurance, registration and check by February 15th to be considered for a slip in 2022. The same goes for rack space renters, sans the insurance and registration elements.

Due to insurance regulations, unregistered motorized vehicles are not allowed anywhere on the Reservation and especially on the beach. This includes golf carts, mini bikes, dirt bikes, etc. Basically, if the vehicle is not street legal, it is not allowed at the Reservation. There is a sign with the Reservation rules just past the gate and parking lot on the road to the beach. It is suggested that members familiarize themselves with these rules, as failure to comply may result in loss of beach and/or marina privileges.

I would also like to take this opportunity to remind everyone that the maintenance fee was increased by proxy vote at the Annual Meeting of Members on July 31, 2021 by \$30.00. At the beginning of the new year, the Treasurer will be mailing out the 2022 annual maintenance fee invoices which will indicate the new maintenance fee of \$330.00. Prompt payment of this fee is greatly appreciated and is one of the reasons why the Reservation looks as good as it does. Payment will also allow you access through the entrance gate all year round. As of this writing on October 9, 2021, there are 866 dues paying members. 807 are current, 25 are in arrears for one year (\$300), 10 are in arrears for two years (\$600) and there are 24 members who owe three years or more (16 owe more than \$2,000.00). Any owners with unpaid dues for two years or more will have a judgement of lien placed against their property, which carries a \$300.00 legal fee from Suffolk County as well as accrued interest fees.

Beginning with the spring 2022 edition, we will be converting our printed publications to digital, with the newsletters posted on the website, cbpoa.net, and sent via email attachment. On the 2022 invoice, you will find an option to continue to receive the printed version of the newsletter. As well as being a cost cutting measure of paper, printing and postage, the paperless option is better for the environment with regards to trees and landfills.

Finally, please visit our completely renovated website by Clearwater Beach member and Technical Advisor to the Board, Scott Sassoon. The site is clear, concise and very easy to navigate. It can be reached at our new domain name, clearwaterbeachpoa.org or the old way, cbpoa.net will also direct you there.

If you have any questions or concerns, please feel free to contact me any day from 11am to 6pm and I will do my best to help you or connect you with someone who can.

Wishing you all a safe and enjoyable fall and winter.

Gary M. Grille
631-907-9032
cbpoa.net@gmail.com



DAVID CONLON



KNOW YOUR OPTIONS

RENTING OR SELLING?

SCHEDULE A HOME
EVALUATION

Dave resides in Springs with his wife and three children, where he is an active member of Clearwater Beach Community. He is a member of the Springs School Board, a board member for the charitable nonprofit Hoops4Hope, an active parishioner at Most Holy Trinity Catholic Church, and is a volunteer coach for youth basketball and baseball.

He specializes in residential real estate east of the canal.

Licensed Associate Real Estate Salesperson

Cell: 631.603.2819 | david.conlon1@elliman.com | www.elliman.com

FROM the DOCK MASTER

The 2021 boating season is coming to a close. I hope everyone was able to enjoy our beautiful marina and reservation with all the upgrades that have been achieved. The new security cameras worked great and are a big help in trying to make our reservation safe. And the bocce and new playground is a big hit for all.

REMEMBER: Boaters and Kayakers must take responsibility for their vessels.

Prior to a storm or extreme tides and wind, it is important to check your dock lines, especially your spring lines, the lines you tie from the middle of your boat to the pilings, so your boat doesn't hit or get snagged on the bulkhead or ladder and get hung up. We again have had too many issues with that this year. Not only can your boat sink or at the very least get damaged, it also is important to know that the ladder and bulkhead gets damaged to the extent the ladder has to be replaced and the pilings that cannot get replaced stay damaged. I have contacted many boat owners this year to check their lines because of this issue and many have been adjusted but a few calls were ignored or missed. If you need help with your lines or are not sure how to adjust them, our assistant Dock Master or myself can help you. In addition, your boat's bailing system should be checked to insure it is working properly. Most of the boat sinking problems have been attributed to malfunction in pumps and/or batteries. We sent inserts to all boaters on the floating dock explaining that if they have an anchor pulpit, that the anchor has to be stored elsewhere and the pulpit must not impede the walkway. Most boaters complied but others have had to be reminded. Also, before or after a heavy wind, please check your kayak or canoe to make sure it is secure and to make sure it hasn't blown off its assigned spot.

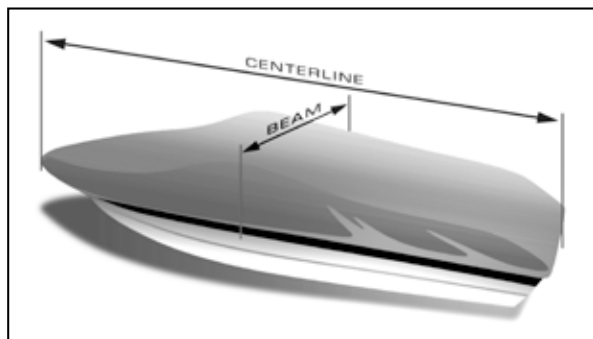
Important Note: This year we encountered a problem with boat owners leaving the dock water on after they left the marina. This can be a potential hazard if the hose that is attached breaks or if the nozzle on the end falls off and water happens to spray in your or your neighbor's boat.

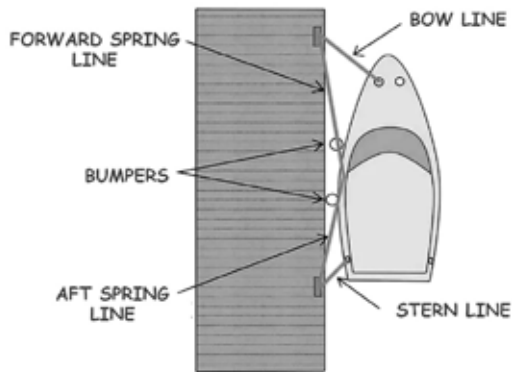
PLEASE SHUT THE WATER OFF AFTER USING AND IF YOU SEE A HOSE ON, PLEASE SHUT IT OFF.

In Mid-December 2021, 2022 season applications will be sent to the boaters who have had a slip this season and those who have requested a boat application. Slip applications and emergency data forms will be available on the Web in mid-December at www.cbpoa.net. Marina Rules and Regulations will also be posted. In addition, kayak rack applications will also be posted on the Web. Community member boat slip fees for the 2022 season have increased to \$50 a foot. Sponsored boat fees also increased to \$100 a foot. The minimum boat slip fee will be for a 20-foot boat. Boaters who desire a slip at our marina must submit a certificate of insurance (COI) and a copy of their boat registration. The COI must indicate marine liability insurance coverage and, in addition, indicate spillage coverage if the boat has permanently installed fuel tanks. It is also required that the COI form denote Clearwater Beach Property Owners Association (CBPOA) as an interested party. No slip assignment will be considered if the above items are not submitted with the boat application. Please send only the COI form instead of the entire boat policy. We have enclosed a sample COI for your review. For community members wanting the same slip assignment for next year, submit your information no later than February 15, 2022.

IT IS STRONGLY RECOMMENDED TO GET YOUR APPLICATIONS IN AS SOON AS POSSIBLE. THE MARINA WAS FULL THIS YEAR AGAIN AND WE HAVE A NUMBER OF NEW RESIDENTS THAT HAVE BEEN ASKING ABOUT DOCKING ACCOMMODATIONS. SO, AGAIN, THE SOONER THE BETTER.

Please take note that although we will make every effort to give you your same assignment as last year it will depend on the accurate size of your boat. What that means is on the application we ask for length and beam size of your boat. If you are not familiar with that terminology it means the width of your boat. This is very important in the decision of where you will be placed, especially if on the floating dock. The floating dock slips are designed for boats with 8-foot beams. We have been squeezing boats in at 8.5 ft if we can, but anything bigger than that will be moved to the hard dock. We will not place any boats larger than 21 ft on the floater anymore, because the dock cannot handle it. We also have a few slips that shrunk a bit due to the resetting of the pilings and bulkhead work so again, take out a ruler if you must and get an accurate measurement so you won't be surprised if you are moved.





Our marina is not getting bigger but the boats coming in are getting larger. We will do whatever it takes to fit your boat, but, unfortunately, some have been turned away.

It is important to note that after all member applicants have been assigned a slip the remaining unassigned slips are assigned to sponsor applicants. In some instances, sponsored boats may be assigned a different slip. Late application filing can also result in a slip assignment change. Applicants with missing information will have their slip assignment postponed with a possible change or no assignment at all. **It is important to note that during the boating season no refund will be provided if a replacement boater can not be found for your slip.** As a reminder, no trailers and/or boats

may be parked overnight on the reservation due to insurance liability. Violators are subject to having their trailer and/or boat removed from the reservation, and the violators will be billed for services performed. Please note, if you see any boat with a problem, please notify the Dock Master, Assistant Dock Master or Secretary. When checking kayaks stored on the racks, I found a few not locked. The board of Directors will be requiring all kayaks/canoes owners to lock their stored vessels.

We will continue the policy of notifying boat owners if their boat is in danger of sinking, but please make sure your application has a phone number where you can be reached. If the boat owner does not respond, we will contact a marine service to pump out the boat. CBPOA will pay the pump-out fee set by the marine service and then bill the boat owner. The boat owner should periodically check the floating condition of the boat, particularly after a rain storm. For boating problems at our marina, please call the Dock Master or Assistant Dock Master.

The number of **kayak/canoe** rental spaces available is now 132 DUE TO THE NEW RACK THAT WAS BUILT THIS SEASON. **The new fee for all racks will be \$100.00 per space.** We are repairing rack spaces from 1 thru 48 during the off-season and they will now all be built as the same size as the others. In order to track canoes/kayaks at our rack storage area, 2021-year stickers with the rack assignment were issued for the renter to place on his/her vessel. I would like to thank the majority of rack renters for complying with our requirement to place our sticker on their kayaks. We are doing this to avoid non-registered kayak owners from using the racks. It is unfortunate that we have experienced problems with intruders storing a kayak on a rack. Vessels with no sticker will be removed from the rack. The owners of canoes/kayaks must remove their vessels from the rack by November 15, 2021.

REMEMBER WHEN USING AN SUP (stand-up paddle), YOU AND YOUR PASSENGER ARE REQUIRED TO HAVE A LIFE VEST ON. MORE THAN A FEW TIMES I HAVE PERSONALLY SEEN ADULTS WITH SMALL CHILDREN PADDLING WITHOUT ANY LIFE JACKETS. ("Swimmies" on the child's arms are not safe on a SUP.) YOU ARE ALSO SUPPOSED TO HAVE LIFE JACKETS ON WHEN ON KAYAKS.

If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Dock Master or Assistant Dock Master. We ask that all boaters review the Marina Rules and Regulations that they will receive with the slip assignment. Check to make sure that you have a copy of your boat registration available to submit with your 2022 application. Some boat renters leave their original registration on the boat during winter storage and have no copy. Your application will not be processed until your registration is received AND THAT MAY CAUSE YOU TO BE LEFT WITHOUT A SLIP.

I would like to thank the members who saw something and said something this season as we had a number of near mishaps. Without a simple call these incidents could have ended up as a disaster. Unfortunately, we have had some vandalism and some things missing from a number of boats this year. We were able to see the offenders on our new security cameras. They were walkers and hard to identify, but the police were notified. So please do not leave expensive fishing poles or any equipment on your boat that can be easily taken. Unfortunately, it's the world we live in now.

Remember all boats must be removed from the marina by November 15, 2021.

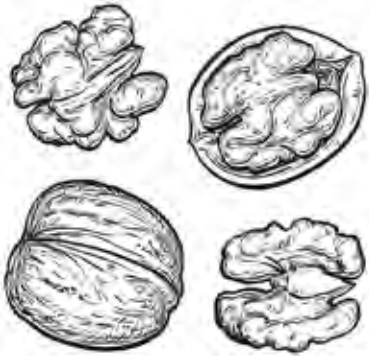
I would like to wish everyone a happy holiday season, stay safe and let's hope next season is even better yet.

Regards,
Ken Neary Dock Master

COOKING LONG ISLAND BOUNTY 2021

By Phyllis Italiano

Looking around at Clearwater Beach's residents, I see many of us are older adults who are in pretty good shape. Our closeness to our beautiful beach and clean air contribute to our health. I suspect we are doing a pretty good job of eating local fresh foods that increase longevity. What's the adage? "You are what you eat."



Olive Walnut Pasta

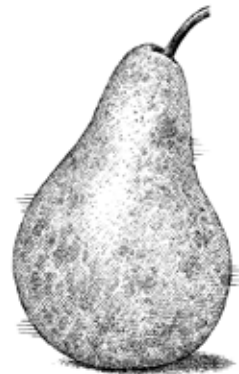
1 lb of short pasta casin cavatelli or fusilli
1/2 cup of olive oil
2 cups of chopped walnuts
1 cup of pitted green olives
a small peeled clove of garlic
Juice of one small lemon or lemon zest
(You will also need a skillet and a pot for the pasta.)

Begin by cooking the pasta in a large pot of salted water. While pasta is cooking stir together the olive oil, walnuts, olives in a skillet. Cook on medium heat stirring frequently until walnuts are toasted. Remove pan from heat and add finely chopped garlic. Season with salt and pepper to taste.

Drain the pasta, reserving one cup of the pasta water. Add the walnuts, olives and olive oil to the pasta adding the saved pasta water (1/2 cup) as needed until pasta is all coated. Stir in lemon juice and zest. Season with salt and pepper as needed

Sweet and Savory Pear Salad

2 tsp. of rice vinegar
1 Tbs. reduced sodium soy sauce
1 tsp. grated ginger
1 tsp. toasted sesame oil
1/4 tsp. honey
1 peeled ripe pear
Salad greens



Wash and dry salad greens. Wisk the other ingredients together. Add sliced pear and spoon over salad ingredients. Mix and toss.

NATURE TALKS & WALKS @ Clearwater Beach

WILDFLOWERS, BIRDS and the FOUR-LEGGED CREATURES THAT LIVE AMONG US

mid-October week of nature talks and walks coordinated by our Land Planning Advisor Judy Freeman

October 10 - native plant walk with Crystal – a nature guide with the South Fork Natural History Society.

We began at the Sun Shed and walked with Crystal while she identified the many natives that border our roadway. You've probably noticed the showy pale yellow silky blooms at the beach entrance – Groundsel. We saw Common Mullen, Milkweed- this protects the Monarchs from being eaten by birds on their journey to the Southwest, Wild Carrot, Marsh Elder, Mugwort and Seaside Goldenrod all growing among the beach peas and beach grasses. There is still some Queen Ann's Lace along the roadside though much has been mowed over.

The colorful berries of Virginia Creeper, Rosa-multiflora, Asiatic and Oriental Bittersweet were seen woven in Cedars & Black Pines where also few bird nests were spotted. Autumn Olives were covered with large red fruits. All will provide a feeding source for birds through the remainder of fall and into winter. Watch out for the Poison Ivy now turning red. Crystal also shared a bit of plant folklore. You might be familiar with Bayberry- clumps of waxy grayish blue berries on low bushes or our larger bushes along the dock. Our forefathers/mothers boiled these down to make tallow candles. Ground Chicory root made a fine coffee substitute and boil Multiflora Rose Hips for a fragrant floral Fall tea



October 13- a talk by our wildlife protector, Dell Cullum. Dell came to our beach from his new home in Western Massachusetts. We met at the sun shed where the Accabonac Protection Committee honored him with the "Friend of the Creek" award. Dell began by recounting his heroic efforts to clean our osprey nests for their newborn in the Spring. He regaled us with his knowledge of the animals who live among us. We learned about their habits, health issues and what to do if we spot an animal in distress: report to Good Friend Medical Center and they will care for the animal free of charge. If you see a deer laying on the ground; call the police. To minimize deer/car accidents drive no faster than thirty miles per hour and you probably won't hit the deer. Critters do not belong in your homes so cover all holes- exposed pipes, chimney - with wire mesh

As for woodpeckers, hanging a few shiny metal objects will keep them away. He noted that there have not been any reports of Rabies out East but there have been a few cases of distemper which can be contracted from standing water that has been contaminated by a diseased animal. Dell emphasized that protecting your property also protects the wildlife. Keeping trees and branches at least 3 feet away from your home. But don't cut down trees - they're essential for providing food and shelter for the animals. We presently have squirrels including some that fly, chipmunks, raccoons, opossums, a few foxes, deer, turkey- but no coyotes. Dell suggested keeping moles and voles out of gardens and lawn areas. Though he now lives 3 hours to our north, he will visit periodically to continue his educational work with the Springs school. His Wildlife Rescue of East Hampton is still active and can be reached at #844.SAV.WILD.



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NATURE TALKS & WALKS @ Clearwater Beach

WILDFLOWERS, BIRDS and the FOUR-LEGGED CREATURES THAT LIVE AMONG US

mid-October week of nature talks and walks coordinated by our Land Planning Advisor Judy Freeman

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And Oct 17, Joe Giunta - treated us to birding He recorded and submitted this account to ebird - Clearwater Beach, Suffolk, New York, US: 15 species- 5 Crow; 2 Tree Swallows; 2 Northern Mockingbirds; 1 House Sparrow; 1 Ruddy Turnstone; 1 Laughing Gull; 5 Herring Gulls; 2 Great Black-backed Gulls; 2 Double-crested Cormorants, 2 Turkey Vultures; 1 Adult Merlin; 2 Eastern Phoebe's, 1 Blue Jay; 5 American Crows; 3 Tree Swallows; and 8 Yellow-rumped Warblers. He recorded 15 species! As we were about to conclude, an adult Bald Eagle presented us with a spectacular flyover!

EAST HAMPTON TOWN LAND PRESERVATION FUND

The Town is interested in preserving land. If you know of a Clearwater Beach property that is for sale or that can be donated you can notify Scott Wilson of the Preservation Advisory Board (621-324-7420). Their Board meets on the 3rd Monday of the month at 3:30pm in the Town Meeting Hall. Also, you can contact the Advisory and/or Planning Board via the Town website (<http://www.ehamptonny.gov/>)



THE HURRICANE THAT WASN'T

Hurricane Henri had us all on our toes stocking up on food and gasoline but we were very lucky that we didn't get the full force of this storm. In quick anticipation of this storm, CBPOA community and board members Ken Neary, Dan Aharoni, Carlson Jacobs and Paul Trela prepared our reservation to confront the worst of the storm and save our community from catastrophic loss. Again, luckily the storm basically passed us by. Many thanks and much appreciation to these men for their excellent work!

CBPOA LIFEGUARDS

Our lifeguard Brodie Schneider won the A Division (14-to-15 year old) Distance Runs event at the United States Lifesaving Associations national tournament last week at South Padre Island in Texas.

Our CBPOA director Jon Tabet placed in several men's events. He won the 50-54 year old men's Beach Run, second in the 50-54 board race and second in the 45-49 Surfboat race. His daughter, and our former lifeguard, Bella Tabet finished third in the Open Paddle Relay, in U-19 competition second Beach Flags, in Open Competition fourth in Beach Flags, third in the 4-by-100 relay. Jon's son Nate Tabet won Ironguard in the C Division (9-to-11 year old) and also won the Swim Relay.

HELLO NEIGHBOR



Clearwater Beach - HOME to us, too! Having listed, sold and rented many homes in our neighborhood, we know the value and unique qualities of properties here best. If you are considering renting or selling, NOW is an ideal time — and who better to entrust your home to than a neighbor, who will guide you through the process seamlessly.



WE ARE HERE TO WORK WITH YOU.

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MONTAUK
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MATTITUCK
631.298.0600

GREENPORT
631.477.5990

TOWNANDCOUNTRYHAMPTONS.COM

Women on the Water . . . WDW

WoW is a Club for women who love to be on the water with any type of vessel...Boat, Kayak, Paddleboard etc. Or any woman wanting to learn and practice and maybe one day find the right vessel. All that's needed is love of the water and interest.

**Meetings will take place bi-weekly
where we plan adventures and safety courses.**

Questions and/or to join email:
Roeyficaro@gmail.com



Clearwater Beach Sunset Yoga



OPEN AIR YOGA CLASSES ON CLEARWATER BEACH HAVE BEGUN!

**SUNSET YOGA & MEDITATION
TUESDAYS 7-8PM & FRIDAY MORNINGS 11-12PM**

By donation, BYO Mat
All levels welcome. Questions or to join email:
Roeyficaro@gmail.com

Clearwater Beach Property Owners Association

The Springs, East Hampton, New York

HOME FORMS OFFICERS/CONTACT NEWSLETTERS MINUTES



Check out the CBPOA WEBSITE! www.cbpoa.net

WE HAVE UPDATED OUR SECURITY CAMERAS AND WIFI

Playground



and Bocce



Welcome to our new bocce court recently installed at the Clearwater Reservation along side of the new playground. Our Board has worked diligently towards making this area fun for both adults and children.

In order to keep our bocce court in proper condition, we ask that it be used for bocce only. Running on the surface and on the sideboards may damage the court. The surface of the court has been carefully leveled to ensure proper rolling. Players can bring their own Bocce balls or they can use the balls CBPOA has supplied. They are locked in a box next to the court. Lock Combo is: 1234.

We have also replaced one of the adult swings with a new child swing so we now have two child swings and two adult swings

We hope that you enjoy these two new additions and that it brings you and your family many fun hours.



Time to sell? Call RCL.

Ryan Christopher Lang



Here to help with:

- Selling your current home
- Finding your next one
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- Seasonal accommodations
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Ryan Christopher Lang

Douglas Elliman

Licensed Real Estate Salesperson

631-809-2569

ryan.lang@elliman.com

 Douglas Elliman

Special Offer for the CBPOA COMMUNITY

Propane Depot will set up a landing page on our website ie: propanedepot.com/clearwater which will summarize the benefits offered to the community and allow them to request a quote from us.

- A special promo code "clearwater" will be set up for the residents that live in the community offering \$.15 per gallon discount off of our regular great pricing for as long as they have the account with us.

- For every account that signs up in the community using the promo code "clearwater" between May 1st, 2021 and December 30th, 2021, Propane Depot will contribute \$50. per signed account to the community fund. This will be paid quarterly. At the end of this year this benefit will expire as its purpose is to be an additional incentive to sign up with us at this time period.

- All residents will be eligible to receive our referral reward program which currently entitles them to \$25-50 per client they refer whom signs up for our Smart Fill service.

This individual is eligible to select the reward in the form of an account credit or a VISA gift card. See our website for details (program subject to change and will be same as offered to all clients): <https://propanedepot.com/referral-program/>

www.propanedepot.com (P) 631-400-7283



SUN COUNTRY LANDSCAPING & MAINTENANCE (631) 324-8701

SunCountryLndscp@aol.com

Operated & Owned by Carlson Jacobs
C.B.P.O.A. Resident ✦ Established since 1996
Licensed and Insured ✦ FREE Estimates

LAWNS

- ✦ Mowing & Maintenance
- ✦ Seeded and Sodded installations

TREES & BUSHES

- ✦ Plantings
- ✦ Pruning & removal
- ✦ Bucket Truck Service

CLEAN UPS

- ✦ Spring
- ✦ Fall

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onthewater1165@gmail.com

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- Bimini Top
- Cushions
- Ice Box with cushion
- Rod holders
- Anchor
- Drift sock

New Reservation Usage Agreement

The reservation and picnic area can be reserved for parties and events. There is a revised "Property Usage Permit Agreement" document that is now used for reserving the reservation area for CBPOA member events. As in the past, contact Gary Grille at 631 907-9032 (CBPOA.net@gmail.com) and he will help organize your event, set your date and send you the agreement documents. (This document will also be available for download via the www.CBPOA.com web site.)

Please note that there are no events scheduled for 2021 as of this writing. But this may change depending on the changes in East Hampton town protocols. Currently no town permits are being assigned

FOR SALE BY OWNER

APPROXIMATELY HALF-ACRE LOT IN EAST HAMPTON
(CLEARWATER BEACH. 17 FENMARSH ROAD)

Private Beach. . . . Private Marina
\$365,500 negotiable

Call Chris
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cmurad@optonline.net

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& Management

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631.278.6422

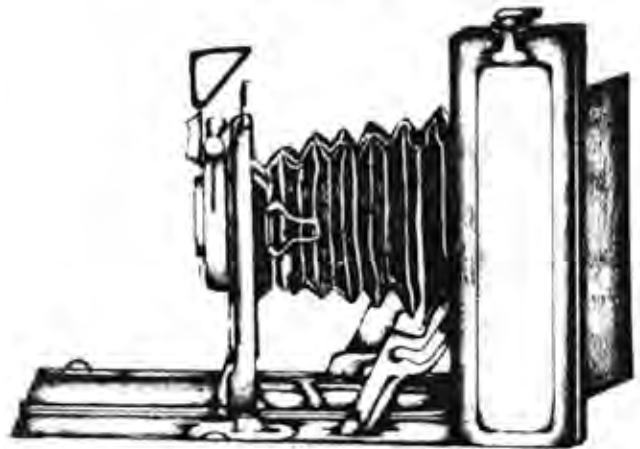
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- Does your home satisfy your present needs or are you ready for a house makeover?
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- We will obtain Building Department approval & help you select the right contractors.

email me for a consultation:

judyehampton@gmail.com

East End Photographers Group (est. 1988)



eastendphotogroup.org

information: (631) 324-9612

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Beth Felsen
917.817.8203



Kammy Wolf
516.380.3401
KAMMYANDPHELANWOLF.COM



Nola Baris
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Clearwater Beach Property Owners Association, Inc.
Covenants and Restrictions

DECLARATION OF COVENANTS AND RESTRICTIONS made by Walter C. Hewitt, James P. Amaden, Lester Feinstein and East Hampton D. & E. Inc., dated 5/22/57 recorded 6/4/57 in Liber 4309 cp 405

WHEREAS The Developers are the owners of a tract of land situated near Fireplace in the Town of East Hampton, County of Suffolk and State of New York, which tract of land has been subdivided in accordance with a certain map entitled, "Map of Section No. 1 of Clearwater Beach, situate Fireplace, Town of East Hampton, Suffolk County, New York, dated 5/3/1957" and filed for record on 6/4/1957, in the office of the County Clerk of Suffolk County, Riverhead, New York as Map No 2715; and

WHEREAS, The Developers desire to make this Declaration setting forth the reservations, restrictions, covenants, conditions and agreements, subject to which the property shown on said map is now held and shall be sold and conveyed.

NOW, THEREFORE, The Developers declare that all the property shown at subdivided on said map above referred to is held, and shall be sold and conveyed by the Developers, subject to the reservations, restrictions, covenants, conditions and agreements hereinafter set forth, to wit:

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or live-stock other than domestic pets.
- *2. No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.
4. No lot shall be divided or sold except as a whole without the written consent of the developers.
5. No advertising signs, trailers, tents, outside toilets or temporary buildings shall be permitted on any lot.
6. The owners of all lots in said subdivision shall have the perpetual right, in common with others to pass and re-pass on foot over and upon the strips of land designated on said map as "Foot Path to Beach", running from Kings Point Road to the shore of Gardiner's Bay.
7. The owners of all lots in said subdivision shall have and enjoy for use in common with others, the equal right and privilege to use and enjoy as a bathing beach that portion of the beach designated on said subdivision as Beach Reservation" which said "Beach Reservation" shall be for the common use of the developers, their grantees, and the grantees of the owners.
8. The developers reserve the title in fee to the beds of the roads and streets, for the purpose of dedication of same to the Town of East Hampton and for the installation of all utilities and easements therefore without the consent of any grantee.
9. All sewage disposal and water supply systems shall be constructed in accordance with plans approved by the Suffolk County Realty Department on the subdivision map filed herewith.
10. The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, assigns and successors.

*Please send building plans to Gary Grille for review.

11. Nothing herein shall be construed to impose upon the developers of their successors in interest, any obligation to restrict in any manner any other property now or hereafter owned by the developers.

Addition to Covenants and Restrictions dated July 31, 2004

NOW, THEREFORE, the ASSOCIATION declares that each individual parcel of property shows as subdivided on said maps above reference to is held, and shall be sold and conveyed by each and every member of the ASSOCIATION, subject to the reservations, restrictions, covenants, conditions and agreements set forth, to wit:

1. No homeowner or tenant shall permit the presence on a parcel within Clearwater Beach of more than one motor vehicle of any type or kind that shall not be duly registered with the Department of Motor Vehicles of any one of the fifty states of the United States unless said motor vehicle is either stored in a garage or duly covered with a tarp or other suitable cover.
2. If the violation shall continue unabated for a period of more than 10 days after the ASSOCIATION shall have notified the owner or tenant of the violation in the writing directed to the owner's or tenant's last known residence as carried on the books and records of the ASSOCIATION, said owner or tenant shall be deemed to have consented to the ASSOCIATION, taking any action that may be appropriate under the laws of the State of New York to cure the violation at the sole cost and expense of the homeowner or tenant as the case may be. The costs and expenses that may be incurred shall become a lien on the property and may be enforced in accordance with laws of the State of New York.
3. The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, assigns and successors.

TO ALL PROPERTY OWNERS:

Before commencement of any new construction or renovations, please be sure to have your architect and builder carefully check that your certified site plan complies with our covenants & restrictions. Below are the sections of the CBPOA covenants & restrictions pertaining to construction & setbacks from all property lines. Please be reminded that the setbacks set forth in CBPOA's covenants & restrictions differ from those imposed by East Hampton Town Building Department.

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or livestock other than domestic pets.
2. No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.
4. No lot shall be divided or sold except as a whole without the written consent of the developers.



TOWN OF EAST HAMPTON

ORDINANCE ENFORCEMENT DEPARTMENT

PUBLIC SAFETY DIVISION

300 Pantigo Place, Suite 111A

East Hampton, N.Y. 11937

Phone (631) 324-3858 Fax (631) 329-5899

Patrick J. Gunn, Esq.
Public Safety Division Administrator

Elizabeth A. Bambrick
Director of Code Enforcement

COMPLAINT FORM

Please fax, mail, or hand deliver this form to the above address

LOCATION OF ALLEGED VIOLATION

Street # _____ Street Name _____

Hamlet _____, Town of East Hampton, Suffolk County, N.Y.

Name of Individual(s) / Business (if known) _____

Name of Owner (if known) _____

DESCRIPTION OF COMPLAINT – SPECIFIC OBSERVATION(s)

Use additional paper if necessary

BEST TIME(s) AND DAY(s) TO OBSERVE VIOLATION : _____

REPORTING PARTY

Name: _____ Phone Number _____

Address: _____

I am willing to give a sworn statement if necessary ☐ YES ☐ NO

AFFIRMATION

I affirm that the information provided in this complaint is accurate and is based on my personal observation(s).

X _____
Signature Print Name Date

Office Use Only

Date Received _____

Complaint # _____

Inspector Assigned _____

Ack. Form Sent _____

Action Taken Form Sent _____

BENNETT MARINE LLC

Boat Haul, Store & Repair

Glenn Bennett, Owner

40 School Street
East Hampton, New York 11937

(631) 324-4772 Day

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 are:

Full Page: \$200.00 (7.5 X 10")

vertical or Half Page: \$100.00 (7.5" X 4.75")

horizontal Quarter page: \$75.00 (3.75" X 4.75")

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 31st. Note: Any change in text or size of ad must be first forwarded to the Secretary, Gary Grille (gmagilla@aol.com or PO Box listed below.

**Please fill out and send with payment to.
C.B.P.O.A, PO Box 666, East Hampton, NY 11937**

Send finished pdf file to: ggiliberti1@optonline.net

Advertiser's name/company _____

_____page ad. . . Payment_____.

Ad to be repeated as in last issue: (yes / no. _____

Sign _____

Address _____ Telephone# _____

Email: _____



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WiFi HAS BEEN SET UP FOR THE RESERVATION.
YOU CAN NOW USE WiFi WITH YOUR PHONE
OR LAPTOP WHEN ON RESERVATION GROUNDS.
LOOK FOR "clearwaterbeach" IN YOUR DE-
VICE'S SETTINGS AND CLICK ON IT.

Password: **membersonly**

**Winter is a Lovely Time
in Clearwater Beach.**



**Enjoy
The Holidays**



MONTERPA01

ALIZON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/5/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: PHONE: (A/C, No, Ext): E-MAIL: ADDRESS:	FAX (A/C, No):
INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A:	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY					
	CLAIMS-MADE	OCCUR				EACH OCCURRENCE \$
						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
						MED EXP (Any one person) \$
						PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$
	POLICY	PRO-JECT	LOC			PRODUCTS - COMP/OP AGG \$
	OTHER:					\$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO OWNED AUTOS ONLY	SCHEDULED AUTOS				BODILY INJURY (Per person) \$
	HIRED AUTOS ONLY	NON-OWNED AUTOS ONLY				BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB	OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	CLAIMS-MADE				AGGREGATE \$
	DED	RETENTION \$				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N				PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$
A	Yacht Policy	X		4/16/2021	4/16/2022	Liability 300,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

1989 17' Boston Whaler Montauk

HIN: BWCM57731889

Clearwater Beach Property Owner's Association is listed as additional insured. Certificate holder is an additional insured on this policy, but only as their interest may appear in the vessel described herein and for the liability arising out of the negligence of the insured

CERTIFICATE HOLDER

CANCELLATION

Clearwater Beach Property Owner's Association PO Box 666 East Hampton, NY 11937	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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Clearwater Beach Property Owners Association

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East Hampton, New York. 11937

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