



SPRING 2022

## President's Message

**Marina Opens  
April 15**

**Reservation  
News**

**Spring Recipe**

**EARTH DAY  
April 22, 2022**



**Mark These  
Dates**

**April 10, June 26,  
July 9 & August 7**

**Happy  
Spring!!!**



### ***ARE WE FINALLY BACK TO NORMAL ??***

Dear Fellow Residents

We on the Board of Directors hope you had a pleasant and safe winter and, with fingers crossed, we are hoping to once again enjoy a normal Summer at Clearwater Beach.

*We have resumed our monthly meetings and are preparing the Reservation for a busy season.*

***So let's start with the best news: the Annual Summer Picnic is back  
Saturday, July 9th, at 4:00 pm !***

Barring changed health conditions and regulations, of course, we plan to resume most of the Covid-cancelled events and to continue many of the newer events and facilities:

Among the facilities, events and activities this year are:

- Secretary Gary Grille and Director Jon Tarbet handle the requests for private party reservations of the green-space/picnic area, pursuant to our rules and application form
- the children's playground
- the pro bocce court (with night lights)
- Bocce leagues for men, women and couples, to be organized by volunteer Roey Ficaró
- the picnic area and child-size picnic tables (with night lights)
- the (now-expanded) Wi-Fi network, for the use of members only.
- The Marina opens April 15th for 120 boat slips and 156 paddle-craft racks, and with 24 new pilings to replace the old ones
- One portable toilet will be installed at the marina April 15 and two at the beach entrances by May 15.
- Our weekend security, trash pick-up and lawn care services are signed up and ready to go
- Debris on beach to be cleaned by the end of March
- Beach benches and picnic tables to be returned in late April
- Swim raft and ropes to be installed mid-June
- New steps to the east beach



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SCOTT SASSOON  
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- Five new whiskey barrel planters are replacing the old ones
- Commemorative plaques on benches and tables to be available for purchase by members
- sand grading on the west beach in mid-June
- Our wonderful handyman, Paul Trela, has been trouble-shooting all Winter and is ready for this coming season
- Roey Ficaro's sunset yoga-on-the-beach sessions
- Roey's women's boating club
- Story-telling sessions by volunteer Steve Sobel
- Nature education organized by volunteer Judy Freeman: April 10- Birds and Beach walk; June 26- preparing for pollinators; August 7- Seining
- Full use of the basketball court
- A replacement picket fence behind the basketball court
- Full use of the fishing channel
- Lifeguard squad: this year we are fortunate that our director Jon Tarbet, who is also the longtime lifeguard director for the Town's junior lifeguards, has volunteered his expertise and time to manage our lifeguard squad
- Lifeguarding will resume June 25 and on the west beach only
- Jon is accepting lifeguard applications. Clearwater residents are always favored.
- the children's fishing contest t/b/a
- the children's S'mores night t/b/a
- the always-popular evening sunset watching
- our website is up and running, thanks to volunteer Scott Sassoon
- Roey Ficaro will manage our new Facebook page: thanks again to our wonderful volunteer
- And others that may arise

Please remember that any community announcements will be sent out via Mailchimp so keep a lookout on your email for Mailchimp messages from CBPOA. Members of the community are encouraged to provide suggestions, which will be reviewed and discussed at each Board meeting.

Our CBPOA board is comprised of volunteer directors and advisers who give of their time and best judgment to keep our neighborhood and beach/marina reservation in the inviting condition that it's in. We meet at 4:30 p.m. on the first Monday of each month, except in January and February, currently via ZOOM, open to all members, and we are open to new ideas for the Clearwater community.

We thank all of our directors and volunteer advisers for their generous contributions of time, energy and expertise.

Longtime Director Stuart "Skip" Close resigned. We thank him for his many years of dedicated service. Fortunately, Stuart has agreed to stay on as an Adviser. We welcome his expertise and judgment.

It is always important that we work together as a community. The Golden Rule is still the best guide to living among others. Please take care while driving in the Reservation and in the overall Clearwater community

We wish you a happy and healthy 2022 season at Clearwater Beach, Best wishes,

*from the desk of the*

## EXECUTIVE SECRETARY

Greetings, and welcome to springtime in Clearwater Beach. I hope you had a healthy and enjoyable winter. All of us are looking forward to the warmer weather and outdoor recreation. With that in mind, you may find the following to be informative and useful.

**--MAINTENANCE FEES** --We have more than 860 members of CBPOA, but approximately only 670 members have paid up to this point. If you have not already paid your maintenance fees, please do so at your earliest convenience. Your annual dues are vital to maintain the entire reservation area: walkways, beach, marina and picnic/field areas, etc. Please separate the bottom portion from your invoice and refrain from using staples or paper clips. Also, keep in mind that failure to pay the yearly dues for more than two years in a row will result in having a lien placed on your property. A lien attached to your property will appear in a title search and prevent the transfer of ownership until all past maintenance dues, legal fees and interest are paid. A lien may also adversely affect your credit rating.

**--GATE CARDS** -- All previously issued gate cards are active and will remain so as long as your maintenance fee is paid by May 1, 2022. If your fee is unpaid after that date, your cards will be deactivated. This process could potentially be very time consuming depending on the number of deactivations, so please do not wait to pay until after May 1st and expect an instant reactivation of your cards.

**--NEW SECURITY CAMERA SYSTEM AND IMPROVED WIFI** -- Both were installed in February 2021 and are fully operational. The new wifi is password protected, but it is an unsecured network, so be careful as to what business you conduct when using it. The password is **membersonly**. The security video camera system can be accessed by certain members of the Board, so if you have a problem, please contact one of us, and we will do our best to help.

**--WEBSITE** -- The CBPOA website has been updated and may be accessed using the new website url: [www.clearwaterbeachpoa.org](http://www.clearwaterbeachpoa.org). The website contains all the boating and kayak applications, information and instructions, as well as the updated Corporate By-Laws and the Association's Covenants & Restrictions.

**--WOULD YOU LIKE TO JOIN THE BOARD?** -- According to Article V, Section 2 of the CBPOA by-laws, all candidates must be in good standing with membership fees being current and submit to the Board, in writing, his/her intention to run for election by May 15th of the year running. We currently have ten Directors on the Board and may have a maximum of twelve. The election for Directors is held by proxy ballot and at the annual meeting in July where votes are tabulated. We typically have meetings every month from March to November at the workshop, which is the building on the right after you pass through the gate at the Reservation, although in the past couple of years meetings have been on Zoom due to COVID-19. I send out an email notification to all members for whom I have email addresses about a week ahead of meetings, which are generally on the first or second Monday of the month depending on the Directors' schedules.

If you have any questions or concerns, please feel free to contact me any day from 10am 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 spring and summer.

**Gary M. Grille**  
*Executive Secretary*  
631-907-9032 (call or text)  
[cbpoa.net@gmail.com](mailto: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

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# FROM the DOCK MASTER

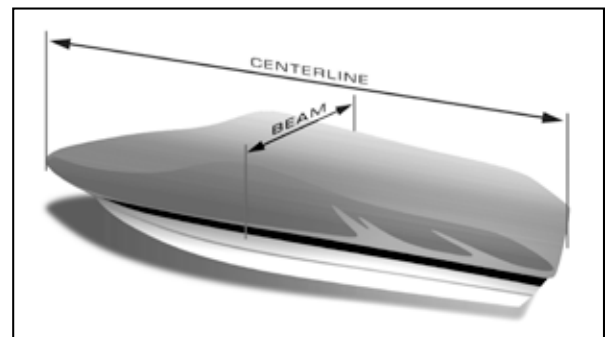
The 2022 boating season is about to begin. This year the Marina will be opened by April 15. We dredged the inlet this year in December as our permits required. Our maintenance man Paul Trela resurfaced the floating dock and is also going to replace the old water lines on the floating dock. Thanks Paul. The ice eaters to protect the pilings from lifting due to freezing water worked great again this year, and I want to thank Chris Scola for his tireless efforts in maintaining and installing them for us. Again, great job!!

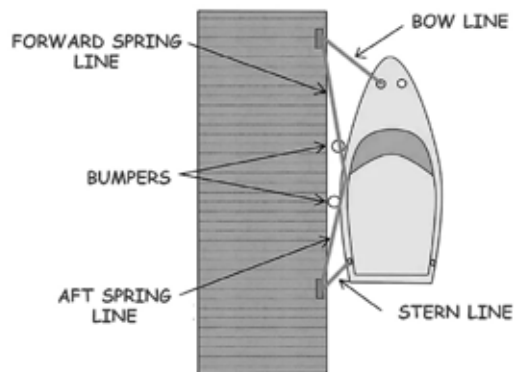
As of March 5, 2022 we have limited slips available on both the bulkhead and floating dock. We had a number of new members apply and receive dock slips which means we had to turn down some sponsors. We went by seniority and location to try make it as fair as possible. A few applicants requested a slip change from last year, and their request will be honored if possible. No reservations are considered until all required paper work is received. Due to our priority assignment system, applicants with missing data were notified of their missing data and received a lower priority because of late completion of their application. Again, an E-mail address request was made this year to boat applicants with the intent to communicate pertinent information about marina operation. Once again, this year members/sponsors can complete their applications on a computer. More applicants are taking advantage of filling out the form on the computer. I would like to thank those for doing so. It is a lot easier to read the computer completed form than trying to read the written data. This past boating season, it has been observed by several boaters that a few slips had been unoccupied. If you do not plan to utilize the slip let some other boater request the slip. CBPOA will provide a refund on a prorated basis providing the slip is rented to someone else. The board has voted that non-utilized rented slips will be available to someone else next season. 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 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. In addition, boats that have permanently installed fuel tanks must have spillage coverage designated in the COI. The COI is a one page "ACCORD" document outlining the insurance coverage including spillage, if required, and CBPOA as interested party. Your insurance agent should be familiar with this document. Remember, a copy of the boat registration is also required before a slip assignment will be provided. Several applicants provided a valid registration that will expire when the marina is opened. We require that a copy of an updated registration be provided before receiving a slip assignment. Most boaters had no problem meeting the CBPOA requirements and honored our request to only send the COI form instead of their entire boat or home owner's policy. Our policy of notifying boat owners if their boat is in danger of sinking or loose dock lines will be in place. If the boat owner does not respond, we will contact a marine service to pump out the boat and or retie your boat at a cost to the boat owner. CBPOA will pay the marine service for the pump out and to retie your boat 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, boat owners should periodically check the floating condition of their boat particularly after a rain storm.

**All dock lines should be secure so that your boat does not bang on the pilings and ladder. All spring lines should be adjusted so your boat doesn't get hung up on the dock or ladder which we had happen again last year. You must check at both high and low tides. If you are called to adjust your lines please do so. It means we looked at what was going on, and it has to be addressed. Do not ignore the call as I had happen last year. If the problem is not fixed, or the call is ignored, you will be charged if we have to call someone to retie your boat and if any damage is done to the dock, ladder or pilings. Any fines imposed by the DEC in the case of a sinking boat will be the responsibility of the boat owner so PLEASE check your boat periodically.**

**REMEMBER ALL BOATS/ KAYAKS SUP'S CANOES MUST BE REMOVED BY NOVEMBER 15, 2022**

Rack applications may also be filled-out and downloaded on the computer. As of 03/05/2022 we have 45 rack spaces available. Mostly top are left because we repaired and extended the rack. We added 24 more racks this off season. Kayak/canoe identification will be the same this year as last year. Renters will receive two assignment stickers to be placed on their vessel front and back. Please place the stickers where one will be seen while the vessel





is in the rack. **Vessels with no sticker will be removed from the rack. Please secure your kayak and or SUP at the rack so we don't have anybody using someone's that does not belong to them.** It is important to indicate the beam of the kayak/canoe on the application, so an appropriate rack assignment can be made. It is suggested that kayak/canoe users get "Paddle Smart" and take a safe boating course in handling a canoe or kayak.

**Last season boaters were observed in the swim zone at CBPOA. This is a violation of New York State Boating Law, and persons can be fined if caught. No boats, kayaks, paddle boards or rafts are permitted in the defined swim zone. Also, we had a few instances of people swimming and boarding their kayaks near the boats in the marina. THIS NOT SAFE.**

**AND IT IS AGAINST THE RULES. SO PLEASE USE COMMON SENSE.** If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Assistant Dock Master or myself. This should be done within a few days. We ask that all boaters review the Marina Rules and Regulations which they will receive with the slip assignment. For those who are unaware of our CBPOA web site, boat slip and rack applications can be filled-out and downloaded in mid-December of the prior year. You must make sure to download the application and the emergency data form and have a current copy of your vessel's registration. 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. Again, please note that securing last year's boat slip, the deadline for filing an application is February 15.

#### **SAFTEY ALERT: BRIANNA'S LAW**

ALL OPERATORS OF MOTORIZED WATERCRAFT IN NEW YORK STATE, INCLUSIVE OF ALL TIDEWATERS BORDERING ON OR LYING WITHIN THE BOUNDARIES OF NASSAU AND SUFFOLK COUNTIES MUST COMPLETE A STATE APPROVED BOATING SAFTY COURSE.

##### **PHASE-IN SCHEDULE**

- IF YOU WERE BORN ON OR AFTER 01/01/1993 YOU MUST COMPLETE A COURSE BY 01/01/2020
- IF YOU WERE BORN ON OR AFTER 01/01/1988 YOU MUST COMPLETE A COURSE BY 01/01/2022
- IF YOU WERE BORN ON OR AFTER 01/01/1983 YOU MUST COMPLETE A COURSE BY 01/01/2023
- IF YOU WERE BORN ON OR AFTER 01/01/1978 YOU MUST COMPLETE A COURSE BY 01/01/2024
- ALL OPERATORS OF MOTORIZED WATERCRAFT MUST COMPLETE A COURSE BY 01/01/2025 REGARDLESS OF AGE.

**New York law requires that all children under 12 years of age wear a USCG-approved Type I, II, or III PFD while on board any vessel less than 65 feet in length (including canoes, kayaks, and rowboats) unless they are in a fully enclosed cabin.**

##### **FOR SUP'S WHICH ARE CONSIDERED VESSLES BY THE USCG**

1. **PFD (Personal Floatation Device)**
2. **Sound Producing Device**
3. **Navigation Light - if on the water after sunset**
4. **Visual Distress Signal (VDS) - subject to SUP length and time of day**

To all boaters remember steady and slow wins the race. If you are new to boating or not and are having trouble docking going SLOW in and out is much safer then revving your engine and slamming from forward to reverse to correct yourself. All that does is make for a potential injury to someone who is trying to help by putting a hand out to push off a piling or another boat or vessel. Another thing is we all have to remember we have a lot of open water on the bay with plenty of depth. So if you see a boater fishing or skiing or just hanging out try to do the safer thing: Do not go by within an arm's length, because anything can happen, and it's better to be safe than sorry. To the boaters on the floating dock we sent out a separate letter in your assignment in regards to how we want you to tie your boat up. No anchors or anchor pulpits to impede the walk way. Please read carefully, and if there is any question please call me and I will explain.

Have a safe season, **Ken Neary Dockmaster**

# COOKING LONG ISLAND BOUNTY 2021

*By Phyllis Italiano*

Looking around Clearwater Beach, it's pretty obvious that we are not a bunch of twenty year olds living in our beautiful community. As we age we are aware of how important our diet contributes to our general health and well-being. The recipes that follow are designed to augment those goals.

## Turkey Chili

1 red bell pepper chopped  
2 small or one large onion chopped  
4 cloves of garlic minced  
1 lb. of organic low sodium kidney beans  
1 package frozen sweet corn defrosted  
2 15 oz. cans of diced tomatoes  
1-cup of defrosted corn kernels and  
broth to cook meat

### Spices

2 teaspoons dried oregano  
2 teaspoons cumin  
1-teaspoon ground cinnamon  
1/4 teaspoon cayenne pepper  
1/2 teaspoon turmeric  
2 teaspoons paprika  
Salt and Pepper to taste  
(Adjust spices while cooking)  
Olive oil to cover the bottom of the pot



Add garlic (minced), onions, and chopped red bell pepper. Cook until soft, stirring frequently. Add ground turkey, breaking the turkey in the pot. When turkey is no longer pink, add spices. Rinse beans well and add to turkey and then add the corn and broth. Stir well, bringing to a quick boil. Reduce heat to medium low. This can cook for a while. Adjusting spices to taste. Top dish with shredded cheese, freshly squeezed lime juice, sour cream and fresh cilantro.

## Green Beans & Onions

1 lb. of green beans, washed and stems removed  
2 or 3 shallots, cleaned and chopped into small pieces  
Olive oil to cover bottom of pan  
Broth



Cover the bottom of the cooking pan with olive oil. Wash fresh green beans removing any stems. Break beans into two-inch pieces. Cook shallots and garlic in olive oil. Add green beans when shallots are soften. Add broth and stir frequently. Cover pot and shut off heat, Allow beans to steam adding broth as needed. Salt and pepper to taste. Serve as a side dish with turkey chili.



# RESERVATION NEWS

While winter is a quiet and peaceful time on the Reservation, we look forward to the busy summer season ahead. Below are a few updates of ongoing activities as the Reservation prepares for summer, along with a preview of summer events.

## RESERVATION UPDATES:

- Picnic table lights will be on timers and electrical outlets will be installed at all the picnic tables. Now your cell phone can be charged, and we are 'Go Green' with the timers preventing the picnic table lights from being on 24 hours. LED lights will also be installed by the Bocce court, in anticipation of Bocce games after sunset.
- The playground is just a year old and is being prepped for lots of action.
- Kayak racks have been replaced and expanded and are waiting to be filled with a rainbow of kayaks and paddleboards.
- Brush is being removed, and the landscaping is being cleaned up in preparation for summer flowers.
- New gravel and new flags are being installed for some additional summer touch-ups.
- The lifeguard stands are ready and waiting for June, and we look forward to bringing out the floating dock and to hearing the sounds of splashing and laughter.

And please mark your calendars for the following activities on the Reservation this summer. If you have ideas for other activities or would like to get involved with planning, you may contact Roey Ficaro, the CBPOA Board Activity Adviser. Roey can be reached at [roeyficaro@gmail.com](mailto:roeyficaro@gmail.com).

## ANNUAL SUMMER BARBEQUE

We had to cancel this special event the past two years, but we hope to host it this summer on Saturday, July 9. Save the date!

**NATURE WALKS & TALKS WITH THE SOUTH FORK NATURAL HISTORY MUSEUM & NATURE CENTER (SOFO)**  
We've had some wonderful educational nature events with SoFo over the years. This summer's events include:

**April 10, 10am - Birds and Beach walk**

**June 26, 10am – Noon: Preparing for Pollinators**

**August 7, 10am – Noon: Seining**



## YOGA

Roey Ficaro will resume the magical sunset yoga sessions on Tuesday evenings beginning May 31 as well as morning yoga sessions on Fridays at 10am beginning **June 3**.



## Women on Water (WoW)

Roey will also be organizing The WoW group again this year and will have a kick-off meeting in May. Anyone interested in joining can contact Roey at [roeyficaro@gmail.com](mailto:roeyficaro@gmail.com).



### BOCCE LEAGUE

If you are ready to show off your bocce skills this summer and would like to participate in a bocce league, please contact Roey at roeyficaro@gmail.com. If there is enough interest, we will get a league going!

### Story Salon East at Clearwater

Steve Sobel moderated this storytelling event for three years, first at the East Hampton Library and then at Ashawagh Hall. In our little corner of the world, we have some fabulous storytellers! With a seven-minute limit, people tell a story. Seven people "telling" for seven minutes, and you've got an hour of midweek fun. Dates and time to follow soon. Anyone interested in participating can contact Steve at N327WT@optimum.net.



### S'mores Night and Children's Fishing Contest

More details to be shared!

***As the days get longer and the setting sun moves closer to Shelter Island, you can almost feel the warm salty air on those long summer days and nights. We are lucky to share such a special place and community. See you on the Reservation this summer!***

## EARTH DAY - Friday, April 22, 2022

Ever wondered how Earth Day started? This observance arose from an interest in gathering national support for environmental issues. In 1970, San Francisco activist John McConnell and Wisconsin Senator Gaylord Nelson separately asked Americans to join in a grassroots demonstration. McConnell chose the spring equinox (March 21, 1970) and Nelson chose April 22. Millions of people participated, and today Earth Day continues to be widely celebrated with events on both dates. The most common practice of celebration is to plant new trees for Earth Day.

Earth Day is a great time to take a leisurely walk with family and friends around the CBPOA reservation and encourage our member families to walk and clean our streets and surrounding areas throughout Clearwater.



## 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/>)

# CIDER AND DONUTS & NATURE EVENTS

We are fortunate to have some of the best environmentalists from the South Fork Natural History Museum and Nature Center (SOFO) come to Clearwater Beach Reservation this summer. Their observations and talks are not to be missed –

## . . . SO MARK THESE DATES IN YOUR CALENDER !

### **April 10, 10:00 am. Birds and Beach Walk**

Environmental educators from SOFO will lead a walk down our sandy beach to identify and give some history of the beach plants thriving in sand and stones along our water's edge. During this walk we will also be looking at birds whose habitat is the bay and the land abutting the bay. You might want to bring your binoculars.



### **June 26, 10:00 am. Preparing for Pollinators: Bees Butterflies and Birds**

We're always delighted to see these flying creatures. This talk will include tips on the plants that sustain them and also look beautiful in our gardens. We will learn and get some tips about chemical-free plant care – good for bugs, plants and us gardeners. A list has been prepared of plants that you can buy locally. I will try to bring a few of these with me to be purchased after the event.



### **August 7, 10:00 am. Seining**

We'll examine the marine life – plants and tiny animals/fish – swarming in our bay waters. You will be given nets to scoop out samples that will be dropped into buckets for further examination and identification. Some of you will be wading in the water so bathing suits and water shoes are recommended. This program is a delight for all ages.



*All the above programs will start promptly at 10am and are two hours long. We will meet at the sun shed.  
All are welcome to come 15 minutes early for coffee and donuts.*

## LOOKING BACK:

**The weekend after Thanksgiving 2021 was “HOT Cider and Donuts” at Clearwater Beach!**



*continued on page 11*

It was a blistery cold day and our residents were a hardy bunch as they gathered around pots of hot mulled cider and piles of apples all purchased at the Milk Pail. Christy, of Springs General Store fame, made the donuts that morning - thank you Christy! They were put on trays wrapped in colorful napkins and quickly consumed. The long awaited Mallomars (yes, Mallomars are seasonal) finally appeared on store shelves that week and were piled high on platters. Our homeowners were there to help. Susan - "Main Beach Concessions" - Seacamp lent us her fabulous "oldies" tapes and speakers. Gerry Giliberti and Paula Miano got the music going. Stuart Selip, his friend Kenny and Steven Sobel elegantly served the hot spiced cider – spiked upon request. Roey was at the Bocce court enticing newcomers to the game. (Will there be Bocce leagues this summer?) Did I miss anyone? I was kept busy making sure the cider stayed HOT and food platters were full. And of course it wouldn't have been a party without 70 plus of our residents in attendance.

***Some members suggested another such gathering next Fall. Waffles with blueberry sauce?  
Let's stay in touch.***

### **And beyond Clearwater Beach to our greater Springs community:**

At the past several meetings of the **Spring Community Advisory Committee**, concern has been expressed about litter on our roadsides. Have you noticed how many new homes are being built? Large construction crews are coming to Springs with many workers; maybe occasionally a bag or can gets thrown out of their truck window. Let's pitch-in and keeping our streets clear of refuse. Also it was noted that there are more obtrusive roadside signage. Please take down contractor and other signs after work is completed.

Also as noted in the last newsletter, dog poop and poop bags were being left on the roadside in front of homes. This is no longer the case and we thank all dog owners and dog walkers for picking up after their animals.

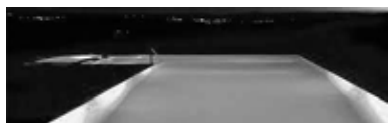
## **EXCESSIVE NIGHT LIGHTING ??**

*Many of us want to look at the night skies.*

### **From our lighting specialist, Susan Harder:**

Firstly it seems that there is no enforcement. When renovations are done inspectors inspect construction but lighting seems to be forgotten and in many cases is not brought up to code as it's supposed to be. I think unshielded lights are a big one. Often they are overly bright and spill across property lines. Bright spotlights set too sensitively can be on for hours into the night, triggered by wind, deer, etc. (There's one I see almost every night from my window.)

A recent stair rebuild on my block now has lights set in to each step- all eight of them, two per step, in addition to two very bright lights on the house that reaches across the road. I'm in the process of updating the lighting code and would love to hear from people about issues they would like to have addressed.



**Swimming pool lights.** These lights are magnified by the water and tend to be on late at night to light pool party areas. Noise from parties is greatly magnified over water and people tend to talk loud in their pools. (I'm sure there's a reason for this.) Please give out my email to submit comments. Susan [sharder@optonline.net](mailto:sharder@optonline.net)

### **And from Chris Ganitch:**

I see pathway lights that appear to be overly bright and overly numerous for their purpose. In addition I think there are excessive lumens that are allowed- too bright for what is needed. Uplighting should be prohibited moving forward in my opinion. And finally, why update the code if it's not enforced? A corollary- Why must enforcement be complaint driven? Hope this helps. Or contact CB Board Advisor and SCAC member Judy Freeman: [judyehampton@gmail.com](mailto:judyehampton@gmail.com)



# Women on the Water . . . WOW

**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](mailto:Roeyficaro@gmail.com)



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## 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](mailto: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](http://www.cbpoa.net)

**WE HAVE UPDATED OUR SECURITY CAMERAS AND WIFI**



## Special Offer for the CBPOA COMMUNITY

Propane Depot will set up a landing page on our website ie: [propanedepot.com/clearwater](http://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](http://www.propanedepot.com) (P) 631-400-7283



# SUN COUNTRY LANDSCAPING & MAINTENANCE (631) 324-8701

[SunCountryLndscp@aol.com](mailto:SunCountryLndscp@aol.com)

*Operated & Owned by Carlson Jacobs*  
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**Licensed and Insured ✦ FREE Estimates**

### LAWNS

- ✦ Mowing & Maintenance
- ✦ Seeded and Sodded installations

### TREES & BUSHES

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

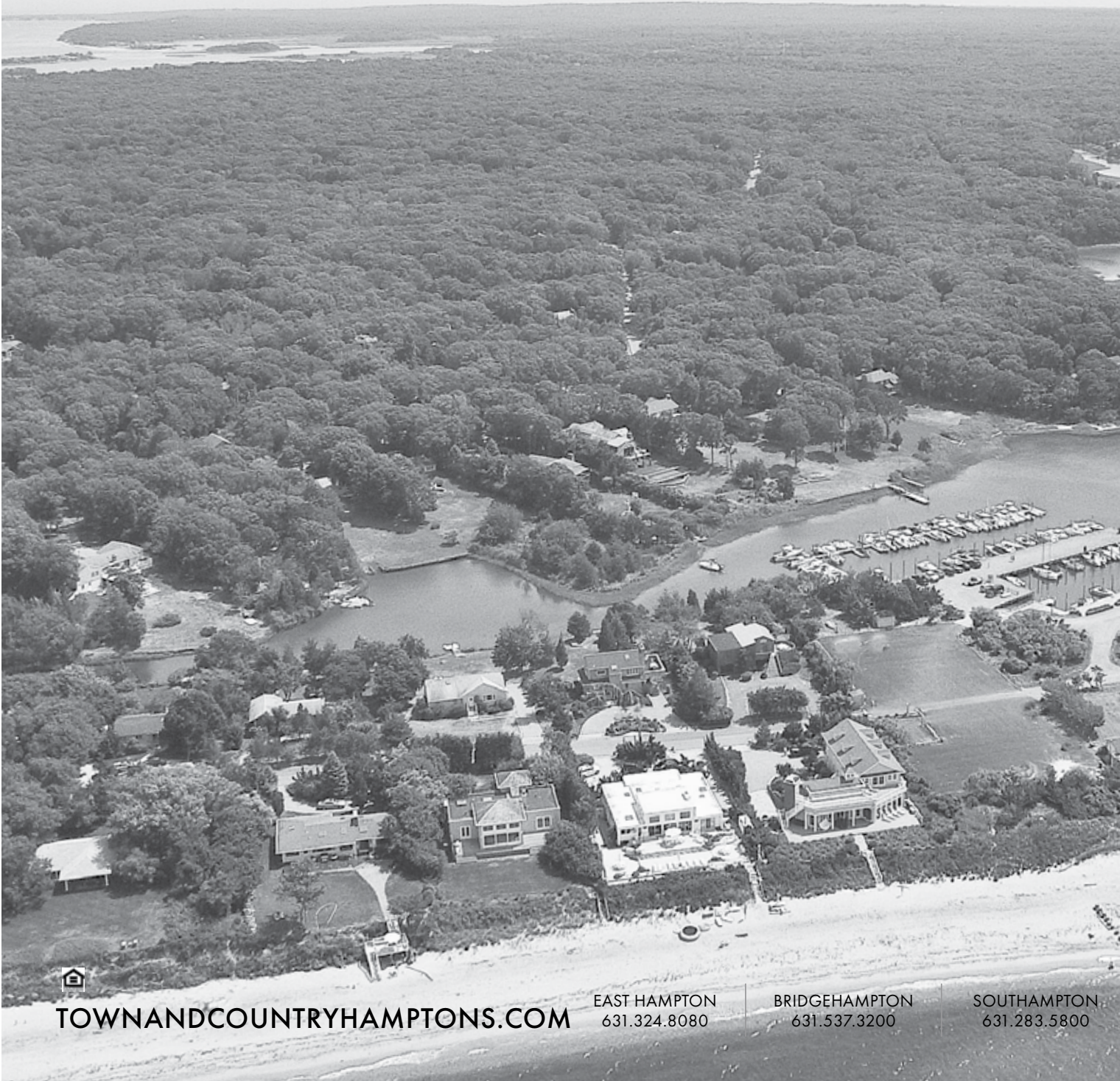
### CLEAN UPS

- ✦ Spring
- ✦ Fall



# HELLO NEIGHB

LOOKING FORWARD TO SEEING YOU AT THE RESE



[TOWNANDCOUNTRYHAMPTONS.COM](http://TOWNANDCOUNTRYHAMPTONS.COM)

EAST HAMPTON  
631.324.8080

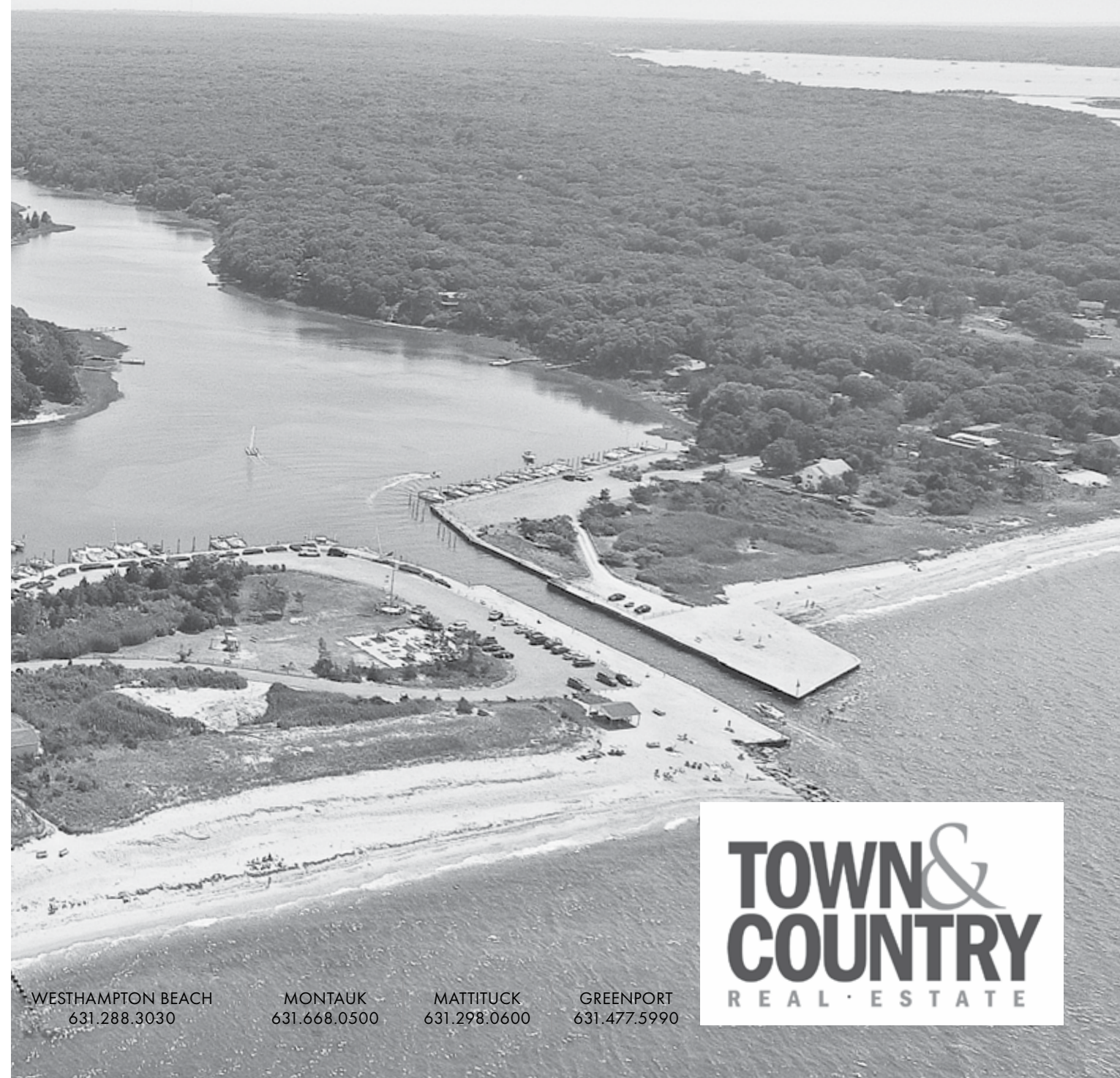
BRIDGEHAMPTON  
631.537.3200

SOUTHAMPTON  
631.283.5800



# OR RVATION!

Clearwater Beach - HOME to us, too! Having listed, sold and rented numerous 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.



WESTHAMPTON BEACH  
631.288.3030

MONTAUK  
631.668.0500

MATTITUCK  
631.298.0600

GREENPORT  
631.477.5990

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COUNTRY**  
REAL · ESTATE





## Time to sell? Call RCL.

Ryan Christopher Lang



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- Selling your current home
- Finding your next one
- Realizing rental income
- Seasonal accommodations
- Long-term leases

**Clearwater Beach  
resident, specialized in  
all things Springs!**

### Ryan Christopher Lang

Douglas Elliman

Licensed Real Estate Salesperson

631-809-2569

[ryan.lang@elliman.com](mailto:ryan.lang@elliman.com)



# Boston Whaler Montauk 17 2004



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**Call Frank @ 1-917-757-9396**  
**onthewater1165@gmail.com**

**\$9,750**

- Trailer
- Custom made cover
- Garmin GPSMAP 541s
- ICOM VHF Marine Transceiver ICM-36
- 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](http://www.CBPOA.com) web site.)

Please note that there are no events scheduled for 2022 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  
**(516) 284-7022**  
[cmurad@optonline.net](mailto:cmurad@optonline.net)

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If you are looking to buy, sell or rent a property,  
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**Romaine Gordon**

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[Saunders.com](http://Saunders.com) | [HamptonsRealEstate.com](http://HamptonsRealEstate.com)

26 MONTAUK HIGHWAY, EAST HAMPTON

"Saunders, A Higher Form of Realty," is registered in the U.S. Patent and Trademark Office. Equal Housing Opportunity.

# **HP** HAMILTON PROPERTY SERVICES

& Management

LICENSED AND INSURED

chamiltonpropertyservices@gmail.com

**631.278.6422**

## **Welcome New Homeowners - Fall 2021**

Michael & Michelle Roberts

Amelia Redgrift

Deborah & Daniel Kassan

Begonia & Ricardo Rovira

Christine & Jeffrey Walters

Kleber Otavalo

Loretta Davis

Samuel Goldsmith & Leila Jada

John Morris & Ellen O'Rourke

Eduardo Royes & Lauren MacIntosh

William & Lauren Kim

Verena Arnabal & Brian Hennessey

Mathew Mc Guire

Laura Perez

10 Homestead LLC

Anthony & Anne Janiak

William Roesch

Charles Mc Millen

Julia Watson

Darya & Nima Isham

David Schiffer & Danielle Dibiasi

Seamus MacConaonaigh & Helen Reilly





EAST HAMPTON | SOLD



**223 Kings Point Road**

**4 BR | 3 BA**

**SOLD PRICE \$2,700,000**

**KATHY KONZET 631.252.0254**

EAST HAMPTON | SOLD



**127 Tyrone Drive**

**4 BR | 3.5 BA**

**SOLD PRICE \$1,775,000**

**RYAN STRUBLE 910-547-5472**

EAST HAMPTON | SOLD



**205 Waterhole Road**

**4 BR | 2 BA**

**SOLD PRICE \$1,600,000**

**KRISTIN T CORWIN 917.647.7406**

EAST HAMPTON | SOLD



**10 Homestead Lane**

**4 BR | 3 BA**

**SOLD PRICE \$1,542,000**

**THE DAYTON TEAM 631.905.1394**

EAST HAMPTON | IN CONTRACT



**46 Norfolk Drive**

**3 BR | 2 BA | \$1,495,000**

[sothebysrealty.com/id/YN7EF2](https://sothebysrealty.com/id/YN7EF2)

**REBEKAH BAKER 631.258.5991**

EAST HAMPTON | SOLD



**11 Tyrone Drive**

**3 BR | 3 BA**

**SOLD PRICE \$899,000**

**SLATER TEAM 516.359.4334**

**We consistently deliver strong results for our neighbors.**

**EAST HAMPTON BROKERAGE | 6 MAIN STREET, EAST HAMPTON NY 11937 | 631.324.6000**

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**SOTHEBYSREALTY.COM**

**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

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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: \_\_\_\_\_



## House Watching Services Monthly or by the season

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**631-329-0198**

**gmagilla@aol.com**

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24 HOUR EMERGENCY SERVICE

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Home Repairs  
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**631.324.5800**

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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**

## **JUDY FREEMAN ARCHITECT** **& associates**

- Does your home satisfy your present needs or are you ready for a house makeover?
- We can present design options to help you visualize a makeover & make aesthetic choices that reflect your budget however large or small.
- We will obtain Building Department approval & help you select the right contractors.

**email me for a consultation:**

***judyehampton@gmail.com***





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):

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED

INSURER A:

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD YWV	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 \$
						GENERAL AGGREGATE \$
						PRODUCTS - COMP/OP AGG \$
						\$
	GEN'L AGGREGATE LIMIT APPLIES PER:					
	POLICY PROJECT LOC					
	OTHER:					
	AUTOMOBILE LIABILITY					
	ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$
	HIRED AUTOS ONLY NON-OWNED AUTOS ONLY					BODILY INJURY (Per person) \$
						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					PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	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

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

Clearwater Beach Property Owner's Association  
PO Box 666  
East Hampton, NY 11937

ACORD 25 (2016/03)

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# Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York. 11937

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