



SUMMER 2022

President's Message

**Annual Meeting
July 30 10am at
Springs School**

Summer Recipe

**Reservation
News**

**Vote
Candidate Bios
and Proxy card**
(see inside)

✓vote

**Annual CBPOA
July BBQ July 9
is Back!**



**Mark These
Dates:
June 26, July 9
& August 7**

Welcome to Summer Clearwater Beach... still the place to be this summer. The swimmers, paddlers, kayakers, canoers, boaters, fishermen/women, playground kids, basketball and bocce players and sunset watchers are all enjoying the bounty of our life on Gardiner's Bay. We have a fully trained lifeguard crew, wonderful new benches and tables for our cookouts and leisurely day dreaming, the children's area with its slides and swings, our beautiful marina and, of course, our great beach.

Thanks to our maintenance committee for their efforts in preparing our reservation for the season. They dredged our channel, replaced the damaged marina pilings, repaired the floating dock, replaced old signs, installed low-density night lights at the picnic area and bocce court, re-graveled the parking lot and roadway, and (planned as of this writing) repairs to the sun shed, a new wooden walkway there and a mobi-map to assist the physically impaired, and on and on.

Please don't forget that this is your community, your home ground where you and your family and friends can safely enjoy the wonderful things that our area has to offer. Be diligent in keeping it clean and secure by participating in reporting any problems or wrong doings that you might encounter.

And, of course, please come to the Clearwater Beach annual meeting on Saturday July 30 at 10 am at the Springs school. Please remember to vote, using the Enclosed proxy card, and mail them in ASAP.

And last, but not least, please come to our Annual Jim Carforo Summer Party on Saturday, July 9th. This is the time when you and your family and friends can really enjoy what Clearwater is all about. As usual we will have lots of food and drinks; and don't forget, there is always free ice cream for everyone.

Sincerely,
Dan Aharoni, President



PRESIDENT/DIRECTOR

Daniel Aharoni
917-327-7070

CO VICE PRESIDENT/DIRECTOR

FRED KLEINSTEUBER
516 641-8354

CO VICE PRESIDENT/DIRECTOR

Gerry Giliberti
631-324-9612

TREASURER/DIRECTOR

EDITH HOLMER
631-324-5364

DOCKMASTER/DIRECTOR

KEN NEARY
516-318-3367

MAINTENANCE/SPC PROJECTS

GEORGE LOMBARDI
631-324-5998

COMMUNICATIONS/DIRECTOR

KEN NEARY
516-318-3367

ASSISTANT DOCKMASTER

KURT MILLER
516-318-2370

SECRETARY

GARY GRILLE
631-907-9032

LIFEGUARDS& BEACH

JON TARBET
631-680-7137

LEGAL AFFAIRS, BY LAWS

& MEMBERSHIP
DANIEL AHARONI
917-327-7070

MAINTENANCE,

SECURITY GUARDS
FRED KLEINSTEUBER
516 641-8354

RESIDENT USE OF

RESERVATION
GATE CARD ACTIVATION
ASSISTANT TREASURER

GARY GRILLE
631-907-9032

NEWSLETTER EDITOR

GERRY GILIBERTI
631-324-9612

GOOD WILL, WELFARE
& HISTORICAL ADVISOR
MARIAN DIANGE
631-324-4090

ZONING & BUILDING

CODE ADVISOR
JUDY FREEMAN
917-526-0026

ASSISTANT TREASURER

CODE ENFORCEMENT &
COMPLIANCE
PAULA MIANO
631-324-1453

RESERVATION HANDYMAN

PAUL TRELA
631-379-9051 cell
631-604-1514 Home

ADVISOR/NEWSLETTER

STEPHEN SOBEL
631-604-2511

WINTER ICE EATER

& MARINE MAINTENANCE
CHRIS SCOLA
305-394-4727

GATE OPERATION

RESERVATION LANDSCAPING
STUART THOMAS
LANDSCAPING
516-818-2724

DIRECTORS

MICHAEL WALTZ
914 907-7377

ADVISORS

STUART CLOSE
631-324-8954

LEONARD CZJAKA

631-324-0418
ROEY FICARO
914-589-6298

NANCY LABINER

917 855 2113
WEB MASTER/TECH ADV.
SCOTT SASSOON
917 309-5587



TOWN OF EAST HAMPTON

MAY, 2021

ALERT

EAST HAMPTON TOWN SEASONAL BAN ON GAS-POWERED LEAF BLOWERS IN EFFECT AS OF MAY 20

- No landscaper, homeowner, business owner, or municipal employee shall operate any gas or diesel-powered leaf blower from May 20 to September 20 of any year
- No leaf blower of any type may be operated on a Sunday between May 20 and September 20 of any year
- This legislation was passed by the East Hampton Town Board in early 2021.
- In addition to a ban on gas-powered leaf blowers between May 20 to September 20 of any year, the law bans the use of gas-powered leaf blowers during the rest of the year (Sept. 21 to May 19):
 - --Before 8 a.m. or after 6 p.m. on weekdays
 - --Before 9 a.m. or after 5 p.m. on Saturdays
 - -- On Sundays or federal or NYS holidays, unless operated by the homeowner and tenant, and then it may only be used between 9 a.m. and 3 p.m.
- This applies to all properties within the Town of East Hampton.
- Violations may result in suspension or revocation of the East Hampton Town Home Improvement Contractor's License, and a fine of up to \$1,000 for a first offense, and up to \$5,000 for multiple offenses.
- Read the law: <https://bit.ly/3o8S2FD>
- For further information or to lodge a complaint please contact the East Hampton Town Ordinance Enforcement Department, 631-324-3858.



ENVIRONMENTALLY SAFE WEED KILLER:

Use a 1 gallon sprayer and add:

- 1 gallon white vinegar
- 1 cup table salt
- 1 table spoon Dawn dishwashing detergent



from the desk of the

EXECUTIVE SECRETARY

Happy Summer to all!

As of June 7th, we currently have 782 paid members in good standing out of a total of 865. If you have not done so already, please take a moment to pay your dues which are vital to keeping the reservation in the wonderful condition it is in.

The 2022 Annual Beach Picnic at the Reservation is in the planning stages again and is scheduled for July 9, 2022 from 4-8 pm with the grills being turned off at 6:30pm.

The Annual Meeting of Members will be held on Saturday, July 30, 2022 at the Springs School Library at 10 A.M. and via the Zoom app. As with all regular Board of Director meetings, I will be sending out an email a week or so beforehand as a reminder. All those interested in joining the meeting may request the Zoom ID# and password. All CBPOA members are welcome to attend and members in good standing may vote. The summer newsletter will contain biographies of all those who are running for a Board of Director's seat and the explanations of proposed changes to the By-Laws and maintenance fee. Whether you attend the meeting or not, please fill out and mail in the proxy card that should be found in this edition of the newsletter. Your vote is extremely important. Please, only one vote per lot number.

Please keep in mind that in order for your gate cards to be operable, your dues must be paid in full. As we are already into June, and by the time you read this it will be the end of the month, I will have already deactivated any cards whose member fees are not current.

The Board of Directors will again hire the Blue Line Security Company whom we have employed for the past few years to help police entry into the Reservation and picnic area. The guards will also walk the area from time to time to make sure the required safety protocols are being followed. They will have a list of all paid members, but it is strongly advised that you bring your gate card at ALL times when entering the Reservation. Yes, even on bicycles and foot. If your dues are not paid, you will not be allowed to enter. As there is only the one name on the list of paid owners that I supply to the security guards, please be sure to know who is the primary name on the account whether it is a proper name or an LLC.

In looking back at the number of home sales in Clearwater Beach, there have been 144 turnovers from November of 2019 to May 30, 2022 with a few pending at this current time. That's a lot of new neighbors in a relatively short time

While it may seem a bit early to be talking about winter/summer changes of address, the fall newsletter may come out after some of you head to warmer climates. Please let me know before you leave and before you are to return back to the area so I can make the address changes. This will ensure you will not miss any mailings that are scheduled to be sent to you.

Enjoy the summer, be safe and have a great season.

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

FROM the DOCK MASTER: As of this writing we have NO slips available at the marina. We have 25 kayak rack spaces still available all on top. We dredged this year with great success and have a clear inlet to the bay.

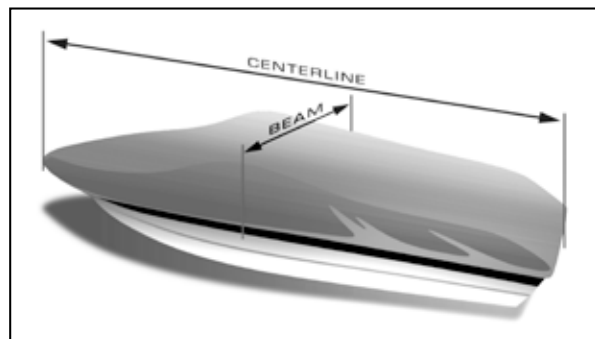
This year quite a few renters submitted their application later than usual and were not able to obtain the same slip assignment as last year or at all. It is still our policy to normally reassign those boaters the same slip if their application was received before February 15. Boaters who gave up their slip in the previous season will not be granted that slip if someone else has occupied the slip for remainder of that season. Our marina has a limited number of slips available for boats of certain sizes; we did not have any applicants with boats larger than 31 feet although there were phone inquiries about accommodating larger boats. Boat owners whose boat is 23 feet with an 8.5-foot beam or larger will **not** have a slip on the floating dock; only boats 21 feet or smaller will be considered for the floating dock because the distance between the dock fingers is only 16 feet. You may see boats larger than 21' on the floater; those boats have been grandfathered in and will remain for now. Renters who decide to give up their slip and notify the Dock Master may get a prorated refund providing another boat can be assigned that slip.

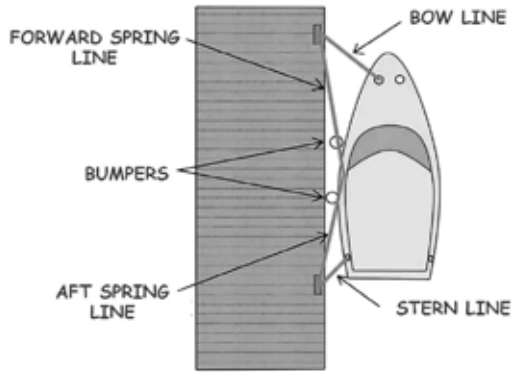
If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Assistant Dock Master or myself. This should be done as soon as possible. We ask all boaters to review the Marina Rules and Regulations that they received with the slip assignment.

MARINE INSURANCE: CBPOA again invoked the insurance requirements for boaters who desired a slip at our marina. Marine liability insurance coverage for each boat at the marina is required. We require an indication of this with a certificate of insurance (COI) indicating this coverage. An indication of Clearwater Beach Property Owners Association as an interested party must be included in the COI. Please note boats 25 ft or longer or boats less than 25 ft, which have permanent installed fuel tanks, must have spillage coverage designated in the COI. Most boaters had no problem meeting the CBPOA requirements and honored our request to only send the COI form and not their entire boat policy. **While the Coast Guard requires that you have the original registration on board your boat, you should keep a copy of the registration at home. Some boaters could not submit their application because the registration was still on the boat while it was stored for the winter.** If during the boating season, your boat registration has expired, we request a copy of your new registration. This also holds true for changes in a boat insurance policy. This boating season, there were a number of applicants who did not submit a valid vessel registration and/or COI. The assignment will only be issued when the required data is provided. **The registration has to be in the name of the member in order to get an assignment.**

PUMPOUTS: Our policy of notifying boat owners if their boat is in danger of sinking is in place. If the boat owner does not respond, we will contact a marine service to pump out the boat at a cost to the boat owner. CBPOA will pay the marine service for the pump out and in turn will bill the boater. Failure to pay this bill will result in a denial of a slip in the future. The pump out fee will be set by the marine service. To avoid any pump out cost, the boat owner should periodically check the floating condition of their boat particularly after a rain storm.

We cannot stress enough to make sure all lines, especially your spring lines, are checked at both low and high tides. We had a number of instances last season where boats got hung up on the dock during a moon high tide and almost sunk, damaged both the dock and ladder and their boat. Also, it is very important if you are on the floater that your





anchor or anchor pulpit does not block the walk way. This is very dangerous! ALSO, LARGE BUMPERS NEXT TO THE DOCK ARE NOT NEEDED AND ONLY MAKES SPACE SMALLER. Tie your boat as tight as you can to the finger dock so you do not interfere with your neighbor. If we call you to tell you your boat needs to be checked, please do so or at least let somebody know to have it checked.

PLEASE PLEASE PUT A PHONE NUMBER ON YOUR EMERGENCY CONTACT INFORMATION THAT YOU WILL PICK UP. A NUMBER OF TIMES LAST YEAR, AND ALREADY THIS YEAR, I WAS NOT ABLE TO CONTACT

A OWNER. IF YOUR BOAT IS IN DANGER OF SINKING OR DOING DAMAGE TO THE MARINA OR ANOTHER BOAT, WE NEED TO GET IN TOUCH WITH YOU. IF THE CALL IS IGNORED AND DAMAGE IS DONE YOU, THE BOAT OWNER, WILL BE HELD RESPONSIBLE. Please call the Dock Master Ken Neary (516-318-3367) or Assistant Dock Master Kurt Miller (516-318-2370) for boating or Kayak/ Canoe problems at our marina.

KAYAK/CANOES: This season again we issued two stickers to renters with the assigned rack space: year and CBPOA emblem. The stickers must be mounted on the front and back of the kayak/canoe where it can be easily seen. Vessels without stickers will be removed from the racks. We have experienced problems with renters storing their kayak on a rack without a sticker. **THEY WILL BE REMOVED AND STORED INSIDE OUR LOCKED BLOCK HOUSE.**

REMEMBER ALL BOATS AND KAYAKS/CANOES MUST BE REMOVED BY NOVEMBER 15, 2022.

JET SKIS ARE NOT PERMITTED ANYWHERE ON THE RESERVATION.

NO OVER NIGHT PARKING OF TRAILERS OR ANY VEHICLES ON THE RESERVATION.

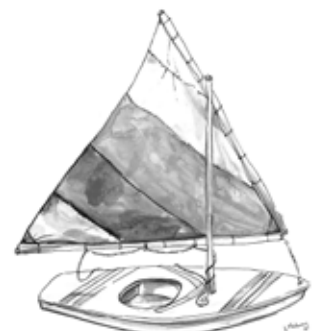
Remember, our marina is full so when docking go SLOW IN AND OUT OF YOUR SLIP. If you are new to boating, check the weather and wind before going out and practice on calm days because practice makes perfect! The wind can make docking miserable, so also familiarize yourself with boating charts of the area.

PLEASE CHECK YOUR FIRE EXTINGUISHERS! THEY HAVE A DATE ON THE BOTTOM AND IT SHOULD NOT BE OLDER THEN 12 YEARS REGARDLESS IF THE GAUGE INDICATES IT'S STILL CHARGED, AS PER THE USGC.

I hope everyone has a safe and enjoyable boating season. Remember we have plenty of water so never get too close to another vessel. You never know what could happen so better safe than sorry.



STAY SAFE,
Ken Neary Dock Master



COOKING LONG ISLAND BOUNTY 2021

By Phyllis Italiano

A cool spring this year has produced the best lettuce and arugula we have ever had in our own garden giving us great salads. Other cool weather vegetables, like spinach, have also been doing beautifully, but other plants like eggplants and peppers have not fared as well. We continue to look forward to growing and buying from our local farm stands the best that our very special soil, the best in NYS, has to offer. Remember, eating and cooking vegetables is what keeps us healthy and our weight under control.

Asparagus and Potato Soup

2 tbs. olive oil
1 lb. asparagus, trimmed & cut into 1 in. pieces
2 teaspoons of horseradish
1 shallot chopped
3 cups of vegetable broth

1 cup of peeled and diced potato
1 cup of whole wheat bread cubes
salt and pepper
a scallion chopped

Line a pot with olive oil and gently cook the shallot. When the shallot is soft, add all the other ingredients and cook until vegetable are done. Allow the soup to cool and then puree using whatever device you have, a blender or the Cusinart whir stick. Fry the bread cubes in olive oil until golden. Add salt and pepper to the soup to taste and serve with a garnish of bread cubes and scallions cut into $\frac{1}{4}$ inch pieces. (Since I make asparagus often I always use the discarded ends to make my own vegetable broth.) This soup might work well cold in the hot weather.

Best Hamburgers Ever

2 lbs. high quality chop meat
1 cup Panko or Bread Crumbs
1 or 2 eggs
Paprika
Cumin

Garlic powder
1 cup each of sautéed mushrooms
and/or eggplant
Sliced Cheese
Whole wheat hamburger rolls

In a large bowl add all the ingredients and mix ingredients together in a kneading fashion to evenly distribute the panko. Adjust ingredients if the mixture is too wet or too dry. This will also depend on the kind of ground beef you use. Shape into hamburgers and grill on outdoor barbeque. Add cheese as the grilling is about to end. The heat of the hamburger will melt the cheese. Toast rolls on grill and put together. If you prefer an onion can be sliced and grilled to top the burger.

NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with **ARTICLE IV, SECTION 1** of the CBPOA By-laws, the Thirty-Eighth Annual Meeting of Members will be held on Saturday, July 30, 2022, at 10:00AM at the Springs School Library and via the Zoom app. All members are invited to attend.

The purpose of the meeting is as follows:

- 1. The election of six Directors for two-year terms and the election of two Directors for one-year terms**
- 2. The amendment of two by-laws.**
- 3. The transaction of other business that may properly come before the meeting.**

With respect to Item 1, details are contained in the Proxy Statement below.

Enclosed herewith for members in good standing are one or more Proxy ballots. If no Proxy ballot is enclosed, one or more may be obtained upon application to the Secretary. Members are urged, whether or not they plan to attend the meeting in person, to fill in, sign and return the Proxy ballot(s) on the self-addressed card as soon as possible. Please do it now. Your vote is very important.

In accordance with **ARTICLE II, SECTION 2** of the by-laws, each member shall be entitled to **ONE** vote for **EACH** Maintenance Fee paid. Votes cast by delinquent members must be voided.

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

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

PROXY STATEMENT 1: This statement is furnished in connection with the solicitation of proxies by the Board of Directors of the CBPOA, Inc. for use at the Annual Meeting of Members on Saturday, July 30, 2022.

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

With respect to Item 4 (the election of Directors) in the Call for the Meeting, there are six Directors whose two-year term of office will expire on the day of the Annual Meeting. The Board endorses all six for the two-year term. They are Gerry Giliberti, Fred Kleinsteuber, Jon Tarbet, Ken Neary, Michael Waltz and Paula Miano. There are also two one-year terms that will be filled at this election due to vacancies in office while in term. There are three candidates running for the two positions, Scott Sassoon, Rebecca Gordon, and Stipe Steven Rancic. The Board endorses Scott Sassoon and Rebecca Gordon for the one-year term. The six top vote-receiving nominees shall fill the two-year terms

The next two top vote-receiving nominees shall fill the one-year terms,

The Board of Directors invites the attention of all members to the following: Members may vote for **ANY eight** of the above named. Ballots on which the member votes for others **MUST BE VOIDED**.

Biographies and Resolution explanations are located elsewhere in this Newsletter

Candidate Bios *(continued)*

Fred Kleinsteuber

My wife and I have been homeowners here in Clearwater Beach since 1997. We currently live in Westbury and spend our summers here with our family. As a Director for Clearwater Beach for the past three years, I have managed several projects which includes the new playground and installation of the bocce court. I am pleased that we have received many compliments and appreciation from the community for these two additions. I was also instrumental in obtaining the two children's picnic tables, upgrading our Porta Potties and Go Green timers in our picnic area including outlets. Presently, I am working on the maintenance of our sun shed. The Board and I are constantly striving to improve our Reservation. We live in a condo community in Westbury where I am currently on the Security and Safety Committee. I have been active in community affairs which included running community events, Saturday computer classes in our local school and serving as a volunteer fireman. I have been an IBM Senior Project Manager, Assistant Dean of students at Plaza Business Institute as well as Senior Project Manager for AT&T, Dell, Computer Associates, and First Data Corporation. Clearwater has been a very important part of our family life. Our grandchildren grew up here and our home is a family home. I hope to continue as Director in Clearwater to make our Reservation one we all can enjoy.

Gerry Giliberti

I've worked with the CBPOA board members for the past 13 years and I've been the President of the board for two seasons. I have owned property in Clearwater Beach since 1982 and have been a full time resident since 1985. I also have experience as a board member with the Springs Improvement Society and various Springs community-based art groups. I continue to write and edit the CBPOA newsletter and web site but my main interest is to do my part to preserve our neighborhood and keep Clearwater Beach the beautiful place that it is.



Rebecca Gordon

I have been a full-time resident of Clearwater Beach since 2019. Through sunset yoga, Women on Water, the boating safety class and the good fortune of having old friends living here, I have gotten to know many of the community members - both longtime residents and newer homeowners like myself. I have many years of management experience at smaller organizations, with a focus on relationship building and problem solving. I'm looking forward to working to continue to strengthen this great community!

Michael J. Waltz

I have resided in Clearwater Beach for several years. I love our community and the location within East Hampton. As a current Director of the CBPOA, I am eager to offer suggestions and ideas for improvements within the community.

I am a graduate of Pace University where I studied Finance and Economics. I have been coming out to East Hampton with my family since a child. I have many fond memories mostly during the summer but have been fortunate enough to enjoy the beauty of the east end year-round. My family and I thoroughly enjoy our time here and the benefits of living in Clearwater Beach.

Candidate Bios *(continued)*

Ken Neary

My parents and aunt and uncle purchased property and built their homes here in Clearwater in 1958. I have been a part time resident since then, coming out every summer from the time school closed to Labor Day, and every weekend in between. My wife Kim of 40 years and I now own the home on Sheepfold Lane and very much enjoy our little piece of heaven. Our four kids and their significant others and of course our 2 grandchildren and “two more on the way” and all our friends and family enjoy boating and all that Clearwater brings, including the stunning sunsets. Since retiring from Verizon after 32 years I have been more than a part time resident here and started getting involved with the association and was voted in as a director, and now I volunteer my time as the Dock Master and would like to continue.

Scott Sasoon

Thank you for the opportunity to serve on CBPOA board of directors.

I have been frequenting the East End for the last 23 years. Most recently settling at our home on Springs Fireplace Rd in 2018 with my wife and our two border terriers. My family was drawn to the tranquility of Accabonac Harbor and the charm of Clearwater Beach.

My career started with dot-com web development transitioning to design build and most recently founding a flexible office / corp event venue in Manhattan. Serving as the CBPOA Board of Directors technical advisor for over 2 years, we have implemented initiatives with the goal to enhance community engagement, maximize cost savings and develop new revenues sources via technology.

1. Reservation wifi and security system
2. Branded community email template - mailchimp
3. CBPOA Website 2.0 design and development
4. Digital newsletters
5. Recipe blog posts
6. Propane Depot revenue partnership and member benefits
7. Digital payment strategy for accounts receivables (pending)
8. New hire introduction - Paul Trela CBPOA maintenance
9. Exterminator, heating oil, marine fuel partnerships (pending)
10. Online voting software (pending)



More to come...

Paula Miano

I have been coming out to Clearwater Beach since the 1960's when my family purchased here. I am a part time resident of the community, spending more time here since my retirement in 2013. This gave me an opportunity to attend monthly meetings as an observer, and to eventually become an advisor to the board, helping out as needed.

Jonathan Tarbet

My name is Jonathan Tarbet. I have been on the Board of Directors for two years and am running for another two-year term. I have lived in Clearwater full-time for 19 years and have 3 children. I am an active member of the community and volunteer with the Fire department and Hamptons Lifeguard Association. I have been a practicing lawyer in East Hampton for over 20 years and run a local law firm.

Stipe Steven Rancic

Steve became a resident of Clearwater in 2020. Steve and his wife Alice love the surrounding natural environment and waters. Steve is a lawyer with a background in securities litigation, and looks to apply his legal experience in service of the Clearwater community. Steve and his wife enjoy surfing, paddle boarding, biking, yoga and meditation.

Explanation of Officer Elections and By-Laws Proposals

This year, as usual, six of the 12 director positions are open for election for the prescribed two-year term. In addition, director Jim Carforo passed away and director Stuart Close resigned, and their terms have one more year to run and are available for election as well.

So, we have six seats open for two-year terms and two seats open for one-year terms:
The persons who have timely submitted their nominations are:

1. Paul Miano, current director
2. Gerry Giliberti, current director
3. Michael Waltz, current director
4. Fred Kleinsteuber, current director
5. Ken Neary, current director
6. Jon Tarbet, current director

7. Scott Sassoon, current board adviser
8. Rebecca Gordon
9. Stipe Steven Rancic



We have 9 nominees for eight positions.

The six top vote-receiving nominees shall fill the two-year terms
The next two top vote-receiving nominees shall fill the one-year terms.

The Board of Directors recommends re-electing for the full two-year terms: Paula Miano, Gerry Giliberti, Michael Waltz, Fred Kleinsteuber, Ken Neary and Jon Tarbet.

The Board of Directors recommends electing for the one-year terms: Scott Sassoon and Rebecca Gordon.

Proposed By-Laws Amendment: East Hampton Town owns 30 vacant lots, dedicated for preservation. The Board has long-maintained a policy of not charging the Town membership fees so as not to give the Town any possible claim that the public may use our facilities. Because the By-Laws require each lot owner to pay membership dues and grants each dues-payer the rights of voting, participation and use of facilities, the Board now seeks to amend the By-Laws to codify the policy exempting the Town. The proposed amendment reads as follows:

The Directors recommend, “Yes” to the two Resolutions to amend the By-Laws:

AMEND ARTICLE XI: MAINTENANCE FEES... to add:

*** SECTION 6: Notwithstanding any provision to the contrary in these By-Laws, membership fees for lots owned by East Hampton Town or other government or preservation entities are waived, and such owners shall have no rights of membership, including without limitation the right to vote or to otherwise participate in the affairs of the Association or to use the Association’s facilities.

AMEND ARTICLE V SECTION 1. to read:

The Directors of the Association shall be elected at the annual meeting. The members may vote in person or by secure electronic voting via computer, phone or tablet or similar method as authorized by the Board of Directors.



RESERVATION NEWS

SUMMER AT THE RESERVATION

The first sign that the summer season has officially kicked off is having Gabe and Jim welcome you at the Reservation gate over Memorial Day weekend.

The Reservation has been alive with activity since then, and it has been great to catch up with neighbors on the bocce court, see families enjoying the playground and people relaxing in the early summer sunshine on the beach. Paddleboards are back in Hog Creek and the kayak racks are a rainbow of bright colors.

Organized summer activities on the Reservation have begun and many more are planned in the coming months. Please mark your calendars, beginning with our **Annual Party on Saturday, July 9, 4pm – 7pm**. We are so excited to come together for food, music and fun. The Annual Party is always a highlight of summer for the Clearwater Beach community. This year, we are starting a new tradition and will have a sign-up sheet to participate in a yoga class and bocce game (with bocce coaching!) at the picnic.

Roey Ficaro's magical **yoga/meditation sessions** have resumed and take place on **Tuesday evenings from 7pm – 8pm** (After Glow get together in the sun shed after yoga..BYO, Beverage, snakes) and **Friday mornings from 10am – 11am**. Wednesday Morning's Flow & Relax 10-11pm. You may contact Roey at roeyficaro@gmail.com for more information.



The **Women on Water (WoW)** group was a big success last year and the group looks forward to welcoming new members. The group communicates via a WhatsApp thread. If you would like to be added to this thread, please download the WhatsApp app and email Roey at roeyficaro@gmail.com and share your name and mobile number with her. July 1 WoW Potluck Picnic w/Music, Boccee & Hula Hooping 6:30-9pm. All of the WoW activities are posted on the thread. Note: Full Moon Paddle July 14.

The bocce court has gotten a lot of use in these early summer weeks. We are so pleased that so many are enjoying the court. As a reminder, **please ensure that the balls are put back in the box at the court after you finish playing.** We already had some lost balls and we want to make sure there is always a set for everyone to enjoy. And for the bocce enthusiasts in our community, please let Roey (roeyficaro@gmail.com) know if you would like to join the **Clearwater Beach Bocce League**.

We are so lucky to be able to host **Nature Walks & Talks with the South Fork Natural History Museum & Nature Center (SoFo)** on the Reservation again this year. The Birds and Beach Walk in early June was a big success and we saw more birds than we ever imagined! On **June 26, from 10am – Noon**, we will have a session on **Preparing for Pollinators** and on **August 7 from 10am – Noon** we will learn about **Seining**. Please contact Judy Freeman at judyehampton@gmail.com if you are interested in attending any of the SoFo events so we can get an attendance count in advance.

Story Salon East launched on **June 8** and will continue at **6pm** in the picnic area through **September on the first and third Wednesday of each month**. With a seven-minute limit, people tell a story. Seven people "telling" for seven minutes, and you've got an hour of midweek fun. Listeners are welcome! If you have any questions, you may contact Steve at N327WT@optimum.net.

And please keep an eye out for **S'mores Night and the Children's Fishing Contest**. These events are always a big hit! More details to be shared soon.

SEE YOU ON THE RESERVATION

Contributors to this article: Nancy Labiner, Judy Freeman, Roey Ficaro, Pat Shevlin and Fred Kleinsteinbur.



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.

Players can bring their own Bocce balls or use the balls CBPOA has supplied. They are locked in a box next to the court. Lock Combo is: 1234

S'mores Night and Children's Fishing Contest More details COMING SOON!

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!



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/>)

CBPOA 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 !

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.

By Judy Freeman

NATURE WALKS AND TALKS WITH THE SOUTH FORK NATURAL HISTORY MUSEUM AND NATURE CENTER - SOFO

June 26 at 10am - Preparing for Pollinators:

Bees, Butterflies and Birds – These flying creatures are a summer delight . This talk includes tips on the plants that sustain them (these plants also look beautiful in our gardens.) You will be given a list of these that are locally available.



August 7 at 10am- SEINING

We'll be looking at the plants and tiny fish swarming in our shallow waters. Nets will be provided to scoop out samples that you can drop into buckets for further examination identification. Some of you will be wading in the water – bathing suits and water shoes are suggested. All ages welcome!

These nature programs will start promptly at 10am and are 2 hours long. Come early for coffee and donuts.

The above programs were arranged by Judy Freeman - if you have questions you can email her at judyehampton@gmail.com

AND BEYOND CLEARWATER BEACH TO OUR GREATER SPRINGS COMMUNITY:

At the past several meetings of the **Springs 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.

No dogs allowed on the reservation from Memorial Day to Labor Day



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 enforce-



SO YOU WANT TO SEE STARS IN THE NIGHT SKIES ?

“LIGHT TO PROTECT THE NIGHT”

1. Your lighting should have a clear purpose: Before installing or replacing a light, determine if that light is really needed and consider how it will impact the area including wildlife. Use reflective paints and markers for signs, curbs and steps rather than installing outdoor lights.
2. Direct your light only where needed. Use shielding and carefully aim to target the direction - point downward and make sure it doesn't spill over to other areas.
3. Light should be no brighter than necessary - USE LOWEST LIGHT REQUIRED AND BE MINDFUL THAT SOME SURFACES (like swimming pools) REFLECT MORE LIGHT !
4. Use timer controls and dimmers. Turn lights off when not needed.
5. Use warmer color lights where possible. This will have less impact on the environment.

-These lighting principles were written by Susan Harder, our Town lighting specialist.

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

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



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
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Licensed and Insured ✦ FREE Estimates

LAWNS

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- ✦ Seeded and Sodded installations

TREES & BUSHES

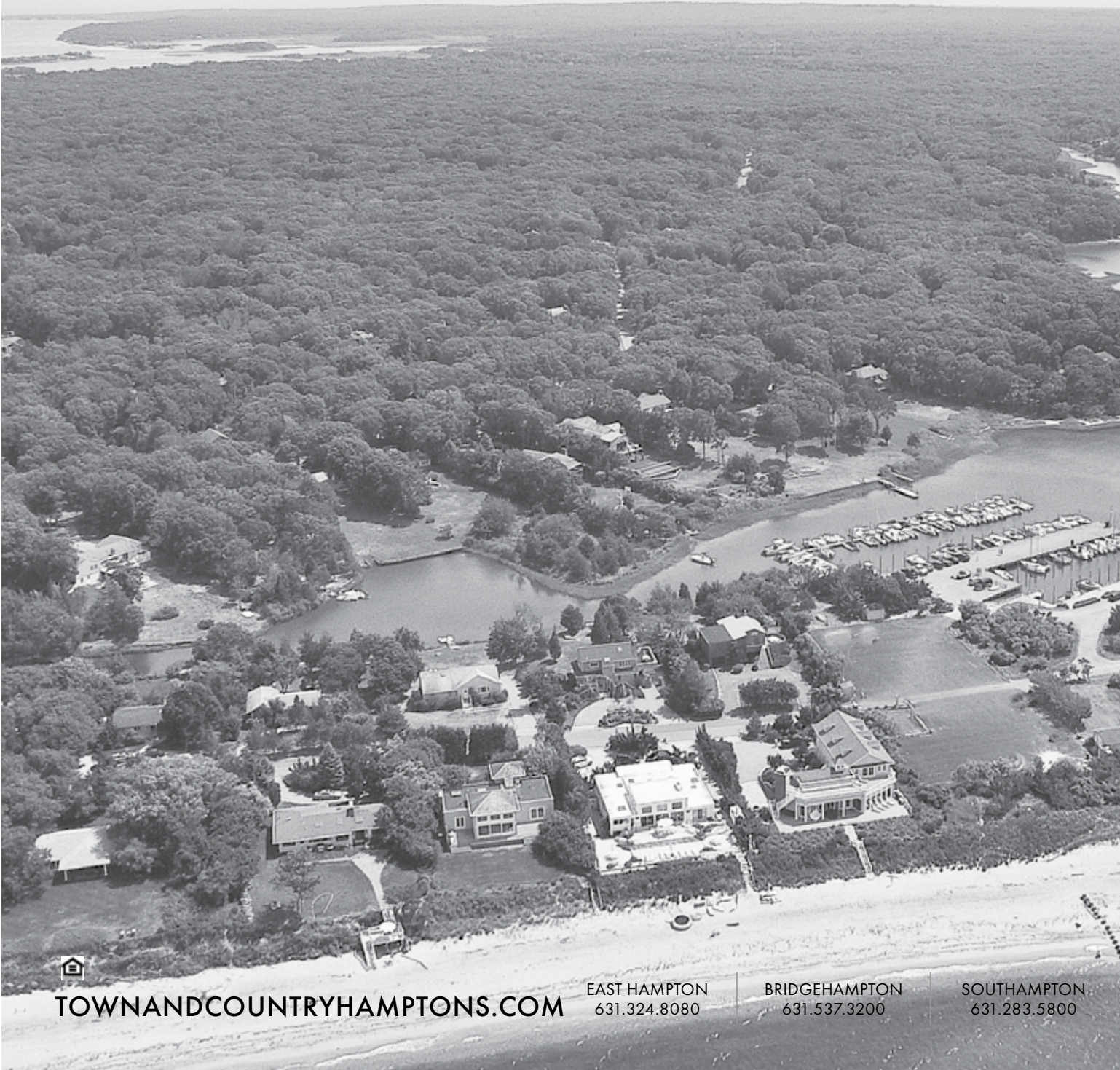
- ✦ Plantings
- ✦ Pruning & removal
- ✦ Bucket Truck Service

CLEAN UPS

- ✦ Spring
- ✦ Fall

HELLO NEIGHB

LOOKING FORWARD TO SEEING YOU AT THE RESE



TOWNANDCOUNTRYHAMPTONS.COM

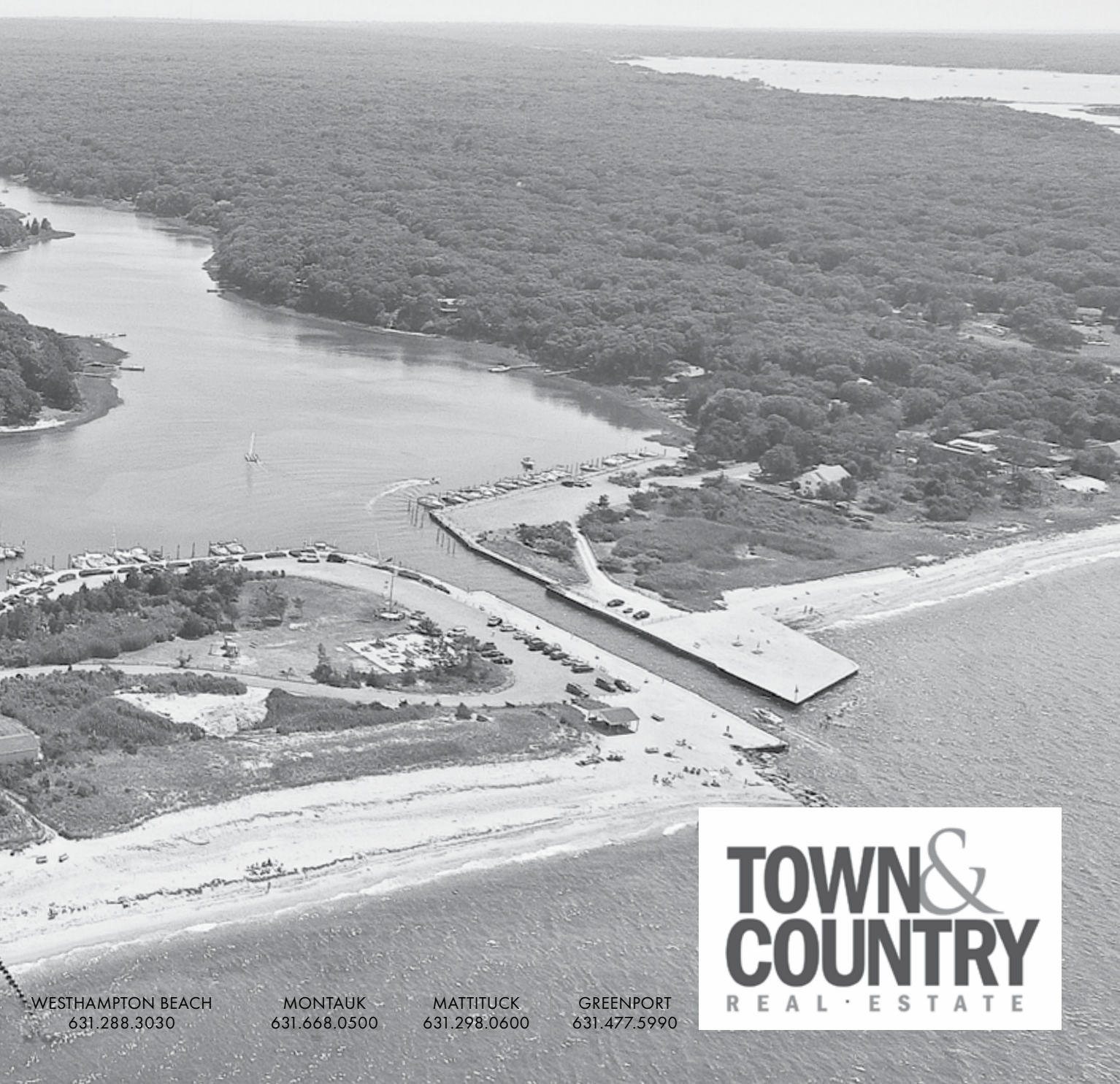
EAST HAMPTON
631.324.8080

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

**TOWN &
COUNTRY**
REAL · ESTATE



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Ryan Christopher Lang



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

Ryan Christopher Lang

Douglas Elliman

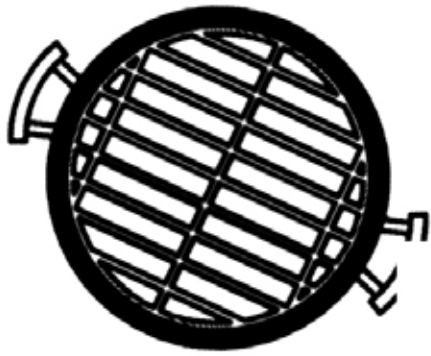
Licensed Real Estate Salesperson

631-809-2569

ryan.lang@elliman.com

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

 Douglas Elliman



July 9th



BBQ 5-7 pm

**Music, food, ice cream
for everyone!**



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 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



CBPOA Bench Dedications

Clearwater Beach Property owners can now donate a bench and/or picnic table to the reservation with a customized plaque as outlined below:

- A) In Loving Memory of "XXX" 2022
- B) Dedicated by the "XXX" Family 2022

Pricing:

7x5 Picnic Table Plaque \$1950

9x3 Bench Plaque \$1200

Please contact Michael Waltz at michaelwaltz19@gmail.com with any questions

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Saunders.com | HamptonsRealEstate.com

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631.278.6422

Welcome New Homeowners - Summer

**Lisa Allen & Karen Weisz-Allen
Regina & Tom Neilssen
94 Pembroke LLC
Live Summer NY LLC
Orion Trust
Ivan Mesa & Jennifer Gomez
Christopher Reeg & Nellie Sciutto
Peter Brandi
Thomas & Victoria Staubitser
Will Jaffe & Abigail Houck
Maria Velazquez Sanclemente
Gray Sesame LLC**



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

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

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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WE HAVE WiFi!



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):
INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
	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 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 \$
						GENERAL AGGREGATE \$
						PRODUCTS - COMP/OP AGG \$
						\$
	GEN'L AGGREGATE LIMIT APPLIES PER:					
	POLICY	PRO-JECT	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

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

P.O. Box 666

East Hampton, New York. 11937

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