



FALL - WINTER 2022

## President's Message

**Marina closes  
on Nov 15**

**Annual  
Beach Party  
Photos**

**Fall  
Recipe**

**Annual  
Snapper  
Fishing  
Contest**



**HAPPY  
HOLIDAYS  
FROM  
CBPOA**

Hello to our Community as we close our season - the first "Back-to-Normal" since COVID-19 forced restrictions.

We on the Board of Directors sincerely hope that everyone enjoyed the fully-opened Reservation as much as possible. And the many amenities:

- \* The beach,
- \* The easy beach access wooden rampway and Mobi-mat
- \* The swim raft,
- \* Dining and relaxing in the sun-shed
- \* The fishing boardwalk at the channel inlet,
- \* The annual, dredge-enabled navigation of the channel inlet
- \* The basketball court,
- \* The picnic area and,
- \* Of course, the boating/paddlecraft marina. [156 paddlecraft racks and 120 boat slips]
- \* The children's playground swing set, and
- \* The bocce court: [NB we have a set of bocce balls for members' use in a wooden box at the bocce court (locked with the combination 1,2,3,4)]
- \* Our evening sunset watching remained a daily fave, plus this year with the quickly popular Taco Truck
- \* New dark-sky compliant night lights
- \* Many members joined the twice-weekly "Yoga and Meditation on the Beach," and
- \* The popular instructional course "Women on the Water," each conducted by our Activities Advisor, Roey Ficaro.
- \* Adviser Judy Freeman arranged three nature walk/lectures.
- \* The return of the annual beach picnic, which was a huge success.
- \* Many residents celebrated private events at the picnic area.
- \* The kids liked the prizes at the snapper fishing contest, and
- \* New member-bought commemorative benches

As of this writing we enter the Fall, which is so lovely here in the East End's golden autumn light. We look forward to an even better 2023, and we will be discussing our plans this Winter. As we receive and generate new proposals for events and facilities, the Board of Directors shall apply the same standard when we address any issue: What is in the best interest of the Reservation and the Membership?

*hello* **FALL**

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**WEB MASTER/TECH ADV.****SCOTT SASSOON**

917 309-5587

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

Our directors George Lombardi, Ken Neary, Gerry Giliberti, Edith Holmer, Fred Kleinsteuber, Paula Miano, Kurt Miller, Michal Waltz, Jon Tarbet, Rebecca Gordon and Scott Sassoon.

- Our Secretary Gary Grille and Treasurer Edith Holmer.
- Our Advisors Judy Freeman, Nancy Labiner, Len Czajka, Steve Sobel and Roey Ficaro, our Historian Marian Diange, and our newsletter recipe contributor Phyllis Italiano.

Our outside staff: Handyman Paul Trela, lawn care Stuart Thomas, and all-purpose landscaper And now I once again take the liberty of sharing the late Jim Carforo's President's message from 2020:

*"The days are shorter, the breeze is brisker and the birds depart daily for the southern temperatures, but I must say our sunsets are still spectacular. As the holidays near, the Clearwater Beach Board and I extend our warmest wishes for a joyful season sharing time, happiness and traditions with your loved ones."*

Best wishes,

**Daniel Aharoni, President**



## Lemonade Stand For ARF!

Brodie Ganley, his brother Aden and their friends Chase, Cruz, Nicky, and Sam raised money for the ARF foundation. They worked the Clearwater Beach with cups of lemonade, and one worked the Venmo. It was a great collaborative, selfless effort.

In addition, Brodie baked rice crispy treats and chocolate chip cookies that he also sold. The project raised just over \$200, exceeding their prior record of \$165.

A great altruistic Clearwater Beach team effort headed by our locally concerned youth -- and all to benefit the ARF animals!

## We Need Lifeguards for 2023

Please contact [cbpoa.net@gmail.com](mailto:cbpoa.net@gmail.com) if you're interested or if you know a young person who might want to participate.

*from the desk of the*

## EXECUTIVE SECRETARY

Greetings, and welcome to the fall season.

The marina was very busy this past summer with all boat slips being rented by the middle of March. In fact, we could not accommodate some sponsored boaters that had been with us in past seasons due to an influx of new member boaters.

All boat slips and rack spaces will be assigned on a priority basis in order of receipt to those who have had rentals in the previous year(s). It is important that all applications are submitted by February 15th.

The beach also saw high usage especially on the weekends, with the Taco Truck always bringing a crowd on Friday night. Because of the crowds, it was very helpful that there was not a section of the beach fenced off for piping plovers.

There are changes in the works involving a new electronic method of sending and receiving maintenance fee invoices and marina applications. At this time, I do not have the exact details as to how this system will work, but once finalized, we will make sure everyone is informed.

Due to insurance regulations, unregistered motorized vehicles are not allowed anywhere on the Reservation, especially on the beach. This includes golf carts, mini bikes, dirt bikes, etc. Basically, if the vehicle is not street-legal, it is not allowed at the Reservation.

There is a sign with the Reservation rules just past the gate and parking lot on the road to the beach. It is suggested that members familiarize themselves with these rules, as failure to comply may result in loss of beach and/or marina privileges.

Please visit our recently renovated website which is clear, concise and very easy to navigate. It can be reached at our new domain name, [clearwaterbeachpoa.org](http://clearwaterbeachpoa.org) or the old way, [cbpoa.net](http://cbpoa.net) will also direct you there.

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

Wishing you all a safe and enjoyable fall and winter.

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



## DAVID CONLON



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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](mailto:david.conlon1@elliman.com) | [www.elliman.com](http://www.elliman.com)

# FROM the DOCK MASTER

The 2022 boating season is ending. I hope everyone could enjoy our beautiful marina and reservation with all the upgrades that have been achieved.

## REMEMBER

### **Boaters and Kayakers must take responsibility for their vessels.**

Prior to a storm or extreme tides and wind, it is important to check your dock lines, especially your spring lines, those lines you tie from the middle of your boat to the pilings so your boat doesn't hit or get snagged on the bulkhead or ladder and get hung up. We again have had too many issues with that this year.

Not only can your boat sink, or at the very least get damaged, it also is important to know that the ladder and bulkhead get damaged to the extent that the ladder has to be replaced. Also, remember the pilings, which cannot get replaced, stay damaged. I have contacted many boat owners this year to check their lines because of this issue, and many have been adjusted, but a few calls were ignored or missed.

If you need help with your lines or are unsure how to adjust them I or our assistant Dock Master can help you. In addition, the boat bailing system should be checked to insure it is working properly. Most of the boat sinking problems have been attributed to pumps and/or batteries malfunctioning.

We sent inserts to all boaters on the floater explaining that if they have an anchor pulpit, the anchor has to be stored elsewhere and the pulpit must not impede the walkway. Most complied but others had to be reminded. Also, before or after a heavy wind, please check your kayak or canoe to ensure it is secure and to make sure it hasn't blown off its assigned spot.

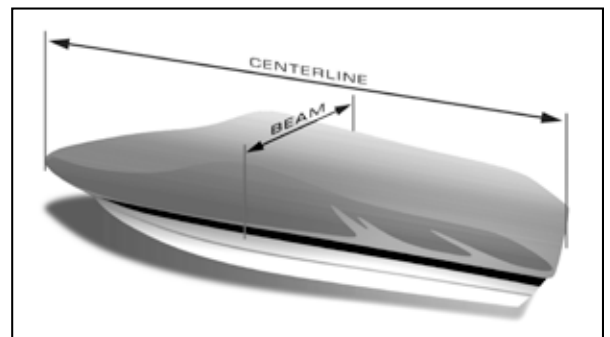
Important Note: This year we encountered a problem with boat owners leaving the water on after they left the marina. This can be a potential hazard if the attached hose breaks or if the nozzle on the end falls off and water happens to spray in yourboat or your neighbors'.

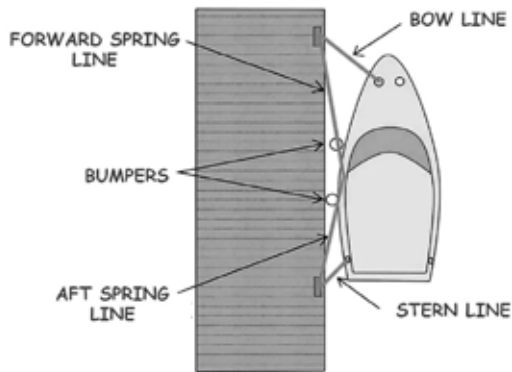
**PLEASE SHUT THE WATER OFF AFTER USING IT, AND IF YOU SEE A HOSE ON, PLEASE SHUT IT OFF. ALSO ELECTRIC IS SUPPOSED TO BE USED TEMPORALLY NOT 24 HOURS A DAY, AND IF YOU ARE USING ELECTRIC YOU HAVE TO USE THE MARINE PLUG NOT THE REGULAR 110 OUTLET.**

In Mid-December 2022, 2023 season applications will be sent to the boaters who have had a slip season and those who have requested a boat application. Slip applications and emergency data forms will be available on the Web in mid-December at [www.cbpoa.net](http://www.cbpoa.net). Marina Rules and Regulations will also be posted.

In addition, kayak rack applications will also be posted on the Web. Community member boat slip fees for the 2023 season are \$50 a foot. Sponsored boat fees are \$100 a foot. The minimum boat slip fee will be for a 20-foot boat. Boaters who desire a slip at our marina must submit a certificate of insurance (COI) and a copy of their boat registration. The COI must indicate marine liability insurance coverage and in addition indicate spillage coverage if the boat has permanently installed fuel tanks.

It is also required that the COI form denote Clearwater Beach Property Owners Association (CBPOA) as an interested party. No slip assignment will be considered if the above items are not submitted with the boat application. Please send only the COI form instead of the entire boat policy. We have enclosed a sample COI for your review. For community members wanting the same slip assignment for next year, submit your information no later than February 15, 2023.





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

Please take note that although we will make every effort to give you the same assignment as last year it will depend on the accurate size of your boat. What that means is on the application we ask for the length and beam size of your boat. If you are not familiar with that terminology, it means the width of your boat, which is very important in the decision of where you will be

placed, especially on the floating dock.

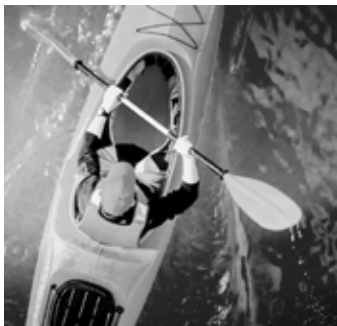
The floating dock slips are designed for boats with 8-foot beams. We have been squeezing boats in at 8.5 ft if we can, but anything bigger than that will be moved to the hard dock. We will not place any boats larger than 21 ft on the floater anymore because the dock cannot handle it. We also have a few slips that shrunk a bit due to the resetting of the pilings and bulkhead work so again take out a ruler and get an accurate measurement so you won't be surprised if you are moved. Our marina is not getting bigger, but the boats coming in are getting larger and we will do whatever it takes to fit what we can. Unfortunately, some have already been turned away.

It is important to note that after all member applicants have been assigned a slip, the remaining unassigned slips are assigned to sponsor applicants. In some instances, sponsored boats may be assigned a different slip. Late application filing can result in a slip assignment change. Applicants with missing information will have their slip assignment postponed with a possible change or no assignment at all. It is important to note that during the boating season no refund will be provided if no replacement boater can be found for your slip.

As a reminder, no trailers and/or boats may be parked overnight on the reservation due to insurance liability. Violators are subject to having their trailer and/or boat removed from the reservation and the violators will be billed for services performed. Please note, if you see any boat with a problem, please notify the Dock Master, Assistant Dock Master or Secretary. When checking kayaks stored on the racks, I found a few not locked. The board of Directors will be requiring all kayak/canoe owners to lock their stored vessels.

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

**The fee for all kayak racks will be \$100.00 per space.** In order to track canoes/kayaks at our rack storage area, 2022 -year stickers with the rack assignment were issued for the renter to place on his/her vessel. I would like to thank the majority of rack renters for complying with our requirement to place our sticker on their kayaks. We are doing this to prevent non-registered kayak owners from using the racks. It is unfortunate that we have experienced problems with intruders storing a kayak on a rack. Vessels with no stickers will be removed from the rack. The owners of canoes/kayaks must remove their vessels from the rack by November 15, 2022.



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



If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Dock Master or Assistant Dock Master. We ask that all boaters review the Marina Rules and Regulations which they will receive with the slip assignment. Check to make sure you have a copy of your boat registration available to submit with your 2023 application. Some boat renters leave their original registration on the boat during winter storage and have no copy. Your application will not be processed until your registration is received, AND THAT MAY CAUSE YOU TO BE LEFT WITHOUT A SLIP.

**I would like to thank the members who saw something and said something this season. We had a number of near mishaps which, without a simple call to us, could have ended up a disaster.**

**AGAIN, IF YOU ARE CALLED ABOUT A PROBLEM WITH YOUR BOAT AND ARE ASKED TO HAVE IT LOOKED AT PLEASE DO SO. IF YOU ARE NOT OUT HERE LET ME KNOW WHEN I CALL YOU AND WE WILL SEND A QUALIFIED PERSON TO: eg: RE-TIE YOUR BOAT, ADJUST THE SPRING LINES, ADD SPRING LINES. PLEASE!!!!**

**Remember all boats must be removed from the marina by November 15, 2022.**

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

Regards, **Ken Neary** Dock Master.

All the Clearwater kids  
who participated in  
the Annual  
Snapper Fishing Contest



## Clearwater Beach Property Owners Association

The Springs, East Hampton, New York

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**Check out the CBPOA WEBSITE!** [www.cbpoa.net](http://www.cbpoa.net)

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

# COOKING LONG ISLAND BOUNTY 2022

*By Phyllis Italiano*

This is the time of year when we are so lucky to live where fresh vegetables abound. We should take advantage of this, as vegetables should be the most important part of our diet. Also, there are so many delicious and interesting ways to prepare them. Try enticing folks to consume more vegetables to go with their meat and pasta dishes.

## ROASTED VEGETABLES

Head of Cauliflower  
2 Cloves of Garlic crushed  
Olive Oil

Bunch of Broccoli  
Basil and your favorite  
herbs and/or spices



Rinse and clean the cauliflower and broccoli. (Remove and save stalks of both vegetables so you can make your own veggie water to use in making other dishes.) Cut both into serving pieces and place these in your favorite roasting dish that you have covered with olive oil.



Add to the dish any herbs or spices that you favor. Place the pan in the oven you have preheated to 375 degrees. How long you cook this dish depends on whether you like your vegetables: crunchy or soft. I like mine crunchy.

If you choose, you can add other veggies like pieces of carrots and/or peppers. Salt and pepper to taste. These veggies can be added to some cooked pasta, adding cheese like Pecorino Romano, if desired.

4 or 5 yellow and/or red Beets  
Olive oil

Mint leaves  
A couple of cloves of garlic

## BEETS

One vegetable that we should be preparing more is beets. If you are lucky and also get beet greens, they can be prepared as any side dish to go with a meat or fish dish, as a leafy green



Wash the beets and place them in a pot with enough water to cover them. Cook until they are soft enough for you to pierce the beets with a knife. Remove them from the heat and allow to cool. Take off the outer skin and cut the part off each beet that is the remnant of the stem.

Cut the beets into pieces and place in a baking dish with olive oil and a clove or two of garlic. Put the pan into the oven at 375 degrees for enough time; they will need to soften fully. Toss the fully cooked beets with a bit more olive oil and mint leaves. This dish can be served hot or cold as a salad. Beets are very healthy, besides being delicious. Vegetable dishes are considered to be superfoods and go well with any meat or fish dish.

And by the way, vegetable dishes are considered to be superfoods!



# RESERVATION NEWS

*By Nancy Labiner*

It was a great summer on the Reservation. The beach, the bocce court, the barbecues, and our playground were busy all summer, and it felt like things were getting closer to “back to normal” after a very challenging two years.

After being on hiatus for the past two summers, the Jim Carforo Annual Party took place in July. It was a fantastic evening and a real celebration of the Clearwater community. A happy crowd, wonderful food and lots of cold drinks, along with the ice cream truck, karaoke and a gorgeous day made it an event to remember.



The Reservation was a destination on Fridays this summer with the arrival of the El Jefe Taco Truck. Sunsets and tacos were a very popular combination, and it was such a nice opportunity to get together with neighbors.

We also had great turn out for Roey's yoga classes twice a week; there is no better place for yoga than the Reservation. Women on Water (WoW) also brought lots of people together, and sunset paddles were a treat. Nature Walks & Talks throughout the summer and Story Salon East on Wednesday evenings were also great opportunities to get together plus our annual community picnic!



Kids had a great time at the Reservation this summer, and the season culminated with the annual fishing contest over Labor Day weekend. The event was a big hit with a record turnout.

The renovation of the sun shed, the new kayak rack, the ongoing landscaping and the work that was done on the marina added to the pleasure of spending time at our amazing location.

We look forward to doing it all over again, and then some, next summer! In the meantime, wishing everyone a happy and healthy winter.

# CBPOA NATURE EVENTS

Did you know that much of Clearwater is within the Accabonac watershed?

Did you know that much of Clearwater is within the Accabonac watershed? This close proximity means that we all get to enjoy the wonderful things that the Accabonac Harbor has to offer - the magnificent vistas, the abundant shellfishing opportunities, boating, and swimming in special places and the estuary's diverse wildlife.

This natural bounty also means that we all have a responsibility to do whatever we can to preserve the ecological integrity of this very special body of water. What we do and what we DO NOT do on our individual properties can have a real impact on the water in the harbor.

The Accabonac Protection Committee (APC) is a group of local citizens committed to protecting Accabonac Harbor and assuring that its unique environment continues to flourish.

The many activities they promote and support include such things as the facilitating the acquisition of properties adjacent to the harbor through the CPF funding process, working with the various parties who are testing the water quality on an ongoing basis, exploring alternatives to traditional lawn fertilization and lawn growth, experimenting with different advanced approaches to septic systems processing and, very importantly, communicating to all of those who live in the area about issues that are relevant to the health of the Accabonac watershed..

To learn more about the APC and its activities, and to hear about some of the things you can do in your back yard, you can contact me - Len Rubin, a Clearwater resident – at [leonard.rubin@gmail.com](mailto:leonard.rubin@gmail.com)

**Len Rubin**  
[leonard.rubin@gmail.com](mailto:leonard.rubin@gmail.com)  
917 209 6175

## **Slow Down You're Movin' too Fast...**

**Thanks to the efforts of Michael Waltz we now have 20 miles an hour slow-down signs on Kings Point Road and Underwood Drive. These straightaways have become dangerous speed zones. We are all hoping that our community will try to adhere to these new cautionary signs and help prevent accidents caused by speeding.**





## 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, 2022 and December 30th, 2022, 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/>

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[www.propanedepot.com](http://www.propanedepot.com) (P) 631-400-7283



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

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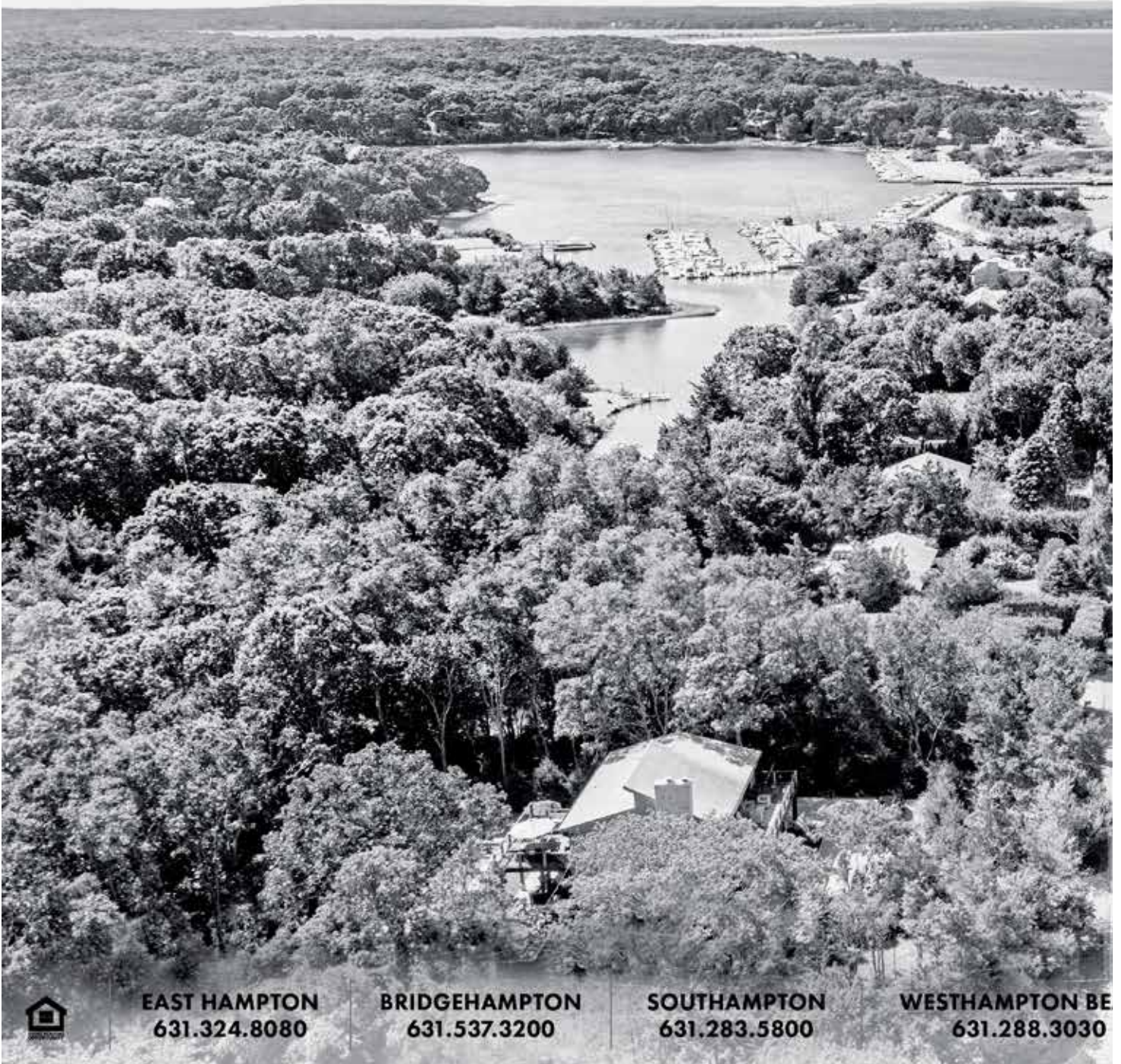
### CLEAN UPS

- ✦ Spring
- ✦ Fall



# HELLO NEIGH

LOOKING FORWARD TO SEEING YOU AT THE F



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**BRIDGEHAMPTON**  
631.537.3200

**SOUTHAMPTON**  
631.283.5800

**WESTHAMPTON BE**  
631.288.3030



# BOR RESERVATION!

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.

- Judi Desiderio, Broker and CEO



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Douglas Elliman

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631-809-2569

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





# 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 2023 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](mailto:michaelwaltz19@gmail.com) with any questions

# SAUNDERS

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Licensed Real Estate Salesperson

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# **HP** HAMILTON PROPERTY SERVICES

& Management

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chamiltonpropertyservices@gmail.com

**631.278.6422**

**WELCOME  
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**14 Rutland LLC**

**Mark Robertson**

**John Simonelli**

**28 Dorset LLC**

**Jessica & Owen Bennett**

**Kellie Murphy**

**Doris Goebel**



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.



# 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

### 39 years experience

**Gary M. Grille**

**631-907-9032**

**631-329-0198**

**gmagilla@aol.com**

# ***GRANDE***

**PLUMBING & HEATING**  
**24 HOUR EMERGENCY SERVICE**

Renovations  
New Construction

Home Repairs  
Heating

**631.324.5800**

**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](mailto: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	Y/N				PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$
A	Yacht Policy	X		4/16/2021	4/16/2022	Liability 300,000

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

1989 17' Boston Whaler Montauk

HIN: BWCM57731889

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

## CERTIFICATE HOLDER

## CANCELLATION

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

ACORD 25 (2016/03)

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# Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York. 11937

**PRSRT STD**

U.S. Postage

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Bridgehampton, NY

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