



CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION

Summer Newsletter 2023





CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



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BOARD OF DIRECTORS

DANIEL AHARONI
President

FRED KLEINSTEUBER
Co-Vice President

EDITH HOLMER
Treasurer

PAULA MIANO
Co-Vice President

KEN NEARY
Dockmaster

KURT MILLER
Co-Vice President / Asst. Dockmaster

MICHAEL WALTZ
Community

SCOTT SASSOON
Technology / Newsletter

REBECCA GORDON
Business Administration

GEORGE LOMBARDI
Special Projects

STAFF

EDITH HOLMER
Bookkeeping

GARY GRILLE
Executive Secretary / Property Manager

PAUL TRELA
Maintenance & Repairs

ADVISORS

STUART CLOSE
LEONARD CZJAKA
ROEY FICARO
NANCY LABINER



President's Report

Hello to all in our Clearwater Beach community! The 2023 season is off to a great start after an unusually and unforgettably glorious Memorial Day weekend! And we have more good news to report:

BEACH EXPERIENCE:

First, we are delighted to announce that we will have lifeguards this season! Thanks to volunteer **Jon Tarbet**, we have a fine staff of youngsters. And our members **Roey Ficaro**, **Nancy Labiner**, **Sooyoung Choi** and **Doreen Green** have volunteered collaborate to supervise the lifeguarding squad, which will operate from a single lifeguard stand on the west beach.

Thanks to directors **Fred Kleinstaubler**, **Kurt Miller** and **Ken Neary**, the beach displays a fresh covering of sand which we dredged from our channel last December; we have brand new swim ropes and buoys and a refurbished swim raft; and our vintage sun shed has been renovated. And the East Hampton Natural Resources Department has installed a protected area at mid-beach to nurture the piping plovers.

LAWN AND PLAY EXPERIENCE:

Thanks to director **Michael Waltz**, we have several new benches and picnic tables on the beach and along the fishing channel and a completely new set of picnic tables/benches at the picnic area at the lawn.

Last summer's innovation of a taco truck is now established with wide support, and you will see both Friday and Saturday taco service by different vendors. Thanks to volunteer **Roey Ficaro**, we will have twice-weekly **yoga** sessions and her periodic **Women on Water (WoW)** excursions. Some things need no improvement, so the ever-popular **sunset-watching** is simply left as is.

Volunteer **Steve Sobel** will again moderate his weekly on Wednesday storytelling event as he has for the past four years. Seven people "telling" for seven minutes,

and you've got an hour of midweek fun. This summer we are excited to continue our educational and children's programs. Please go to our website and check our mail chimp notification for these events.

MARINA EXPERIENCE:

Under the watchful eyes of Dockmaster **Ken Neary**, our marina shows our program of incremental seasonal replacement of pilings and landscaping touch-ups, and the electricity and water lines are checked and ready. Our boat slips are fully booked. This year more residents than ever have sought slips so, since they always get first choice, we have fewer sponsored boats. Nearly all of our paddle craft racks are rented.

COMMUNITY EXPERIENCE:

Our long-time editor of our seasonal newsletter and other communications, **Gerry Giliberti**, recently retired from the Board of Directors. We thank him very much for his many years of generous and fine service. Our director **Scott Sassoon** promptly stepped up to take on that role, plus Scott has now expanded it significantly by substantially upgrading our website as a user experience, with digital communications and member surveys, and most recently converting our annual election process to digital.

Volunteer **Roey Ficaro** has now set up a Facebook page for Clearwater Beach. Please feel free to jump in and share news and events and commentary about your experience. And while perusing this newsletter you will note the delicious and easy recipes from our volunteer **Phyllis Italiano**.

FINANCIAL ADMINISTRATION:

We thank directors **Rebecca Gordon** and **Scott Sassoon** for launching a process to convert our financial administration to be digital and online for bookkeeping, invoicing, payments, reporting and the like.

Under our long-time Treasurer and director **Edith Holmer**, we expect this conversion to take place by this Fall.

OUR ANNUAL MEETING OF THE MEMBERSHIP:

Our Annual Meeting will be held on **Saturday, July 29, at 10:00 a.m., at Springs Elementary School**. There the membership will vote to elect eight Directors, and vote to decide the inflation-compelled proposal for a membership vote to raise membership fees to \$380 per year per residence from the present \$330 per year.

Please be advised that, as per the ByLaws, the Board of Directors has the sole responsibility to set fees for rental of marina slips and racks. In June we voted to raise boat slip rates 15% to \$57.50 per foot with a \$1,000 per slip minimum, to raise sponsor boat slip rates 25% to \$125 per foot with the same per slip minimum, and to raise member paddle craft rates 15% to \$92.

The resulting increased income will be ear-marked as capital reserves.

You are all invited and encouraged to attend and share your comments and suggestions and questions. Together we nurture and improve the special qualities of our shared community. A well-maintained beach, marina and recreational facilities not only give pleasure to the community; they help maintain high property values for us all. Our Board of Directors meets on the first Monday of each month, currently at 5:00 pm, and all members are welcome to attend.

Have a Happy & Safe Summer.
Dan Aharoni, President



2023 CBPOA MAINTENANCE FEE STUDY

The CBPOA Board of Directors have reviewed the upcoming expenses and have concluded that an increase in the Maintenance Fees and Marina Fees are needed.

The CBPOA Expenses for 2000 thru 2020 were reviewed

| | |
|---------------------|-----------|
| Income | 5,533,240 |
| Expenses | 5,811,122 |
| Loss | - 277,822 |
| Reserve funds | 277,822 |

Our reserve fund is used to cover whatever losses incur due to unexpected expenses.

In 2017, it was found that approximately 670 feet of bulkhead needed to be replaced.

In October 2017, a loan for \$400,000 was taken out to help cover those expenses and the Maintenance and Marina fees were increased in 2022.

An analysis of the expenses for the period 2000 thru 2020 indicated that the Marina income was needed to cover the Reservation expenses.

| | | | |
|----------------------------|------------------|-----------------|------------------|
| Maintenance Fees | 2,985,163 | Marina income | 2,985,459 |
| Reservation expenses | <u>3,569,935</u> | Marina expenses | <u>2,241,187</u> |
| Reservation Loss | -584,772 | Marina Profit | 744,272 |

Edith Holmer, Director
Treasurer / Bookkeeper

Regina & Maurice Kaykaty
Nathaniel Butler
MRJN Holding LLC
Luis Jovany Guerro-Orellana
Simon Clarke & Jessica Hartley
Alex Levy
Claire & Mark Keane

Welcome
New Homeowners



Executive Secretary's Report

HAPPY SUMMER TO ALL!

As of June 7th, we currently have 755 paid members in good standing out of a total of 864. 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 2023 Annual Beach Picnic at the Reservation is in the planning stages again and is scheduled for Saturday July 15, 2023 from 4-8 pm with the grills being turned off at 6:30pm.

The Annual Meeting of Members will be held on Saturday, July 29, 2023 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. 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.

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



Dockmaster's Report

As of this writing we have NO slips available at the marina. We have 19 rack spaces still available all on top. We dredged this year with great success and have a clear inlet to the bay.

This year there were quite a few new members submitting applications which meant we had to remove some sponsored boaters to accommodate them. 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. After March 15, we assign sponsored boaters if we have slips available. 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 are 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 Dockmaster 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 new dock rules and regulations which 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 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 and ready this year where boats got hung up on the dock during a moon high tide and almost

sunk and 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 IS 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 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 we issued one sticker per vessel to renters with the assigned rack space with the year and CBPOA emblem. The stickers must be mounted on the kayak/canoe where it can be seen easily. Vessels without stickers will be removed from the racks. We have experience problems with renters storing their kayak on a rack without a sticker. Like I said previously 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, and the wind can make docking miserable, also familiarize yourself with boating charts of the area.

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 better safe than sorry.

STAY SAFE,

Ken Neary Dockmaster



Perfect Earth Project



A Message From The Perfect Earth Project Founder Edwina von Gal

At Perfect Earth Project, we aspire to have a world where all gardens are toxic-free and managed with nature-based practices. The health of people, pets, and the planet depend on it! Nature-based means gardening with nature, not against it. It's about practices, not products.

When we say no to toxic pesticides, grow more native plants, and remove invasives, our gardens become a feast for the senses. They buzz with pollinators, sing with birds, and flaunt their beauty four seasons long, all while hosting a healthy and vibrant ecosystem.

What we do in our gardens affects the world around us. Those of us who are lucky to live near Hog Creek are its stewards. We have a responsibility to protect it and other local treasured waterways from fertilizer and pesticide runoff, which harms aquatic life and the ecosystem that depends on it.

Perfect Earth put together an easy-to-follow guide, **The Basics of Nature-Based Land Care** to help.

The 12-step booklet is packed with resources and inspiration, so you can create and care for your garden in an ecologically sensitive and safe manner. It's easy to do and will create beautiful, beneficial results. I hope you will all give it a try, and have a joyous Summer!

Edwina von Gal is a CBPOA Member.

LEARN MORE ABOUT NATURE-BASED LAND CARE
perfectearthproject.org



SCAN QR CODE TO DOWNLOAD LAND CARE GUIDE



Clearwater Events



Taco Lunch Saturdays

Mattitaco from Mattituck North Fork fame will be serving lunch every Saturday this Summer from their classic Airstream.

YOGA anyone?

Our new Director, Roey Ficaro will be hosting Morning and Sunset yoga sessions twice per week.



Our Kid's Fishing Contest will be held September 1st with some great fun and prizes for all.



SCAN QR CODE FOR
MORE EVENTS



Clearwater Events



**Annual Meeting for
Members of Clearwater Beach**
Saturday, July 29th, 10am at
Springs School Auditorium

Full Moon Paddle to the Green Buoy
Tuesday, August 1st
Watch the moon rise on the bay
led by WoW & MoW



Children's S'mores Night
Tuesday, August 1st
Join us for a fun evening of
s'mores making with the children of
Clearwater Beach



SCAN QR CODE
FOR MORE EVENTS



Springs Art & Music Events



INSIDE THE ARTS CENTER

The Arts Center at Duck Creek operates in the 19th-century barn once owned by abstract expressionist John Little, who in the 1950s, used this space as a studio and meeting place for artists in the then burgeoning art colony of Springs, East Hampton.

The mission of the Arts Center at Duck Creek is to serve our community with free, innovative arts programs and supporting our participating artists.



**CHECKOUT THE MUSIC & ART
EXHIBITION CALENDAR**

duckcreekarts.org





Springs Map



RESTAURANTS AND BARS

1. The Blend
2. Si Si Restaurant at East Hampton Point
3. Sunset Harbor at East Hampton Point
4. Bostwick's on the Harbor
5. Rita Cantina
6. Springs Tavern and Grill
7. Springs Pizza

LOCAL BUSINESSES

1. Damark's Market - deli & grocery store
2. D&C Multi Services - money transfers and beauty
3. Maidstone Market & Deli
4. S & S Corner Shop - deli & homeware
5. Kalbacher's Autos
6. Springs Wines & Liquors
7. Hamptons Auto Collision
8. Montauk Market - deli
9. Springs Auto Repair Shop
10. Springs General Store
11. Vicky Wolf Ruby 'Old Stone Market' - deli

MARINAS & WATER LIFE

1. East Hampton Marina
2. 'The Vanderveer' Three Mile Harbor
3. Three Mile Harbor Marina & Ship's Store
4. East Hampton Town Docks
5. Gardiner's Marina
6. Halsey's Marina
7. Shagwong Marina
8. East Hampton Point Marina

COMMUNITY PLACES, MUSEUMS & GALLERIES

1. Arts Centre at Duck Creek Farm - live events and art gallery, www.duckcreekarts.org
2. Springs Fire Department
3. The Fire Place Project - art gallery, www.thefireplaceproject.com
4. Pollock Krasner House & Study Center - museum and art gallery, www.pkhouse.org
5. Springs Community Presbyterian Church & Hall, Springs Food Pantry, www.springspc.org
6. Ashawagh Hall - art gallery, live events & seasonal farmers market, www.ashawagh-hall.org
7. Springs Historical Society & Community Library, www.springshistoricalsociety.org
8. Parsons Blacksmith Shop - museum
9. Springs Elementary & Middle School, www.springsschool.org
10. Green River Cemetery
11. Shaarey Pardes Accabonac Grove, Jewish Cemetery, www.jco.org/community/cemetery
12. The Leiber Collection - museum & gallery, www.leibermuseum.org
13. St Peter's Chapel, www.stlukeseasthampton.org/welcome/st-peters-chapel

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NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with **ARTICLE IV, SECTION 1** of the Clearwater Beach Property Owners Association, Inc. By-laws, the Thirty-Eighth Annual Meeting of Members will be held on Saturday, July 29, 2023, at 10:00AM at the Springs School Library and via the Zoom app. All members are invited to attend. **The Meeting Agenda is as follows:**

1. The election of six Director Nominees for 2-year terms, and the election of one Director Nominee for a 1-year term. *See details in the Proxy Statement below.*
2. The vote for a resolution to raise the Annual Members Maintenance Fee.
3. The transaction of other business that may properly come before the meeting.
4. 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 they plan to attend the meeting in person or not, to complete, sign and return the Proxy ballot(s) on the self-addressed card as soon as possible. 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 will be voided.

The Order of Business for the Annual Meeting shall be in accordance with **ARTICLE IV, SECTION 5** of the By-laws and as follows:

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

PROXY STATEMENT 1: This statement is furnished in accordance with the solicitation of proxies by the Board of Directors of the Clearwater Beach Property Owners Association, Inc. for use at the Annual Meeting of Members on July 29, 2023. The proxies named on the card will **VOTE AS DIRECTED** thereon by the Member.

PLEASE USE THE ENCLOSED POSTCARD PROXY TO CAST YOUR VOTE or VOTE ONLINE VIA THE “ELECTION BUDDY” EMAIL NOTICE UNIQUE URL.

Election of Directors (Item #4): there are six Directors whose term of office will expire on the day of the Annual Meeting. The Board endorses all five of the incumbent Directors for the 2-year term. They are Daniel Aharoni, Kurt Miller, Edith Holmer, George Lombardi and Scott Sassoon. Rebecca Gordon does not wish to seek another term. We have two new candidates who wish to run for election, John Thorsen and Austin King. There are also two one-year terms available. The six top vote-receiving nominees shall fill the 2-year terms with the seventh vote-receiving nominee to fill the 1-year term. The additional 1-year term will remain vacant until after the Annual Meeting of Members. Members may vote for **ANY seven** of the above named. Ballots on which the member votes for others **MUST BE VOIDED**.

PROXY STATEMENT 2: The vote on a resolution to raise the Annual Member Maintenance Fee by 15% to \$380.00. The Board of Directors has voted to raise marina fees for Member boaters and rack space rentals by 15% and to raise sponsored boater fees by 25%. The Board recommends a Yes vote for this resolution.

Note: Members may nominate another in good standing for election providing the nomination is made in writing, addressed to the Secretary, and received prior to May 15th of that current election year as per Article V, Section 2 of the Clearwater Beach Property Owners Association, Inc. By-Laws.

Gary M. Grille, Executive Secretary



CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION

DANIEL AHARONI

I am retired after 42 years practicing law, first as an entertainment lawyer and then as visas counsel to foreign and domestic clients involved in the arts and entertainment fields.

I have resided in the same co-op apartment building on Central Park West in Manhattan since 1977. I served on that building's Tenants Negotiating Committee that sought to improve the terms of the original conversion from rental to co-op status. I then served on the first Board of Directors and have continued to do so off and on for 23 years ever since, holding at various times the positions of Secretary, Vice President and President.

My wife, Laraine, and her family built their vacation home in Clearwater Beach in 1961. I met her in 1973, and we visited regularly until moving into that home, on Pembroke Drive, in 1996.

I was a volunteer Legal Adviser to the CBPOA Board of Directors for two years before being appointed in 2014 to fill a vacancy on the Board. I am now President and also in charge of Legal Affairs and Lifeguards.

EDITH HOLMER

I have been a resident of CBPOA since 1983 when Will, my husband, and I built our home in CBPOA and we had been active boaters at our marina for 20 years.

Currently, I am the Treasurer of CBPOA. I have been Treasurer since 2002 when I was elected to the position. My goal as Treasurer has been and will be to preserve and enhance the reservation at CBPOA thru prudent review and management of our finances. During the time that I have been Treasurer, the Board has never assessed the residents for the major improvements that have been made to the reservation and CBPOA was able to obtain a loan with reasonable interest rates due to our conservative spending practices when we needed to install a new bulkhead at the reservation.

I am hoping to again serve the community as a member of the CBPOA Board of Directors.

AUSTIN KING

- Grew up in Huntington, LI, spent a fair amount of time "out east".
- Graduated from SUNY Cortland '87
- Moved out to the San Francisco Bay Area in 1991 and continue to raise a family of 3 teenagers in that area.
- 2017 retired from Federal Law Enforcement after serving for 25 years for the National Park Service.
- Have been splitting my time between coasts more often since 2015, the year we purchased a home at 122 Tyrone.
- Served on a Condominium Board 7 years in CA.
- Been thinking of continuing public service on this board, as my time permits.

Thank you for your consideration,

GEORGE LOMBARDI

I graduated from New York University with a BS and MA.

Prior to working on the Board of Directors some 28 years ago, I worked for the Board of Education City of New York as a teacher of Industrial Arts and Assistant Principal. I retired after 31 years as an administrator. I began a second career as a custom home builder. To date, I completed 27 new homes all within the town of East Hampton.

When I was appointed to the CBPOA board I had many assignments. I was elected to the office as President when we had 7 members on the board. As President I completed difficult tasks such as:

DEC application with all documentation for dredging each year. While I was President, I managed the Lifeguards, worked on special projects, entrance stone monuments, graveled all roads, rebuilt sun shed, worked on replacing new bulkheads and supervised the installation of the first children's play set.

I feel strongly that an improved reservation helps increase the value of our homes and Clearwater community.



Meet the Candidates

KURT MILLER

I am a retired software engineer / entrepreneur with over 30 years of experience working with technology. I have worked at large organizations like Mastercard International as well as founded technology startups. I was a board member of a software company for over 20 years where I was involved in making key business and technology decisions.

I have been an active board member of CBPOA since 2020 when I was appointed to the board to fill a vacancy. Previously I was a technology advisor to the board. I am currently serving as Co-Vice President, Assistant Dock Master and participate in the Dredging and Permitting committee, Administration committee, Marina committee and the Reservation committee.

As part of the Dredging and Permitting committee I have been working on renewing our 10 year NY Department of Conservation dredging permits and also serve as negotiator and liaison with Lion Head for their portion of the dredging and permitting costs. As part of the Reservation committee I currently oversee the maintenance of the WiFi and Security camera system and previously assisted the board as an advisor with the selection and installation of the system.

My vision for the reservation is to ensure that it remains exceptional and affordable. I would be honored to continue to serve on the board in order to help maintain and improve the reservation for the community.

JOHN THORSEN

I am a 25-year full-time resident of Clearwater and run a local home technology integration business. My wife Leslie and I love the natural environment here, taking walks, biking, stargazing, and whenever possible swimming, boating, fishing, clamming and paddle boarding. I welcome the opportunity of contributing to our community and helping to preserve its natural beauty.

SCOTT SASSOON

Dear Members - thank you for the opportunity to serve you on the CBPOA Board of Directors.

Over this past year I have led several initiatives to “modernize” the Corporation and our business operations. We have introduced technology tools and business management best practices to maximize efficiency, improve transparency, and increase community engagement.

1. Community feedback survey
2. Financial advisor and bookkeeping firm search
3. CPA Accounting firm search
4. Online voting system via electionbuddy.com
5. Digital payments processing
6. Risk management (general liability)
7. Sponsorship deals
8. Programming partnerships
9. Branded community email template
10. Wordpress community events feature
11. Web newsletter digest feature

Some background, I have been frequenting the East End for the last 24 years. Settling at our full-time home on Springs Fireplace Rd in 2018 with my wife and our two border terriers. My career started in dot-com web development eventually transitioning to real estate design build, and currently operating a flexible office, event and meeting venue in Manhattan.

Historically, just 10% of CBPOA Members vote and approximately 5% participate in the Annual Meeting. Please cast your vote and empower us to support the growing needs of our Community!

Your Proxy Ballot is on the last page of the newsletter.

Please complete and return to the address below:

**CBPOA
P.O Box 666
East Hampton, New York 11937**



DAVID CONLON



KNOW YOUR OPTIONS

RENTING OR SELLING?

SCHEDULE A HOME
EVALUATION

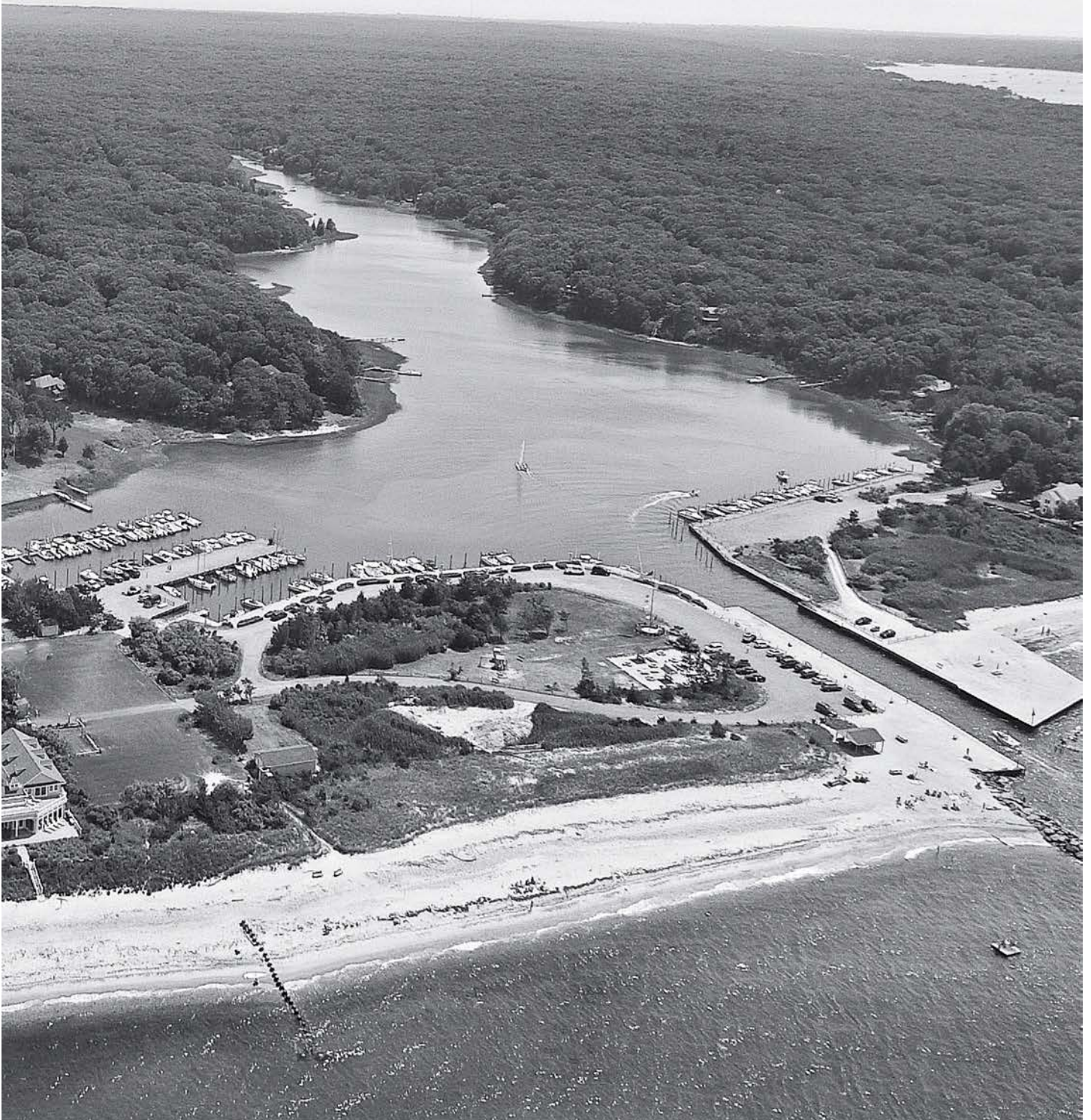
Dave resides in Springs with his wife and three children, where he is an active member of Clearwater Beach Community. He is a member of the Springs School Board, a board member for the charitable nonprofit Hoops4Hope, an active parishioner at Most Holy Trinity Catholic Church, and is a volunteer coach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

HELLO NEIGHBOR



EAST HAMPTON
631.324.8080

BRIDGEHAMPTON
631.537.3200

SOUTHAMPTON
631.283.5800

WESTHAMPTON BEACH
631.288.3030

MONTAUK
631.668.0500

MATTITUCK
631.298.0600

GREENPORT
631.477.5990



I have lived and invested in Clearwater Beach for over 30 years. My first home was right here on Norfolk Drive. Our company has **listed**, **sold** and **rented** many homes in the community. We know best the value and unique qualities of properties here. If you are considering renting or selling, **NOW** is an ideal time — and who better to entrust your home to than a neighbor, who has your best interest at heart and will guide you through the process seamlessly.

-Judi A. Desiderio, Broker & CEO
JD@TCHamptons.com

TOWN & COUNTRY
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SUN COUNTRY LANDSCAPING & MAINTENANCE

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LAWNS

- Mowing & Maintenance
- Seeded and Sodded installations

TREES & BUSHES

- Plantings
- Pruning & removal
- Bucket Truck Service

CLEAN UPS

- Spring
- Fall

Exclusive Discount for Clearwater Beach Members

- Additional \$.15 Off our already low rates
- + Free Smart Tank Monitoring
- + Up to \$100 donated to CBPOA per New Account*



Sign up Today with Promo Code: **Clearwater**

Visit: propanedepot.com/clearwater or call **631-400-SAVE**

*Offer only valid for homes that are in Clearwater Beach. Free Monitoring requires a fill/year. Donation based on usage per each sign-up.



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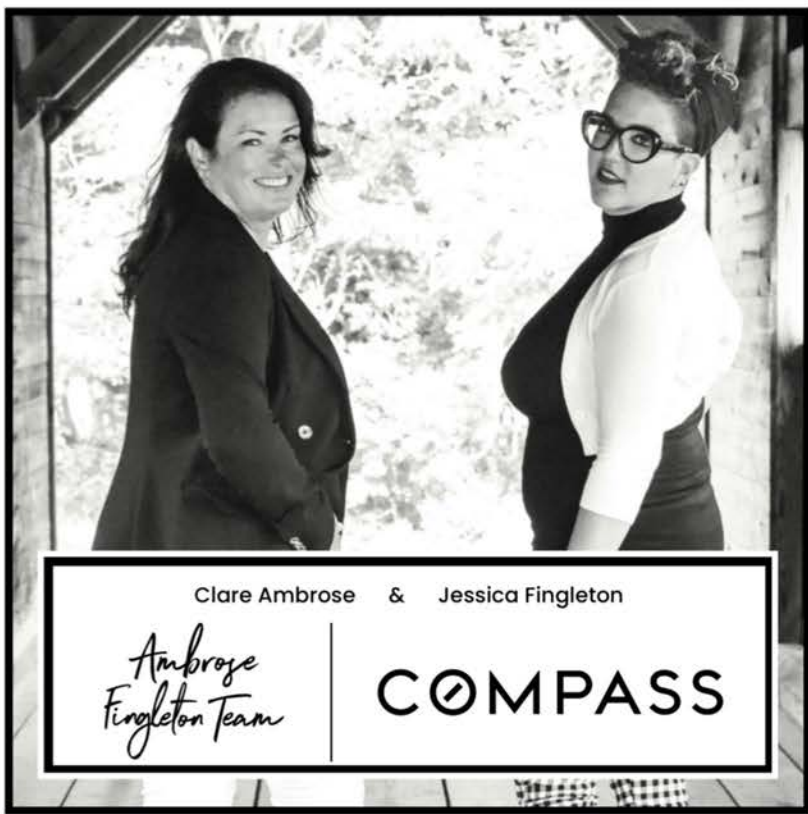
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Clearwater Beach Property Owners Association, Inc.
ANNUAL MEETING OF MEMBERS
MEMBER PROXY BALLOT

I hereby appoint Board of Directors Paula Miano and Ken Neary as proxies to represent me at the July 29, 2023 Annual Meeting of Members of the Clearwater Beach Property Owners Association, Inc. and at any adjournment thereof, to cast my vote for any and all matters arising thereat. The proxies shall vote for the election of the seven directors listed below.

The Annual Meeting of Members will be held in person at the Springs School Library at 10 A.M. on Saturday, July 29th and via the Zoom app. Instructions will be provided.

1. ELECTION OF THE BOARD OF DIRECTORS

This year six 2-year terms, and two 1-year terms are available for election. The six Director Nominees with the highest vote count shall fill the 2-year terms with the seventh Director Nominee to fill the 1-year term. The last remaining 1-year Director seat will remain vacant until after the Annual Meeting of Members. biographies and resolution explanations will be provided accordingly.

PLEASE MAKE YOUR SELECTION FOR DIRECTOR NOMINEES

- | | | | |
|--------------------|----------------------|------------------|----------------------|
| 1. Daniel Aharoni | (Yes) (No) (Abstain) | 5. Scott Sassoon | (Yes) (No) (Abstain) |
| 2. Kurt Miller | (Yes) (No) (Abstain) | 6. John Thorsen | (Yes) (No) (Abstain) |
| 3. Edith Holmer | (Yes) (No) (Abstain) | 7. Austin King | (Yes) (No) (Abstain) |
| 4. George Lombardi | (Yes) (No) (Abstain) | | |

2. MEMBER ANNUAL DUES INCREASE

The Board of Directors recommends "Yes" to raising the Annual Member Maintenance Fee as of 2024 to \$380.00.
(Yes) (No) (Abstain)

Print Full Name: _____

Signed: _____

Date: _____ Lot No.: _____

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