

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION

Newsletter





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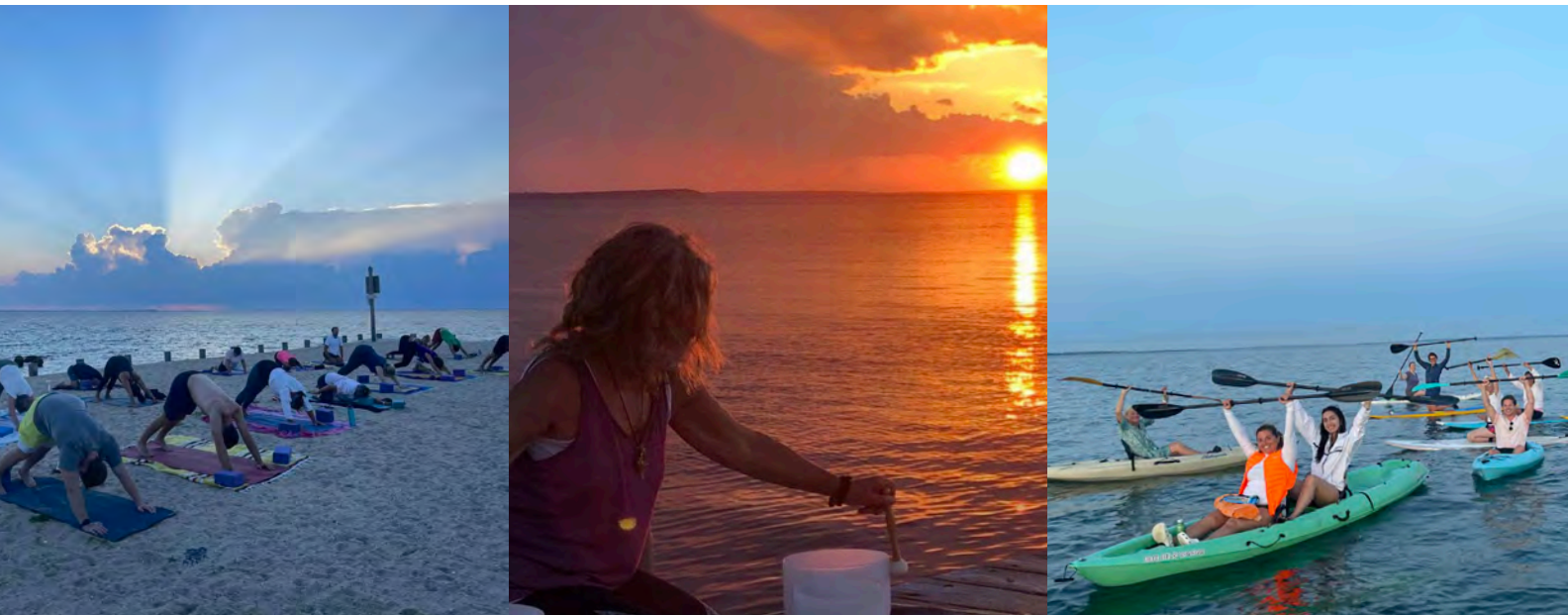
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Spring/Summer

2023



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ASSISTANT TREASURER



PRESIDENT'S REPORT

Kurt Miller
President

Hi! My name is Kurt Miller. The CBPOA Board has asked me to serve as your president this year. I want to thank Daniel Abaroni for the 3 years he served as president of the CBPOA board. Dan did a fantastic job as president and I aspire to reach the high bar he set.

The board continues to work on improving how we communicate with the members. The previous annual election we introduced voting electronically using a service called Election Buddy. Our goal is to increase voting participation and the use of Election Buddy has helped us to achieve this. Unfortunately with last year's election, the paper ballots were mailed later than usual and caused some confusion, which resulted in the board extending the election. This upcoming year we will be sure to have the paper ballots mailed early enough to avoid replicating last year's mistake.

The board recently decided to outsource our bookkeeping functions to a local, reputable, and independent firm. This change will provide us the ability to email invoices directly to members, as well as allowing you to pay membership dues fully electronically. Edith Holmer, our long-time treasurer, will continue her valuable work in more of a supervisory role to the bookkeeper.



At the end of October, we mailed a contact preferences postcard to all members. This card allows members to opt-in to the new electronic services we now provide. If you haven't received or responded to the mailing, or wish to change your preferences please email our secretary, Gary Grille at secretary@clearwaterbeachpoa.org. You can also reach Gary at his work phone 631-907-9032.

I often think of how fortunate and appreciative I am to be able to spend time in the tranquil and beautiful Clearwater Beach. I love the foggy mornings and the flocks of wild turkeys roaming about this time of year. I'm wishing everyone a wonderful holiday season, and a happy and healthy New Year. Looking forward to seeing you all at our annual picnic and all of our other reservation activities.

With Warm Regards,

Kurt Miller, President
president@clearwaterbeachpoa.org



Ken Neary
Dock Master

DOCKMASTER'S REPORT

The 2023 boating season is ending. I hope everyone was able to enjoy our beautiful marina and reservation.

REMEMBER Boaters and Kayakers must take responsibility for their vessels. Prior to a storm or extreme tides and wind, it is important to check your dock lines especially your spring lines, the lines you tie from the middle of your boat to the pilings so your boat doesn't hit or get snagged on the bulkhead or ladder and get hung up. We again have had a too many issues with that this year. Problems have been attributed to malfunction in pumps and/or batteries.

In addition, the boats bailing system should be checked to insure it is working properly. Most of the boat sinking problems have been attributed to malfunction in pumps and/or batteries.

PLEASE SHUT THE WATER OFF AFTER USING 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.

UNFORTUNATLY WE HAD A BOAT SINK BECAUSE THE SPRINGS LINES WERE NOT ATTACHED AND THE BOAT GOT STUCK UNDER THE BULKHEAD AT LOW TIDE AND WHEN THE TIDE CAME IN IT TOOK ON WATER AND SUNK. YOU NEED TO HAVE 6 LINES ON YOUR BOAT 2 STERN, 2 BOW AND 2 SPRING LINES. THE PILINGS ARE FOR TIEING UP, NOT TO BE BOUNCED OFF OF. BOATERS ON THE FLOATING DOCK SHOULD MAKE SURE THE BOAT IS TIED TIGHT TO THE DOCK SO IT DOES NOT INTERFERE WITH YOUR NEIGHBOR.

I have contacted many boat owners again this year to check their lines because of this issue, and many have been adjusted, but a few calls were ignored or missed. If you need help with your lines or are not sure how to adjust them I or our assistant Dock Master can help you.

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

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

In Mid-December 2023, 2024 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.

Marina Rules and Regulations will also be posted. In addition, kayak rack applications will also be posted on the Web. Community member boat slip fee for the 2024 season is \$57.50 a foot. Sponsored boat fee is \$125 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, 2024.

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

Please take note that although we will make every effort to give you your same assignment as last year it will depend on the accurate size of your boat. What that means is on the application we ask for length and beam size of your boat. If you are not familiar with that terminology that 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 feet if we can, but anything bigger than that will be moved to the hard dock. We will not place any boats larger than 21 feet on the floater anymore, as the dock cannot handle it.

We also have a few slips that shrunk a bit due to the resetting of the pilings and bulkhead work. So, again, take out a ruler if you must and get an accurate measurement, so you won't be surprised if you are moved. Our marina is not getting bigger but the boats coming in are getting larger and we will do whatever it takes to fit what we can. Unfortunately, some have been turned away.

It is important to note that after all member applicants have been assigned a slip, the remaining unassigned slips are assigned to sponsor applicants. In some instances, sponsored boats may be assigned a different slip. Late application filing can 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 Dock Master, Assistant Dock Master or Secretary. When checking kayaks stored on the racks, I found a few not locked. The board of Directors will be requiring all kayaks/canoes owners to lock their stored vessel.

We will continue the policy of notifying boat owners if their boat is in danger of sinking, so please make sure that 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 owner should periodically check the floating condition of their boat 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 \$115.00 per space. In order to track canoes/kayaks at our rack storage area, 2023 -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.

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 IS NOT SAFE ON A SUP) YOU ARE SUPPOSE TO HAVE LIFE JACKETS WITH YOU ON KAYAKS ALSO AS PER USCG REGULATIONS.

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 ex: RE-TIE YOUR BOAT, ADJUST THE SPRING LINES, ADD SPRING LINES. PLEASE!!!!

We are doing this to avoid non-registered kayak owners from using the racks. It is unfortunate that we have experienced problems with intruders storing a kayak on a rack. Vessels with no sticker will be removed from the rack. The owners of canoes/kayaks must remove their vessel from the rack by Nov 15, 2023.

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 that you have a copy of your boat registration available to submit with your 2024 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 WITH OUT A SLIP.

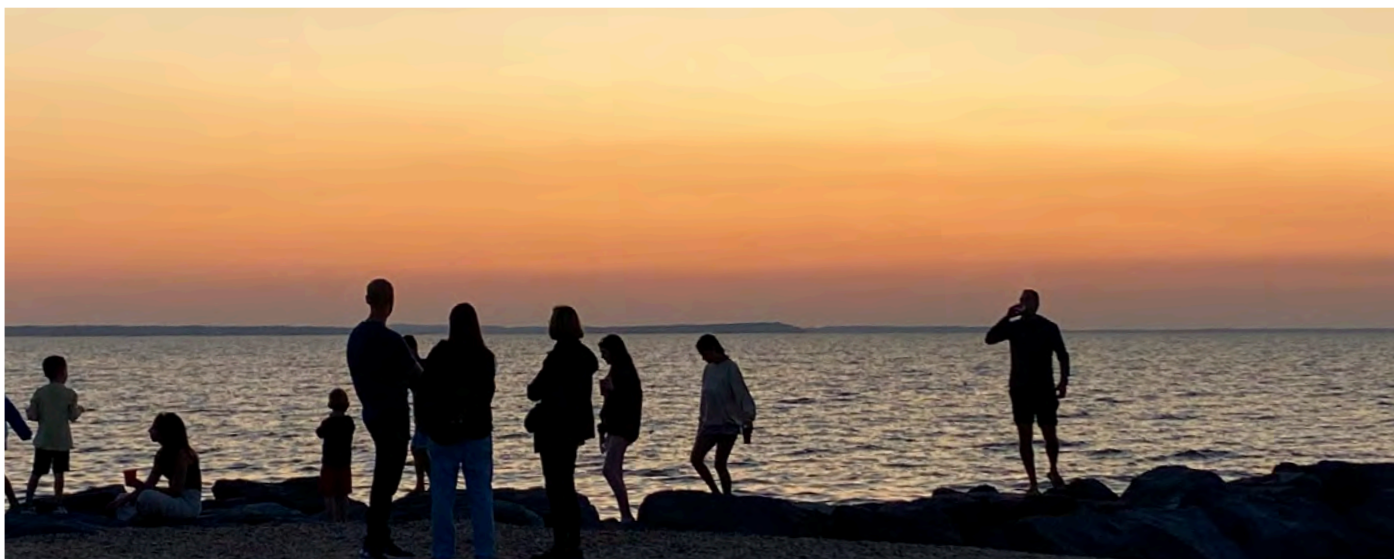
I would like to thank the members who saw something and said something this season. We had a number of near mishaps that, without a simple call, could have ended up a disaster.

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



SECRETARY'S REPORT



From the Desk of the Executive Secretary

Greetings! Welcome to the fall season.

We recently sent a letter with a postcard to return which will indicate whether you would like to receive the yearly invoice and newsletter electronically or by regular mail. There is also a checkbox for choosing an electronic or paper ballot for the Annual Election of Officers, etc. We ask that you fill out and return the postcard promptly so we can record your choices before the yearly invoices are sent. Invoices will be sent according to your choice and electronic payment methods will be available this coming year.

It should also be noted that the yearly maintenance fee was voted on and increased by 15% to \$380.00.

Member boater and rack space fees were also increased by 15% and sponsored boater fees increased by 25%.

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 with consideration to those who have had rentals in the previous year(s). It is important that all applications are submitted by February 15th.

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

There is a sign with the Reservation rules just past the gate and parking

lot on the road to the beach. It is suggested that members familiarize themselves with these rules, as failure to comply may result in loss of beach and/or marina privileges.

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. The old way, cbpoa.net will also direct you there.

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

Wishing you all a safe and enjoyable fall and winter.

Gary M. Grille
Executive Secretary

631-907-9032
cbpoa.net@gmail.com



TREASURER'S REPORT

Online Digital Payments For 2024 Annual Dues!

The ability to receive and pay your 2024 CBPOA Annual Maintenance Fee invoice will be available to those who designated that they wished to enroll in email invoicing. Those that did not select or did not return the pre-stamped postcard will have their 2024 CBPOA Annual Maintenance Fee invoice mailed to them.

The last reminder CBPOA Annual Maintenance Notices of outstanding balances have been mailed. Those who have an outstanding balance as of November 30, 2023 greater than \$ 660.00 and do not have a current lien will have a lien recorded at the Suffolk County Clerk Office for their outstanding balance as of November 30, 2023.

The processing fee for recording a lien is \$ 300.00 which will be added to their outstanding balance as of December 1, 2023. The 2024 CBPOA invoice will reflect the addition of the Lien processing fee of \$ 300.00.

Please be patient with us as we implement this new invoice and payment process.

*Have a good winter season and see you
in the Spring!*

Edith Holmer,
Treasurer





Clearwater Beach Summer Events

Roey Ficaro
Member Events

Our Clearwater 2023 summer activities brought lots of connection & fun as we participated in another fun season of Open Air Beach Yoga, Tuesday evenings and Friday mornings taught by certified Yoga/Meditation Instructor Roey Ficaro. In addition our WoW & MoW Club (Women & Men on Water) enjoyed paddle excursions in Kayaks and on Paddle Boards around Hog Creek and out on the Bay. Many also enjoyed the monthly adventure of participating in evening paddles out to the green buoy to wait for the amazing experience of watching the full moon rise up over us. Everyone had lanterns or headlamps and life jackets. It was truly a magical experience!

Boat Caravanning was another enjoyable activity on the water where boaters followed each other to a pre-determined destination. They tied up together, sharing food, beverages, swimming, jumping off boats



& paddle boarding. An incredibly fun day for all!

Early in June Yoga participants along with WoW & MoW club have an opening season Potluck Picnic on Flaggy hole Beach. Our closing Potluck Picnic was held on October 8 at Clearwater BBQ area with yummy food & dessert, music, hula hooping, corn hole & chipping golf balls into a net!



FRIDAY MORNING & TUESDAY SUNSET YOGA



PADDLE EXCURSION & FULL MOON PADDLES & BOAT CARAVAN



Roey Ficaro
RoeyFicaro@gmail.com

Interested in participating in Yoga or Water activities in Summer 2024 season? Contact me.

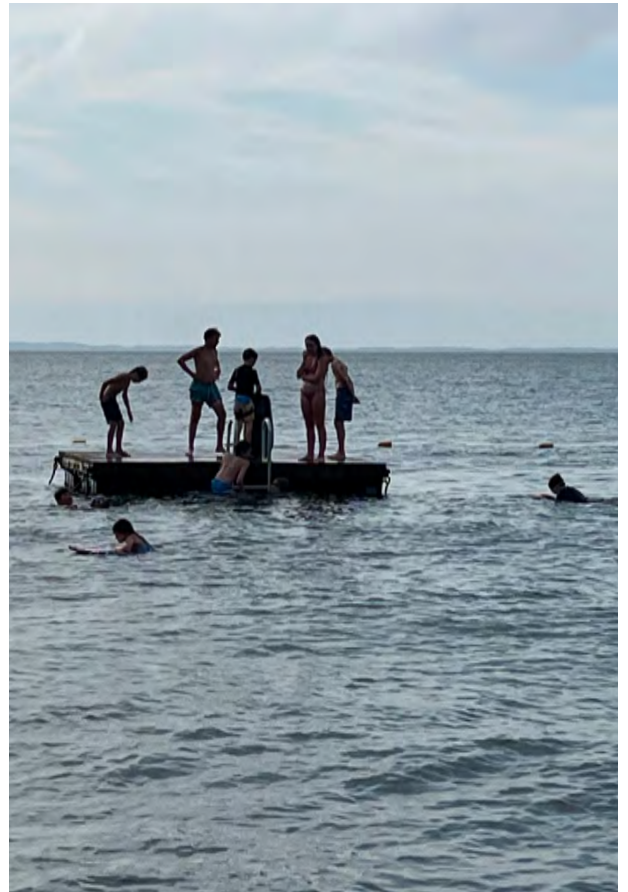


Reservation News

The Summer of 2023 was a beautiful one at the Reservation. From gorgeous sunsets to full moons, it really was magical. The weather held out for another successful Jim Carfaro Annual Picnic in July. There were many new neighbors and families enjoying burgers, hot dogs, caprese salad and other treats, cooked and served by the Springs Firehouse team. And the ice cream truck to cap off the evening was as popular as ever.

Over the rest of the summer, it was great to see so many neighbors at the Reservation having evening picnics, as the sun set over Gardiner's Bay.

Many residents took advantage of the picnic tables and new benches around the Reservation. The grilling and playground area were busier than ever, and there was often friendly competition around the bocci court. The s'mores night was as fun as ever.



With the improvements at the beach, including the renovation of the raft and new swim area rope, the water was as busy as it has been in recent years. The final family event of the summer season, the kid's fishing contest over Labor Day weekend, had record turnout, and it was a great way to bring the summer season to a close.

As always, we appreciated Jim and Gabe at the gate, always welcoming and a sure sign that summer is in full swing.

It feels like summer goes by faster and faster every year. While the holidays will soon be upon us, we will look forward to those magical summer days at the Reservation in 2024.

In the meantime, have a wonderful winter!

**Nancy Labiner,
Advisor**



Photo credit: perfectearthproject.org



A Message from Perfect Earth Project

PRFCT landscapes are safe, healthy, beautiful—and good for the planet. We all want to do more for the environment, but we know how difficult it is for homeowners to find the help and advice they need to convert their lands. Perfect Earth’s new **Living Lands program** is about to change that. We will be providing individualized coaching and education for landowners, landscape designers, and maintenance professionals to ensure successful transitions from conventional, toxic methods to nature-based ones.

A nationwide program, Living Lands will focus initially on Long Island and the Hudson Valley. We’re thrilled that Peconic Land Trust is our first major partner. We will focus on the vital Georgica and Sagg Pond watersheds. Together, we will work with homeowners and their landscape team to create individualized land care programs to care for their gardens safely and to engage their full interest and commitment.

When you convert to nature-based practices, you’ll be amazed at how your landscape transforms: Walk barefoot in a PRFCT lawn, listen to the trill of warblers, watch swallowtail butterflies flutter from flower to flower. Suddenly, a whole new world reveals itself—one that’s safe, ever-evolving, and endlessly magical.



Up Next “Native Seeds at Hilltop Hanover Farm”



Summer 2023 Season Music & Art Program Round-up



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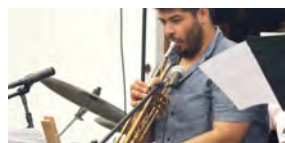
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APT 75CE 5 BED 5 BATH \$100,000/MO



MANHATTAN: LUCIDA 151 E 85th St
Apt 14A 5 Bed 5.5 Bath \$46,000/MO

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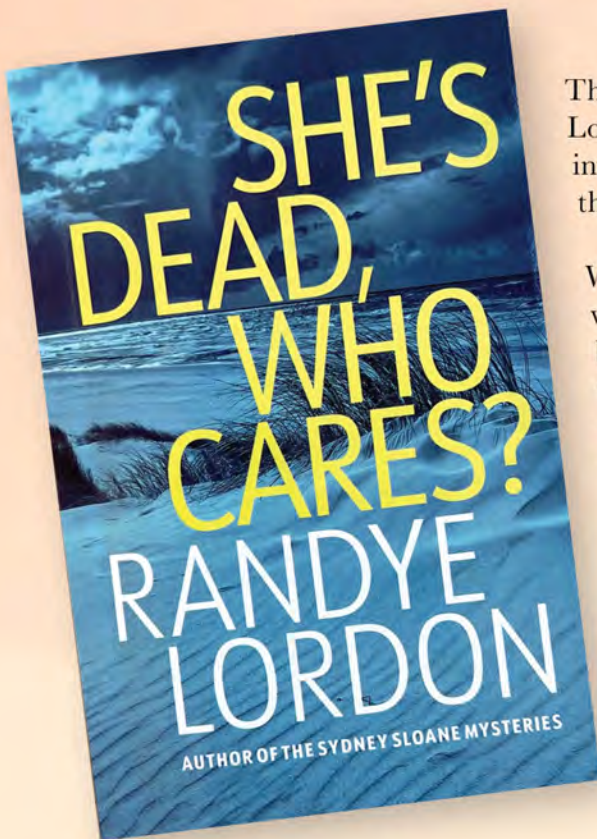
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Not Only Am I
Your Neighbor,
I Can Also Be Your
Real Estate Agent



Clearwater Author Randye Lordon's New Mystery Set in the Hamptons



This entertaining series launch from Lordon (the Sydney Sloane mysteries) introduces Mary Moody, a “concierge to the rich and the richer” of the Hamptons.



When Corliss Blines, a powerful art gallery owner whose life is based on the principle, “Screw others before they screw you,” disappears, the only person who seems to care is her renowned filmmaker friend who hires Mary to find Corliss. Parts of the missing woman’s body turn up in the dunes, and other murders follow, with Mary becoming a target for the killer.

Distinctive characters (both human and canine) match the twisty plot. Mary’s comic takes on her rich clients will leave readers eager for more.

“It is a rare achievement these days to combine a murder mystery, alluring ‘detective,’ fun supporting characters, delightful laughter, and a surprise ending but Randye Lordon has done it and more in *She’s Dead, Who Cares?* This page-turning whodunnit sure did it for me.”

- Tom Clavin, a #1 NY Times bestselling author

“With a cast of characters that only a Hamptons insider could create and more curves than *Accabonac Road*, Randye Lordon’s murderous tale will pull you in like the rip current off Sagg Main Beach.”

- Helen A. Harrison, author of the Art of Murder mysteries

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DAVID CONLON



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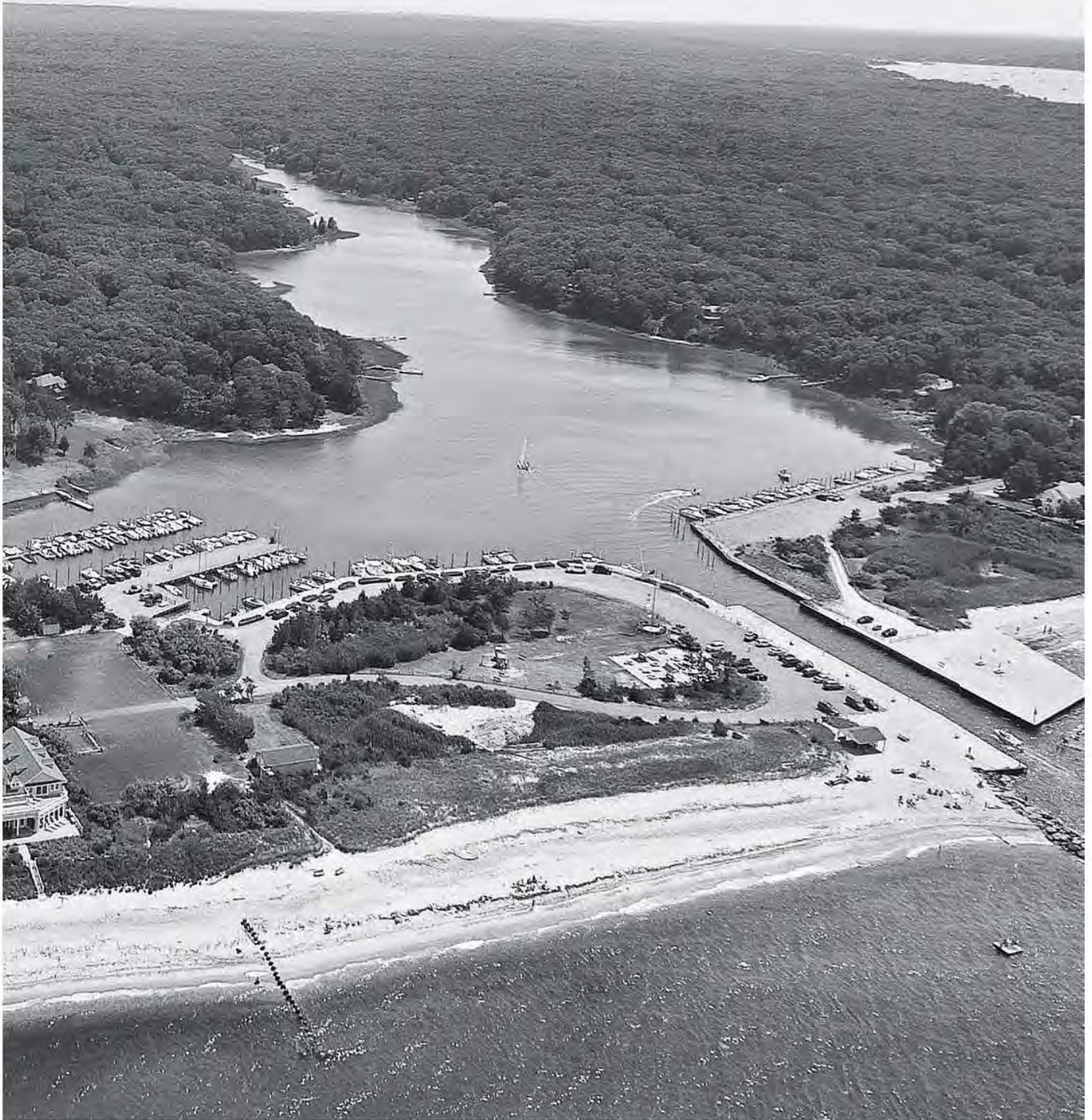
Dave resides in Springs with his wife and three children, where he is an active member of Clearwater Beach Community. He is a member of the Springs School Board, a board member for the charitable nonprofit Hoops4Hope, an active parishioner at Most Holy Trinity Catholic Church, and is a volunteer coach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

He specializes in residential real estate east of the canal.

Licensed Associate Real Estate Salesperson
631-603-2819 | david.conlon@elliman.com | www.elliman.com



HELLO NEIGHBOR



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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
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Cremer

Kirby Lane
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*Happy
Holidays!*