



Clearwater Beach Property Owners Association

SPRING 2024



Step Into Spring



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COVER PHOTO PROVIDED BY:
PERFECT EARTH PROJECT

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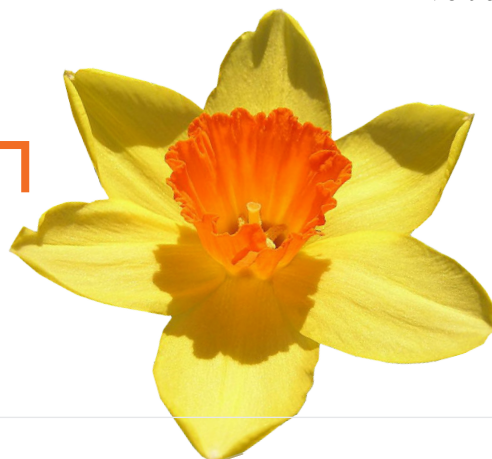
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Jeffrey & Jacqueline Lazarus

Seam McGill

Jeanne Kaufman



Hog Creek inlet circa 1958. Credit: Jacqui Rossi Donlon

Spring '24



Gallery





Kurt Miller
President

President's Report

As I write this report, we have just had our first snowstorm of the winter season. It is beautiful how the snow transforms the landscape. Clearwater in the winter is both serene and restorative, like an oasis of calm.

While the community and reservation are quiet in the winter, it happens to be the busiest time of year for the officers of the association. In addition to all the typical end of year/beginning of year tasks, we have completed the transition of our bookkeeping functions over to our new assistant treasurer, Amber Talimage, and moved over to using QuickBooks Online with the full membership included as customers in the accounting system. This was a group effort by our secretary, Gary Grille, our treasurer, Edith Holmer, our assistant treasurer, Amber Talimage, and myself. The team also processed the results of the communications preferences postcard that was sent last Fall. I would like to thank the team for all their hard work and for a job well done.



Having our membership in QuickBooks Online allows us to introduce electronic payments as an option. Our first attempt at accepting electronic payments in January was met with an immediate road-block. The payment vendor we selected, Melio, had misleading marketing and was limited to accepting payments from businesses only. We quickly realized that the invoices we sent out by email could not be paid using Melio and we were forced to cancel the invoices. We are currently in the process of testing another vendor for accepting electronic payments by credit card or via eCheck and hope to have this ready before this newsletter is published.



You may have read in the East Hampton Star about the Town approving a water quality improvement grant for CBPOA to convert the asphalt parking lot into a bluestone parking lot. The grant was applied for by our past board member and local expert attorney in land use and planning, **Jon Tarbet of Tarbet & Lester, PLLC**. While the grant was approved by the Town, it turns out we were not able to accept the grant. In order to do this project, a full gambit of Town permits would be needed such as Town ZBA, Town Planning, and a building permit. It would take over a year to obtain the necessary permits to move forward. The Town board recognized the regulatory hurdles this imposed and is considering modifying the Town code to make it easier for water quality improvement grants to be accepted. Should the Town modify the code, we can reapply for the grant at that time. I would also like to take this opportunity to thank Jon for volunteering his time and expertise applying for the grant as well as representing and advising us through this process.

I'm looking forward to the spring and the beginning of another season of activities at the reservation. I hope to see you out there enjoying the reservation and our beautiful sunsets.

Sincerely,

Kurt Miller,
President



Board of Directors

KURT MILLER
PRESIDENT

MICHAEL WALTZ
CO-VICE PRESIDENT / RESERVATION

FRED KLEINSTEUBER
CO-VICE PRESIDENT / RESERVATION

PAULA MIANO
CO-VICE PRESIDENT

DANIEL AHARONI
LEGAL AFFAIRS

EDITH HOLMER
TREASURER

KEN NEARY
DOCK MASTER

GEORGE LOMBARDI
SPECIAL PROJECTS

SCOTT SASSOON
COMMUNITY

JOHN THORSEN
TECHNOLOGY

ROEY FICARO
MEMBER EVENTS

AUSTIN KING
PUBLIC RELATIONS

Advisors

STUART CLOSE
NANCY LABINER
MARIAN DIANGE
JUDY FREEMAN
STEVE SOBEL
REBECCA GORDON

Staff

GARY GRILLE
EXECUTIVE SECRETARY / PROPERTY MANAGER
ANTHONY LAFOUNTAIN
REPAIRS & MAINTENANCE
AMBER TALMAGE
ASSISTANT TREASURER



Secretary's Report

From the Desk of the Executive Secretary

Greetings, and welcome to Springtime in Clearwater Beach.

MAINTENANCE FEES

We have more than 860 members of CBPOA, but approximately only 625 members have paid up to this point. If you have not already paid your maintenance fees, please do so at your earliest convenience. Your annual dues are vital to maintain the entire reservation area: walkways, beach, marina and picnic/field areas, etc. Please separate the bottom portion from your invoice and refrain from using staples or paper clips. Also, keep in mind that failure to pay the yearly dues for more than two years in a row will result in having a lien placed on your property. A lien attached to your property will appear in a title search and prevent the transfer of ownership until all past maintenance dues, legal fees and interest are paid. A lien may also adversely affect your credit rating.

GATE CARDS

All previously issued gate cards are active and will remain so as long as your maintenance fee is paid by May 1, 2024. If your fee is unpaid after that date, your cards will be deactivated. This process could potentially be very time consuming depending on the number of deactivations, so please do not wait to pay until after May 1st and expect an instant reactivation of your cards.



WEBSITE

The CBPOA website has been updated and may be accessed using the new website url, www.clearwaterbeachpoa.org. The website contains all the boating and kayak applications, newsletters, Board of Directors meeting minutes, the updated Corporate By-Laws and the Association's Covenants & Restrictions as well as a new Community Events section.

WOULD YOU LIKE TO JOIN THE BOARD?

According to Article V, Section 2 of the CBPOA by-laws, all candidates must be in good standing with membership fees being current and submit to the Board, in writing, his/her intention to run for election by May 15th of the year running. We currently have twelve Directors on the Board which is the maximum. The term is two years and we typically have six Director positions up for election each year by proxy ballot and at the annual meeting in July where votes are tabulated. Meetings are every month from February to November at the workshop and/or on the Zoom app.

If you have any questions or concerns, please feel free to contact me any day from 10am to 6pm and I will do my best to help you or connect you with someone who can.

Wishing you all a safe and enjoyable spring and summer!

**Gary M. Grille,
Executive Secretary**



Dockmaster's Report



Ken Neary
Dock Master

The 2024 boating season is around the corner.



This year the Marina will be opened by April 15. We dredged the inlet this year the first week of January, as our permits required. The ice eaters to protect the pilings from lifting due to freezing water are working great again this year and I want to thank Chris Scola for his tireless efforts in maintaining and installing them for us, again great job!! I also want to thank Anthony our maintenance man for the work that he does during the winter.

As of this writing we are processing both boat and kayak applications. We had several new members apply and receive dock slips which means we will have to turn down some sponsors, we went by seniority and location to try make it as fair as possible. A few applicants requested a slip change from last year and their request will be honored if possible. No reservations were considered until all required paper work was received. Due to our priority assignment system, applicants with missing data were notified of their missing data and received a lower priority because of late completion of their application. Again, an E-mail address request was made this year to boat applicants with the intent to communicate pertinent information about marina operation. This past boating season, it has been observed by several boaters that a few slips had been unoccupied. If you do not plan to utilize the slip let some other boater have the slip. CBPOA will provide

a refund on a prorated basis providing the slip is rented to someone else. The board has voted that non-utilized rented slips will be available to someone else next season. Our policy of notifying boat owners if their boat is in danger of sinking or loose dock lines will be in place. If the boat owner does not respond, we will contact a marine service to pump out the boat and or retie your boat at a cost to the boat owner. CBPOA will pay the marine service for the pump out and to re tie your boat and in turn will bill the boater. Failure to pay this bill will result in a denial of a slip in the future. The pump out fee will be set by the marine service. To avoid any pump out cost, the boat owner should periodically check the floating condition of their boat particularly after a rain storm.

All dock lines should be secure so that your boat does not bang on the pilings and ladder. All spring lines should be adjusted so your boat does not get hung up on the dock or ladder which we had happen again last year, and unfortunately caused a boat to SINK!!! You are responsible to check your vessel at both high and low tides. You should have 6 lines on your boat if you are tied to the bulkhead 2 crossed on the bow 2 crossed on the stern and 2 spring lines which hold the boat off the dock and ladder. If you are called to adjust your lines please do so, it means we looked at what was going on and it has to be addressed, do not ignore the call as I had happened last year, if the problem is not fixed or the call is ignored you will be charged if we have to call someone to re tie your boat and if any damage is done to the dock, ladder or pilings and possible loss of your slip next season. If you are assigned a slip on the floating dock your vessel should be tied tight to the finger dock with no bumper and not impeding people walking in front of your vessel with an anchor or an anchor pulpit.

Any fines imposed by the DEC in the case of a sinking boat will be the responsibility of the boat owner so PLEASE check your boat periodically.



REMEMBER ALL BOATS/ KAYAKS
SUP'S CANOES MUST BE REMOVED
BY NOVEMBER 15 2024

Rack applications may also be found on the web site. Renters will receive one assignment sticker to be placed on their vessel please place the stickers where it will be seen while the vessel is in the rack.

It is suggested that kayak/canoe users get "Paddle Smart" and take a safe boating course in handling a canoe or kayak. Currently, we have only middle and upper racks available.



VESSELS WITH NO STICKER WILL
BE REMOVED FROM THE RACK.
PLEASE SECURE YOUR KAYAK AND
OR SUP AT THE RACK SO WE DON'T
HAVE ANYBODY USING SOMEONE'S
THAT DOES NOT BELONG TO THEM
AND SO THEY CANNOT BE BLOWN
OFF THE RACK WITH ANY HIGH
WIND SITUATION.



We ask that all boaters review the Marina Rules and Regulations which they will receive with the slip assignment.

To all boaters NEW OR SEASONED remember the steady and slow wins the race philosophy. If you are new to boating or not and are having trouble docking going **SLOW** in and out is much safer than revving your engine and slamming from forward to reverse to correct yourself, all that does is make for a potential injury to someone who is trying to help by putting their hand out to push off a piling or another boat. We seem to always have a west wind, so when coming into the marina leaving your boat in neutral and gliding in is not the worst thing. The same with leaving, realize the wind and make adjustments, **AND ALWAYS CHECK THE WEATHER BEFORE GOING OUT.**

Remember we have a lot of open water on the bay with plenty of depth so if you see a Kayaker, or a boater fishing or skiing or just hanging out try to do the safer thing and not go by within an arm's length because anything can happen and it is better to be safe than sorry.

LAST SEASON BOATERS WERE OBSERVED IN THE SWIM ZONE AT CBPOA. THIS IS A VIOLATION OF NEW YORK STATE BOATING LAW AND PERSONS CAN BE FINED IF CAUGHT. NO BOATS, KAYAKS, PADDLE BOARDS OR RAFTS ARE PERMITTED IN THE DEFINED SWIM ZONE. ALSO, WE HAD A FEW INSTANCES OF PEOPLE SWIMMING AND BOARDING THEIR KAYAKS NEAR THE BOATS IN THE MARINA NOT ONLY IS THIS NOT SAFE IT IS AGAINST THE RULES SO PLEASE USE COMMON SENSE.

SAFETY ALERT:
BRIANNA'S LAW

ALL OPERATORS OF MOTORIZED WATERCRAFT IN NEW YORK STATE, INCLUSIVE OF ALL TIDEWATERS BORDERING ON OR LYING WITHIN THE BOUNDARIES OF NASSAU AND SUFFOLK COUNTIES MUST COMPLETE A STATE APPROVED BOATING SAFETY COURSE BY 01/01/2025.

SEE OUR WEB SITE FOR MORE INFO ON BRIANNA'S LAW.

From Boat U.S. "in 2022, 74% of boating deaths were in vessels commanded by skippers with NO KNOWN OPERATOR INSTRUCTION."

NEW YORK LAW REQUIRES THAT ALL CHILDREN UNDER 12 YEARS OF AGE WEAR A USCG-APPROVED TYPE I, II, OR III PFD WHILE ON BOARD ANY VESSEL LESS THAN 65 FEET IN LENGTH (INCLUDING CANOES, KAYAKS, AND ROWBOATS) UNLESS THEY ARE IN A FULLY ENCLOSED CABIN.

- FOR SUP'S WHICH ARE CONSIDERED VESSELS BY THE USCG**
1. PFD (Personal Flotation Device)
 2. Sound Producing Device
 3. Navigation Light - if on the water after sunset
 4. Visual Distress Signal (VDS) - subject to SUP length and time of day*

ANOTHER REMINDER ALL BOATS AND WATER CRAFT MUST BE REMOVED BY 11/15/24.

Have a safe season,
Ken Neary,
Dock Master



Treasurer's Report

From the Treasurer's Desk

Starting in November CBPOA has engaged Amber Talmage of Hampton Bookkeeping to handle the payments and deposits for CBPOA. With the help of President Kurt and Secretary Gary an invoicing system was created whereby each member of CBPOA would receive their annual Maintenance fee invoice by email or paper.

The January mailing of the invoices went rather smoothly. At the time of the January mailing, CBPOA could not offer electronic check or credit card payment of our Maintenance fee invoices. During this time Kurt contacted Bill.com and arranged electronic payment of our annual maintenance fee invoice.

On Saturday March 2, 2024, Quick books, our financial software system generated the email Annual Maintenance Fee invoice reminder which offered electronic payment of the invoice. As of this writing, the new methods of payment seem to be working. Thanks to Kurt, Gary and Amber for their efforts in getting the electronic invoicing and payments systems running. The paper Annual Maintenance fee reminder invoices are in the process of being mailed.

The March board meeting started the process of preparing the reservation for the opening of the Marina on April 15 and the reservation activities this summer.

In each issue of the newsletter, I will update the membership in regards to financial activities that I think you would like to be appraised of.



Happy Spring!

Edith Holmer,
Treasurer



Roey Ficaró
Activity Director

Dear, Clearwater Community

We are all looking forward to a brand new season of fun in the sun at our magical Clearwater Beach Reserve. Stay tuned for more details coming in our next newsletter of activities available for residents and their guests. We have morning yoga and sunset evening yoga classes on the beach, weather permitting, start date to be announced. Anyone is welcome to join our WoW & MoW group, (Women on Water & Men on Water.) A great way to meet other paddlers who love the water and are looking to get out for an excursion on a Friday after morning yoga or to experience a magical full moon paddle with your own board or Kayak starting at sunset. We are all on What's App where we can post organized paddles and events to the group.

If you are a boat owner you can join organized caravans that head out to different harbors or beaches, anchor and tie up together for a fun day on the water. In addition all are welcome to join our opening season Potluck Yoga & Paddle bonfire picnic down at Flaggy Hole beach. Dates to be announced. Our activities offer our community a great way to connect and meet your neighbors. This season I will



be organizing a new activity called "Paddle & Paint". We will head out on paddle boards or kayaks to observe & photograph the water then join our local artist/teacher in the sun shed who will instruct us to create paintings of the water.

Be sure to join our Clearwater Community Facebook Page & see lots of great photos that have been posted of past activities and also get info on upcoming events.

See you on the beach, warm regards!

Roey Ficaró,
Activity Director



If interested in any of the above activities contact me to join my group email list.

RoeyFicaró@gmail.com
clearwaterbeachpoa.org/community-events/





Nancy Labiner
Advisor

Community *Spring '24*



It's hard to imagine the warm and magical summer days at the Reservation during these cold and long winter months.

Winter at the Reservation is quiet. There are spectacular sunsets, although it's often too cold to leave the warmth of your car. But we all know it won't be long before the boats are back in Gardiner's Bay, the paddleboarders are skimming the water in Hog Creek and the Piping Plovers are nesting in the dunes.

Over the winter, our small group of dedicated members and maintenance team kept the reservation in great condition. From the Marina to the sun shed, to the playground the landscaping. The Reservation is such a peaceful and special place, throughout every season.

We are looking forward to catching up with neighbors and friends on balmy summer evenings, sunset yoga on the beach, impromptu bocce tournaments, fishing off the rocks and jumping off the dock. We like to think that summer is almost around the corner.

While there are a few chilly months ahead of us, it will not be long before those cold winter winds turn into warm summer breezes. We look forward to seeing you at the Reservation this summer!

Welcome to the community!

Nancy Labiner,
Advisor





Photo credit: by Africa images.

Robot Mower: Robot mowers work within a boundary you set via underground wires. They are quiet and make razor sharp cuts.



Radicle Thinking:

Mowbot and Me

by Edwina von Gal

Does the world need another garden gadget? Well . . . I have so many new tools pitched to me, all promising to do a better job. Ugh, so many disappointments—and so much more garbage. But, I am intrigued about a new one that has real promise. It’s a new way to mow that is winning over hearts with the environmentally conscious and the lawn care industry: Little robotic electric mowers, or mowbots, that are programmed to mosey around yards, cutting the entire lawn every day or two.

Think of the legions of trucks and trailers loaded with large, loud mowers that invade our neighborhoods weekly. Then, imagine them gone—totally gone, along with their noise, gas guzzling, and emission spewing.

FACT:

Every year in the U.S., we use 1.2 billion gallons of gas and 100 million gallons of diesel fuel to power lawn mowers. One hour of operating a typical mower equals the emissions of a typical car driving 500 miles. (U.S. Department of Energy).

Then think about all the fossil fuel saved not only by switching to electric but by eliminating all the trucks and trailers needed to transport massive machines to every lawn and then haul grass clippings to the landfill where they emit methane, a powerful greenhouse gas.

And now think about how much time your landscaper would save by renting a robot or two to you and operating it remotely. Instead of riding a noisy, polluting machine around endlessly in circles and breathing its fumes, your landscaper could take a quiet moment to hear the birds and bees on your property and make a better home for them.

FACT:

During the summer months, grass clippings can account for nearly half the weight of the waste collected in some communities. (University of Idaho).

Now, imagine healthier grass. Tiny daily cuts from a mowbot are so much less stressful to your lawn than weekly big bites. As a result, your lawn will have fewer weeds because stress-free, happy grass will outcompete them. Plus, you’ll have healthier soil: Those tiny clippings are ideal fertilizer, and the tiny mowers don’t compact the soil.

FACT:

Grass clippings contain about 4% nitrogen (N), 0.5 percent phosphorus (P), 2% potassium (K), plus small amounts of other plant nutrients. (University of Illinois) Leaving small clippings on your lawn reduces the need for additional N

by up to 50%. (Cornell University) Yes, it’s better for our ecosystem to have as little lawn as possible, but we all like to have some to play on, and that patch of lawn needs mowing. Why not reduce the size of your mowers, too? An added benefit ... less stress for us . . . feeling less annoyed about those people who haven’t reduced their lawns yet, but have switched to mowbots. At least they are making less noise and doing far less harm to our planet.

Landscape professionals I know are convincing me that mowbots are worth trying, worth adding another gadget to the world. Do you have experience with robotic mowers? We’d love to hear from you.

Email us at info@perfectearthproject.org

.....
Note: Perfect Earth Project does not endorse any particular robotic mower companies, nor do we receive any compensation for saying we think they may have great potential.
.....

Need help being PRFCT?
Perfect Earth will be holding Living Lands workshops this year. Our Earth Day version on April 20th will take place in the Springs with the Accabonac Protection Committee. For more information, visit perfectearthproject.org or accabonac.org



<https://perfectearthproject.org/events>



Photo credit: Arts Center at Duck Creek.

Airing of the Quilts: A Community Event at Duck Creek

The Art Center at Duck Creek's second annual Airing of the Quilts will take place on April 20, 2024.

The age old tradition of airing your quilts holds deep cultural significance, symbolizing the transition from winter to spring. It celebrates the artistry and communal spirit of quilt-making, a tradition that spans generations and cultures. All our neighbors and local organizations are invited to participate in this community event, and are encouraged to bring quilts of all shapes, sizes and styles. If it can be displayed on a clothesline, we'll hang it!

For Participants:

Participants are welcome to come hang their quilt anytime between 9 - 11 am. Public viewing hours will take place between 12 - 4 pm. While quilts can be left for the day, we kindly request that highly valued quilts are attended

to by their owners during the event. All quilts will need to be claimed by 5 pm on the day of the event. We ask that all quilts be tagged with the Exhibitor's Name, Phone Number, and Email. Tags will be provided on site if needed.

If you would like to participate, contact organizers:
Louise Eastman louiseeastman@me.com
& Erica-Lynn Huberty elh@ericalynnhuberty.com



April 20, 2024 (Rain Date: April 21)

At 12 PM - 4 PM

PO Box 590

127 Squaw Road, East Hampton, NY 11937

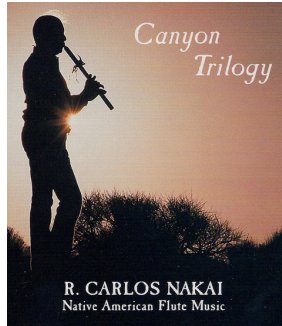
info@duckcreekarts.org



Upcoming Events at LTV



Save the Date!



Sun, May 19th

R. Carlos Nakai Concert

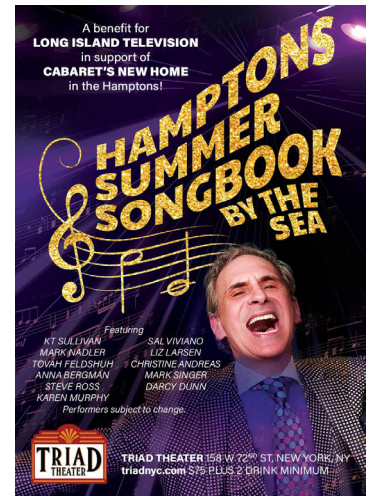
Multi-Grammy nominated Gold & Platinum recording artist - world's foremost indigenous flutist.



Sat, June 22nd

Anna Bergman starring in "The Song Is You"

Launching of our summer long Hampton Summer Songbook by the Sea series on Saturday nights!



Tue, May 7th

NYC "Hamptons Summer Songbook by the Sea" Series

Coming Soon!

LTV Studios celebrates its 40th Anniversary of service to the community with a robust schedule of concerts, plays, performing arts specials, family shows and don't-miss surprises.

From our World Voices Series featuring international artists like R. Carlos Nakai and sitar maestro Ustad Shafaat Khan; to plays like the new romantic heartbreaker (O)N THE 5:31 and The Pillowman by Martin McDonagh, starring Sawyer Spielberg; to the launching of Hamptons Summer Songbook By The Sea - cabaret's new home in the Hamptons, which kicks off with the glorious Anna Bergman and is followed by stellar Broadway stars like Mark Nadler, Karen Akers, Tovah Feldshuh and more - LTV is the new "off-Broadway, downtown, must-see" stage to visit this year.

Creative Director Josh Gladstone, a longtime resident of Clearwater Beach, can't wait to welcome his neighbors over to Wainscott for a show!

LOCATION: 75 Industrial Rd, Wainscott - East Hampton

DONATE



This year, support an LTV initiative and make a difference!



Our Nitrogen Problem



In 2016, Suffolk County named nitrogen pollution from cesspools and septic tanks “public enemy number one” for Long Island’s water quality. With only 25 percent of homes in the County connected to a sewer system, 75 percent of properties are left relying on outdated cesspools or septic tanks for their wastewater disposal. For those unaware, a cesspool is nothing more than a reinforced hole in the ground where your untreated wastewater seeps through our sandy soils directly into the groundwater, where it travels into our local estuaries, harbors and bays, and eventually reaches the aquifer – Long Island’s sole source of drinking water.

Given its location on Gardiners Bay and surrounding Hog Creek, these issues are exacerbated in the Clearwater Beach neighborhood, where there’s an extremely short travel time between what goes down our toilets ends up in our ground and surface waters. That is why upgrading your antiquated cesspool or septic tank to an innovative/alternative on site wastewater treatment system (“I/A System”) is the number one environmental impact a homeowner in our region can make. It is also why Suffolk County and the Town of East Hampton have implemented requirements that all new construction and major renovations incorporate the installation of an I/A System.

The Suffolk County Health Department has set stringent standards for I/A Systems, requiring that they reduce nitrogen down to an average of 19 mg/l (a reduction of approximately 70% from conventional systems). While many technologies have sought approval in Suffolk County, only three have met all of the County’s requirements and received “General Use Approval”: FujiClean; HydroAction; and SeptiTech STAAR. The FujiClean system, which has shown the best performance of all systems, is manufactured in Japan and benefits from more than 60 years of engineering innovations, establishing it as the global leader in onsite wastewater treatment. These innovations have also enabled FujiClean to achieve best-in-class performance despite having no moving parts inside the tank, as the system is powered entirely by an external air blower.

In recognition of its environmental importance, the Town, County and State are offering homeowners unprecedented incentives for

upgrading their septic systems. In particular, because Clearwater Beach is located in one of East Hampton’s Water Protection Districts, all residents are eligible for a \$20,000 rebate from the Town for upgrading to an I/A system. This is in addition to grant funding available from Suffolk County (\$10,000) and New York State (\$10,000). While the waiting period for securing the \$10,000 Suffolk County grant can be lengthy because it depends on the state of your current system (i.e., priority is given to block or brick cesspools), all in all, residents of Clearwater Beach are eligible for \$40,000 in non-taxable funding, which is more than enough to cover the entire cost of the average septic upgrade.

The septic upgrade process typically consists of: applying for all eligible grant and rebate funding; retaining an architect or engineer to design the system and secure plan approval from the Health Department; requesting quotes on the approved plans from licensed installers; and selecting your preferred installer. The installation itself usually takes less than a day to complete. For homeowners who are not interested in undertaking this work themselves, there are companies, such as Bridgewater Environmental Services, who specialize in assisting homeowners throughout the septic upgrade process.



Written by:

Kevin McGowin,
AWS



Toxic Algae Blooms. Fish Kills. Beach Closures.

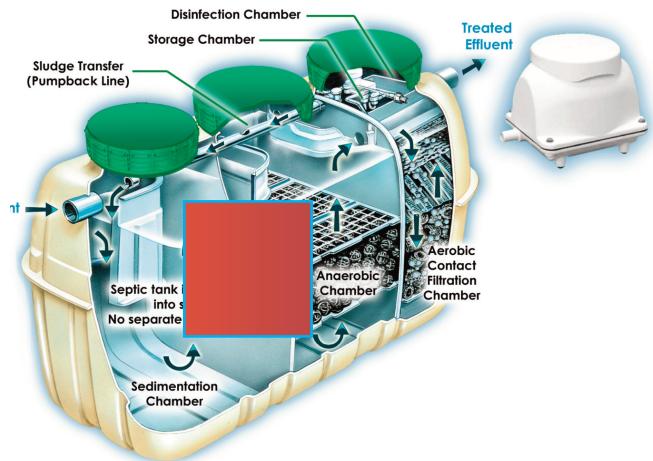
Our local waters are under siege by nitrogen pollution from cesspools that funnel untreated waste directly into our groundwater.



Fight Back With Fuji Clean!

With nearly 3 million systems installed across the globe, Fuji Clean is the world's premier onsite wastewater treatment system. These compact systems have been field-tested for over 50 years and can remove upwards of 90% of nitrogen from wastewater. And with available grants and rebates, many homeowners can upgrade to Fuji Clean at little to no cost!

Save the Bays - Install a Fuji Clean



631-259-3353 • www.fujicleanli.com



HELLO NEIGHBOR

Clearwater Beach - HOME to us, too! From our first home on Norfolk Drive to our current homes, our family lives right around the corner. No one knows CWB values better. Today's market is in your favor. Who better to entrust your real estate to than your neighbor. We look forward to meeting with you to discuss the market.

~ Judi A. Desiderio, Lic. RE Broker and
Drew & Bethany Smith, Lic RE Salespersons
631.324.8080 ext. 221



EAST HAMPTON | BRIDGEHAMPTON | SOUTHAMPTON | WESTHAMPTON BEACH | MONTAUK | MATTITUCK | GREENPORT
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TownAndCountryHamptons.com



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Sell Your Home



*Ambrose
Fingleton Team*

You Deserve Agents
Who Will Show Up
Every Time.
No Matter What.



Jessica Fingleton
Licensed Associate Broker
Phone: 631-374-3151
Email: Jessica.Fingleton@compass.com



Clare Ambrose
Licensed Real Estate Salesperson
Phone: 631-806-8997
Email: Clare.Ambrose@compass.com



EVERGREEN[®]



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AND SOIL CARE

TICK MANAGEMENT

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631-259-3687
evergreenturf@optonline.net
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Why Pay More?

Exclusive Discounts for Clearwater Beach Members

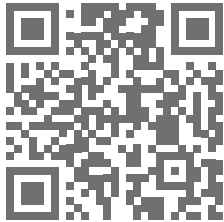
- Receive an additional \$.15 off our already low rates
- Free Smart Tank Monitoring
- Up to \$100 Donated to CBPOA per New Account*

Have you checked your propane bill lately?

Propane Depot is the locally owned, full-service provider you can count on for the lowest price and for superior, state-of-the-art service complete with convenient 24/7 online and mobile access to your account - anytime from anywhere.

Don't pay more than you have to.

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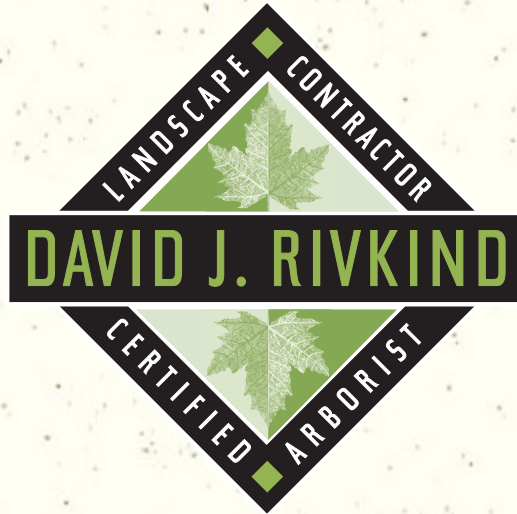
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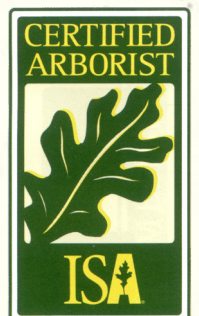
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EVALUATION

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.





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JUST LISTED - ON THE MARKET: SPRINGS, EAST HAMPTON

167 UNDERWOOD DR. 3 BED 2 BATH TAXES: \$8617 **PRICE: \$1,199,995**
ONEKEYMLS.COM LISTING NUMBER: 3475689

(House photography is staged)



\$150,000,000 IN RECENT TRANSACTIONS



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Apt 14A 5 Bed 5.5 Bath \$46,000/MO

ON THE MARKET FOR SALE AND RENT:



Boston On The Market: Four Seasons One Dalton
Apt 2803 2 Bed 2 Bath \$4,495,995



MANHATTAN FOR RENT LUCIDA 151 EAST 85TH ST
APT 17B 4 BED 4 BATH \$34,995/MO AVAILABLE 9/1/2023

HOW MAY I HELP YOU?



Scott Sassoon
Community

Hello
Spring!

Get Involved



How is everyone doing out there?

We hope you are enjoying the redesign of both the Newsletter and website!

Our mission is simple, produce content and tools which inspire our Members to engage the Clearwater Beach Property Owners' community.

Please feel free to share any creative contributions, which we might publish to our print and digital media.

- Fun photos
- Social media
- Events & activities
- Personal accolades & achievements
- News from Springs and beyond, etc...

Reach out to the Community team:
media@clearwaterbeachpoa.org

We look forward to hearing from you.

Warm regards,
Scott Sassoon,
Community



**The Clearwater
Beach Newsletter
team is looking
for talented
photographers
to capture summer
life at the beach
and marina.**

Should you have interest, please email some photo samples to
media@clearwaterbeachpoa.org



Clearwater Beach
Property Owners Association

P.O. BOX 666
EAST HAMPTON, NEW YORK 11937

<<NAME>>

<<ADDRESS>>

<<CITY>> <<ST>> <<ZIP>>



Step
Into
Spring