

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



FALL/WINTER 2013-14 President's Message

**Remove Boats
& Kayaks
by November 30**



**Tips for using
your Gate Card**

**Bumper Crop
of String Bean
Recipes**

**Summer Picnic
Highlights**



Dear Property Owners,

I am happy to report your Clearwater Beach Property Owners Association is in fine shape.

The reservation facilities, beach, picnic area and marina were all very well utilized. Young families with children were at the beach and were fishing at the new inlet mini boardwalk. The older set also continued to enjoy the best private beach, picnic area and marina on the East End. I always say how fortunate we are to call this little piece of paradise our home.

As always, a big hearty thank you to your board of directors. So much goes on behind the scenes to make all this happen. And also, a big thank you for your support of the association. It is interesting to note that the CBPOA is probably one of the oldest associations on the island: 1958 to 2013.

It is a good feeling when things we are involved with go well. So on that note, that's it from me now. From all of us on the board, have a healthy and joyous season and a happy new year.

See you at the beach in 2014.

Sincerely,
Dave Wagner,
President CBPOA



**LIST OF OFFICERS
& ASSIGNMENTS**

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324-2676

VICE PRESIDENT
GERRY GILIBERTI
324-9612

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MARIAN DIANGE
324-4090

ASST TREASURER
EDITH HOLMEIR
324-5364

SECRETARY
GARY GRILLE
907-9032

DOCKMASTER
WILL HOLMER
324-5364

**ASSISTANT
DOCKMASTER**
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324-0810

GATE OPERATION
AL SCHAFFER
324-6519

LIFEGUARDS
GEORGE LOMBARDI
324-5998

MAINTENANCE
AL SCHAFFER
324-6519

MEMBERSHIP/LIENS
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BY LAWS
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324-4090

BEACH
AL SCHAFFER
324-6519

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OF RESERVATION**
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324-2676

CODE COMPLIANCE
LEN CZAJKA
324-0418

**NEWSLETTER EDITOR/
WEBMASTER**
GERRY GILIBERTI
324-9612

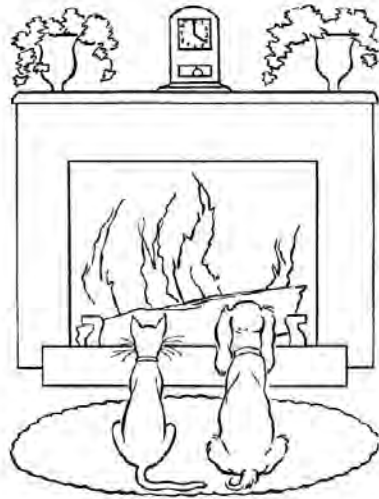
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324-4090

ADVISORS:
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JACK DOUGHERTY 329-2238

EMAIL OPERATIONS
CAROL MOHLENHOFF
917-371-6201

LEGAL ADVISOR
DANIEL AHARONI
917-327-7070

NEW HOMEOWNERS



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JOHN TRENTACOSTE & SARAH ALWARD
ZEV HOLZMAN
MELISSA BESTE
BARBARA BIRER & MICHAEL JACKSON
LAURENT TOURONDEL
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ION CANGEA
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**When using the
Gate Card Reader
make sure
the arrow
is pointing
up!**

Check out the
CBPOA WEBSITE!
Boat Slip Applications
Dock Rules/Regulations
Hurricane Precautions
Newsletters and more!!!
www.cbpoa.net



from the desk of the

EXECUTIVE SECRETARY



This past year turned out to be wonderful with spring, summer and fall being beautiful in every way. I sincerely hope it was the same for you. We will be moving into the winter season soon enough and you all know what that means, right? Yes! Your 2014 maintenance fees will be due. Such an exciting time of year!! With that in mind, please try to remember to include your lot number on any correspondence, as we can identify you much easier having that information. If you are sending the bottom part of your invoice back with your check, your lot # is to the right of your name and that will be good enough. If you are sending a check on behalf of someone else or are partners in a home with another person, please be sure to include the homeowner's name and/or lot # either on the check or on a separate piece of paper. I have no other way to identify where the check should be credited if I do not have that information. And if you are sending your payment electronically through a banking institution, please include your lot number in the memo line or near your name and make certain that the name of the homeowner is on the check as well.

--EMAIL ADDRESSES—We are still in the process of creating an email database that we hope to get up and running over the winter. We will primarily use this database for warnings (such as in the event of an impending storm) or if we need to reach the masses in a swift manner, and possibly in the future to send the newsletter out to those who would like to receive it in that manner. Please remember to include your email address on the invoice when you pay your maintenance fee so we can update or add you to our list. You can also call me at 631-907-9032 or email me at cbpoa.net@gmail.com to share that information. We currently have approximately 550 email addresses on file out of a possible 800 or so homeowners and would love to see a higher percentage.

--GATE CARDS—The gate card access system to the reservation will remain active throughout the winter months. Please remember that gate cards are only activated for members whose maintenance fees are current. If your gate card will not open the gate, it may be because you have not paid your maintenance fee.

--GENERAL INFORMATION--If you have any questions or concerns, please feel free to contact me any day from 9am to 5pm and I will do my best to help you or connect you with someone who can. The website for the Association is cbpoa.net, which you must type in your computer's address bar. Attempting a search through Google or any other search engine will lead you to every Clearwater Beach in the world but ours.

Wishing you all a safe and enjoyable fall and winter.

Gary M. Grille
Executive Secretary

Clearwater Beach Property Owners Association, Inc.

P.O. Box 666 East Hampton. New York 11937

C.B.P.O.A. PICNIC AREA

Guidelines for Reserving Area

1. Send completed form plus check to **David Wagner, 237 Kings Point Road, East Hampton, NY 11937 324-2676**
2. Maximum number of 100 people allowed per reservation.
3. Cars must be parked in the paved parking lot.
4. C.B.P.O.A resident making the reservation is responsible for the conduct and actions of all guests and for the Cleaning Up of the area after the affair or party. **TRASH MUST BE CARTED AWAY NO LATER THAN 10:00 AM the FOLLOWING MORNING.**
5. No reservations will be made for July 4th weekend and Labor Day weekend.
6. No alcohol may be served to minors.
7. **Any fires must be made in the grills or the fireplace.**
8. Volume of music must be controlled at a reasonable level so as not to annoy the neighbors.
9. Affair or party must be over by 11:00 PM.
10. **No fireworks at any time.**
11. A deposit of \$150 is required seven days prior to reservation date, to be refunded after inspection of area shows clean-up complete and no damage to facility. Applicant is responsible for any damage to facility; C.B.P.O.A. will repair and bill applicant.
12. Approval of Board is required for any structure, tent or other article not presently on C.B.P.O.A property.
13. The beach sun shed will not be included in area of use.
14. Beach can be used for beach purposes only; no volley ball playing on beach.
15. East Hampton Town requires a Town Permit for gatherings of 50 people or more.
16. A Certificate of Insurance in the amount of \$1,000,000.00 must be submitted before the reservations date is confirmed. The Certificate must list CBPOA as additionally insured. This can be obtained from your Homeowners policy agency. **IF LIQUOR IS TO BE SERVED, IT MUST INCLUDE LIQUOR LIABILITY.** If an outside caterer is used, please be advised that a copy of his/her Certificate of Insurance in the amount of a million dollars must also list CBPOA as additionally insured.
17. Also, before your party date is confirmed, an indemnification and hold harmless agreement (copy attached) must be completed, signed and notarized by a notary public.
18. Picnic area reservations will be made available to Clearwater members in good standing and their immediate family members only.

C.B.P.O.A. PICNIC AREA RESERVATION FORM

Signature: _____ Date: _____

Name: (Print) _____ Phone: _____

Address: _____

Date of Affair: _____ Hours (from): _____ To: _____

Clearwater Beach Property Owners Association, Inc.

P.O. Box 666 East Hampton. New York 11937

FROM the DOCKMASTER

The 2013 boating season is coming to a close and once again all our slips at the marina have been rented. In the near future, 2014 season applications will be sent to the boaters who have had a slip for the 2013 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 fees for the 2014 season will be increased to \$45 a foot. Sponsored boat fees will be \$80 a foot. The \$100 surcharge has been eliminated. 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 data by February 15, 2014. 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.

No trailers and/or boats may be parked on the paved reservation area 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.

This season, a few boaters did experience problems. One boat was on the verge of sinking before being pumped out and had to be towed away. In checking the vessels stored on the racks, I found many are not locked. The board of Directors will be requiring all kayaks/canoes owners to lock their stored vessel.

Boaters are responsible for their boats. Prior to a storm, it is important to check your dock lines to insure your boat, docks and/or pilings are not damaged due to extreme rising/falling tides. 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 malfunctioning pumps and/or batteries.

FROM THE DOCKMASTER . . . (continued)

We will continue the policy of notifying boat owners if their boat is in danger of sinking. 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 (324-5364) or Assistant Dock Master (Bruce Hoek - 324-0810).

The number of kayak/canoe rental spaces available is 48. It is also noted that some kayaks/canoes occupy more than one rental space. This prevents other kayaks/canoes from being stored in the same area. The racks were originally designed to accommodate 2 kayaks/canoes in one space.

An additional \$35 fee will be imposed on owners whose kayaks/canoes require 2 rental spaces in racks 1 to 30.

An additional \$65 fee will be imposed on owners whose kayaks/canoes require 2 rental spaces in racks 31 to 48.

In order to track canoes/kayaks at our rack storage area, 2014 year stickers with the rack assignment will be issued for the renter to place on his/her vessel. Vessels with no sticker will be removed from the rack. The owners of canoes/kayaks must remove their small vessel from the rack by Nov 30, 2013.

If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Assistant Dock Master or myself. We ask that all boaters review the Marina Rules and Regulations which they will receive with the slip assignment.

Please note the following:

- In 2009, the US Coast Guard has instituted a requirement that life jackets must be worn while boating in vessels less than 21 feet during the period from November to April.

Remember all boats must be removed from the floating docks by Nov. 30, 2013.

I would like to thank all the people who have helped with keeping our marina in a safe condition, reporting boat problems, and in particular Mr. Bruce Hoek for his efforts as Assistant Dockmaster.

Will Holmer

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:

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- Quarter page:..... \$75.00



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Please fill out and send with payment to: C.B.P.O.A, PO Box 666, East Hampton, NY 11937

Advertiser's name/company _____ page ad. Payment _____

Ad to be repeated as in last issue: (yes / no) _____

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Table with 2 columns: INSURERS AFFORDING COVERAGE, NAIC #. Rows for INSURER A: Travelers, INSURER B, INSURER C, INSURER D, INSURER E.

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COOKING LONG ISLANDS BOUNTY

By Phyllis Italiano

If you have a garden you will understand my problem. We had such a bumper crop of string beans, I mean hundreds, I had to do something with them and I made up a soup, simple and truly yummy, which is the way I like to cook.

STRING BEAN SOUP

Lots of green and yellow beans
3 or 4 shallots
Broth, enough to cover the beans
herbs
Enough olive oil to cover bottom of pot
Salt and pepper to taste
3 cloves of garlic



Put oil in the bottom of the pot and begin to heat the oil. Add the diced shallots and minced garlic and begin to cook until soften. Wash all beans and break in half, being careful to remove any strings on the end of the beans. Cover the beans with an ample supply of rich broth. Add rosemary, ripped parsley, thyme, 2 bay leaves, and salt and pepper. Cook beans until they are thoroughly cooked and soft. When cooked and cooled remove the herbs. Using a Cusinart whir the beans and broth until you have pureed the soup. I have sometimes added mashed cooked Yukon Gold potatoes. Takes about an hour, including cooking time.



CLAMS AND PASTA

a cup of white wine
olive oil
2 or 3 cloves of garlic
parsley
A dozen clams

Juice of a lime (if you are lucky enough to get key limes use two)

Begin to cook the pasta. After you harvest the clams and have thoroughly washed them, put them in a pot and steam the clams until they open. Remove clams from their shells. Mince clams. Strain broth through cheesecloth to remove sand. Add garlic to the pan with some olive oil and sauté. Add the clams and cook quickly. Add wine and broth, heat. Add lime juice and black pepper as desired. Shut off the sauce so as to not overcook clams. Drain pasta and add to sauce, sprinkle with chopped fresh parsley. Serve immediately...salt is not needed. You can also grate a bit of the lime skin into this dish if desired. No cheese please. These two dishes are nutritious and easy to make, which is my idea of cooking.

FIGS AND PROSCIUTTO APPETIZER



Amelia and Manny Vilar on Pembroke Drive are my inspiration for this delicious appetizer and they are the source of the figs I have savored and received from Betsy Ruth our Pembroke Drive neighbor.

Use ripe brown or green figs. Personally, I prefer the green ones in this recipe. Wash three figs and open them like a star. Rip the Prosciutto and place on top. You can improvise as to how you present this dish. For instance, you can put the sides up and the fig is essentially stuffed. In Italy the meat of the fig is separated from the skin and it is not consumed. Any questions or comments: www.phyllisiitalianom@msn.com

**RELEASE TO ALL CLAIMS
AND
AGREEMENT TO INDEMNIFY AND HOLD HARMLESS**

In consideration of the permission given by the Clearwater Beach Property Owners Association (CBPOA) for the use of the Reservation Area in order to _____ on _____
Nature of Event Date of Event

_____ hereby agree(s) to all names of people indemnifying CBPOA indemnify and hold harmless CBPOA, every agent, employee and official thereof against all liabilities, claims, suits, awards or judgements whatsoever which may arise directly or indirectly out of the above activity in favor of or which might be claimed by _____
Names of all signers

Or third parties. It is understood and agreed that this release of claims and agreement to indemnify and hold harmless is a condition precedent and an un-severable part of the permission given by the CBPOA and that the CBPOA was induced to grant such permission by the promise of the undersigned to grant this release.

Name _____
Print all names of signers

Responsible official of organization
With authority to sign.

Signature _____

Date _____

(STATE OF NEW YORK)
(COUNTY OF SUFFOLK)

Today _____ appeared before me _____
Date Names of Signers

Notary Public

Check for \$150.00 made payable to CBPOA enclosed? Yes__ No__

Certificate of Insurance and Hold Harmless enclosed? Yes__ No__

BANK OWNED



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Lining up for ice cream and refreshments



HIGHLIGHTS FROM THE 2013 ANNUAL CBPOA SUMMER BEACH PARTY



Neighbors enjoying neighbors

Photography by Andrew Woodruff



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FREE VESSEL SAFETY CHECK

Will Holmer, CBPOA Dockmaster,
is a Vessel Safety Examiner.

Why not get a free Vessel Safety Check
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631 324-5364 or wjhfolly@optonline.net.

WHAT IS A VESSEL SAFETY-CHECK?

It is a free check of a vessel’s equipment for compliance with federal, state and local safety requirements. Some of the items we check are:

- Proper display of numbers
- Registration/Documentation
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- Visual Distress Signals
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- Ventilation
- Backfire Flame Control
- Sound Producing Devices
- Navigation Lights
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eestijaht@aol.com

Even though we are heading for the colder months here are a few things to keep in mind about our reservation for 2014:

- No Dogs on the Beach or Reservation, at any time from May 31st to Labor Day!!! This is a rule based on Federal guidelines we all must follow due to the presence of Piping Plovers. This also includes abiding by the Suffolk County Health Department regulations as well. By not following this rule members will incur loss of entrance card privileges first and then boat slip privileges if it occurs a second time. Please do your best to keep this in mind during the 2014 beach season.
- Parties – Please make sure you have paid any liens on your property before scheduling a party on the reservation grounds. Party applications will be denied if your liens are not satisfied.
- Based upon the feedback your board received from the Clearwater Beach community, we have decided to withdraw the proposal to provide Board members with an annual stipend. No further action relating to this proposal is anticipated.

Board of Directors

CBPOA

David Wagner, President

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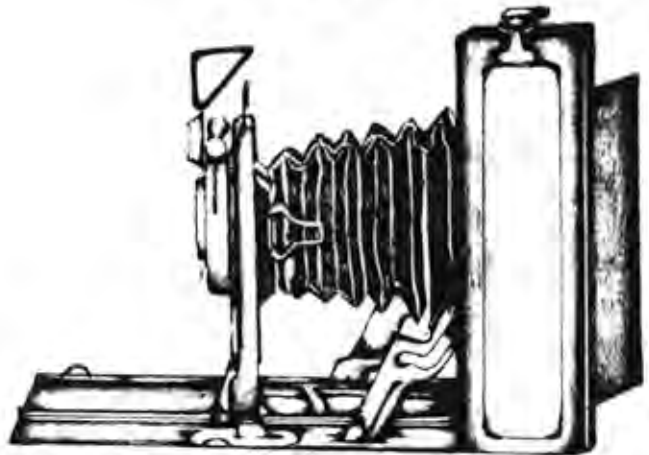
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