



SPRING 2020

President's Message

The COVID-19 Challenge



Earth Day



EarthDay

Marina Opens April 15

New Gate Card Reader



After the warmest winter on record, spring has sprung! Our community is already buzzing with members preparing their homes for a new season. I hope you enjoyed the 2 extra days of spring. The 2020 vernal equinox has brought us the earliest spring in 124 years!

Unfortunately this spring has also brought us the challenges of COVID-19. I am sure that you have received multiple communications about this pandemic. Our Board wishes you all well. We hope that you and all your loved ones remain healthy and safe.

Please remember that any community announcements will be sent out via Mailchimp so keep a lookout on your email for Mailchimp messages from CBPOA.

The maintenance down at the Reservation is in full swing. I will be suggesting to the Board that we make an addition to our website creating a suggestion category. Member of the community will be able to provide suggestions through the website. These suggestions will be reviewed and discussed at each Board meeting.

Over the past two months, it has come to my attention that we need to be vigilant while driving in the Clearwater community. I have read a couple of articles about the increase use of electric bikes, electric scooters and electric skateboards. There is some talk about NYS putting restriction on the use of these electric modes of transportation but as of yet there are no limitations that I am aware of.

Recently discussions have begun to formulate a committee to improve the environmental health of Hog Creek. We have been approached by Trustee Rick Drew to begin establishing a committee and general management plans for Hog Creek. Rick has substantial knowledge in water quality science and practical experience working with our local waterways. If anyone is interested in participating in this committee please notify me via email (jamescarforo@hotmail.com) or phone (914-260-6840). This committee will discuss testing, funding and more extensive dredging for Hog Creek. The goal is to improve the water quality of Hog Creek. This committee would consist of members from Lion Head Beach Association, CBPOA and Trustee Rick Drew. We look forward to hearing from our members interested in volunteering for this worthy cause.



PRESIDENT/DIRECTOR
JAMES CARFORO
914-260-6840

CO VICE PRESIDENT/DIRECTOR
DANIEL AHARONI
917-327-7070

CO VICE PRESIDENT/DIRECTOR
STUART CLOSE
631-324-8954

TREASURER/DIRECTOR
EDITH HOLMER
631-324-5364

DOCKMASTER/DIRECTOR
KEN NEARY
516-318-3367

MAINTENANCE/DIRECTOR
GEORGE LOMBARDI
631-324-5998

COMMUNICATIONS/DIRECTOR
KEN NEARY
516-318-3367

CODE COMPLIANCE
& ENFORCEMENT/DIRECTOR
LEONARD CZJAKA
631-324-0418

ASSISTANT DOCKMASTER
STUART CLOSE
631-324-8954

SECRETARY
GARY GRILLE
631-907-9032

LIFEGUARDS & BEACH
DANIEL AHARONI
917-327-7070

LEGAL AFFAIRS, BY LAWS
& MEMBERSHIP
DANIEL AHARONI
917-327-7070

MAINTENANCE,
SECURITY GUARDS & LIENS
JAMES CARFORO
914-260-6840

RESIDENT USE OF RESERVATION
GARY GRILLE
631-907-9032

GATE CARD ACTIVATION
GARY GRILLE
631-907-9032

ASSISTANT TREASURER
GARY GRILLE
631-907-9032

NEWSLETTER EDITOR
GERRY GILIBERTI
631-324-9612

GOOD WILL, WELFARE
& HISTORICAL ADVISOR
MARIAN DIANGE
631-324-4090

ZONING & BUILDING
CODE ADVISOR
JUDY FREEMAN
917-526-0026

ASSISTANT TREASURER
PAULA MIANO
631-324-1453

RESERVATION HANDYMAN
STEVE O'BRIEN
631-745-8476
631-329-6909

ADVISOR
STEPHEN SOBEL
631-604-2511

& GATE OPERATION
RESERVATION LANDSCAPING
STUART THOMAS LANDSCAPING
516-818-2724

It is with deep sadness that I inform you that this past winter Clearwater Beach lost two very devoted and beloved members of the community. Will Holmer, husband of Edith Holmer (a Clearwater Beach Board member) and Rod Grille, (father of Gary Grille, CBPOA Secretary) were long-term and very active members of our Board and community. Their many contributions enhanced the quality of life in Clearwater. Will was our Dockmaster for many years, keeping our boats in a safe harbor and their owners happy. Rod served as Secretary of CBPOA also for many, many years. This job has numerous obligations and Rod always kept us running smoothly and efficiently. Both men inspired the current Board with their dedication and energy. They will always be remembered and dearly missed. I know we all send our deepest condolences to their families.

During these unsettling and unprecedented times it is so important that we work together as a community. I know that many of you have already volunteered to help your neighbors gather food and supplies, made phone calls to check and offer a friendly voice and respectfully follow the mandates established by local authorities. Together we are strong. The Board and myself wish everyone in Clearwater a healthy spring. If there is any way in which we can ease the stress of these times please reach out.

Best wishes,
Jim Carforo, President, CBPOA

Rush Loan Management
Fannie Mae Fed. Nat. Mortgage
Edwina Von Gal
J. & R. Cutugno
Rebecca Gordon
German Atariguana
Jose Gutierrez & Irma Serrano
Marco & Sandra Ayala
Darius & Anastasia Kun.
M. Murray
Nicholas Hochard & Maria Vanegas
A.Rogers

Before commencement of any new house construction, please refer to the CBPOA covenants concerning construction details.



Check out the CBPOA WEBSITE! www.cbpoa.net

from the desk of the

EXECUTIVE SECRETARY

Greetings and welcome to springtime in Clearwater Beach.

--**MAINTENANCE FEES** --We have more than 850 members of CBPOA, but approximately only 620 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 used to maintain the entire reservation area: walkways, beach, marina and picnic/field areas. It is also very helpful if you can separate the bottom portion from your invoice and refrain from using staples. Please keep in mind that failure to pay the yearly dues more than two years in a row will result in having a lien placed on your home. Having a lien attached to your home will show up 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** -- Any issued gate cards are active and will remain so as long as your maintenance fee is paid by May 15, 2020. If your fee is unpaid after that date, your cards will be deactivated. This deactivation process could potentially be very time consuming depending on the number of deactivations. So please, do not wait to pay until after May 15th and expect an instant reactivation of your cards.

--**PICNIC AREA RESERVATIONS** -- The picnic area at the Reservation may be reserved and used for parties, weddings or any such gatherings by any member in good standing. It is a beautiful location down there and in past years we have seen numerous weddings and receptions, graduation parties from all levels of education, not to mention the normal "celebrate summer" kind of party. Only the picnic area and adjacent fields are reservable. The beach and sun shed are not reservable but may be used and shared with all members and their guests. Groups of 25 or more are required to register with the CBPOA board and receive authorization. Groups of 50 or more are required to have a Mass Gathering permit from the Town of East Hampton. The Board is currently working on a new procedure to reserve the area and the final draft is not yet available at this moment. We hope for the new documentation to be completed very shortly.

--**WEBSITE** -- The CBPOA website is www.cbpoa.net . When trying to access the website, make certain that you type www.cbpoa.net directly in the address bar, which is at the top left of your browser screen, usually starting with <http://>. If you go through a search engine (i.e. google, yahoo, bing) you will come up with every Clearwater Beach in the world except ours. The website contains all the boating and kayak applications, information and instructions, as well as the updated Corporate By-Laws and the Association's Covenants & Restrictions. There is also a listing of the Board of Directors with their phone numbers, including the responsibilities they are assigned to that keep the reservation running smoothly.

--**WOULD YOU LIKE TO JOIN THE BOARD?** -- According to Article V, Section 2 of the CBPOA by-laws, all candidates must submit to the Board, in writing, his/her intention to run for election by May 15th of the year running. We currently have nine Directors on the Board but would prefer the maximum amount of twelve. The election for Directors is held by proxy ballot and at the annual meeting in July where votes are tabulated. We have meetings every month from March to November at the workshop, which is the building on the right after you pass through the gate at the Reservation. I have been sending out an email notification to all members for whom I have their email address about a week ahead of the meeting. The meetings are generally the first or second Monday of the month depending on the Directors' schedule.

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.

Wishing you all a safe and enjoyable spring and summer.

Gary M. Grille, *Executive Secretary*
631-907-9032 (call or text)
cbpoa.net@gmail.com





It's the Law!

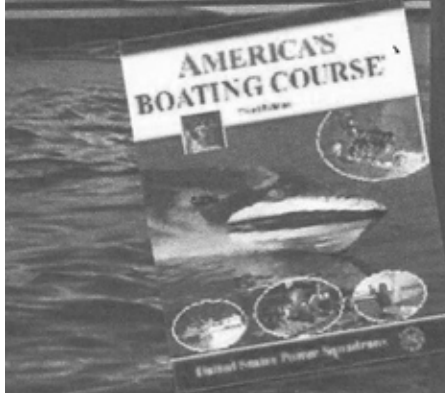
Brianna's Law

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.

signed into law 08/06/2019

Phase-In Schedule

- If you were born on or after January 1st, 1993, you must complete a course by 01/01/2020,
- If you were born on or after January 1st, 1988, you must complete a course by 01/01/2022,
- If you were born on or after January 1st, 1983, you must complete a course by 01/01/2023,
- If you were born on or after January 1st, 1978, you must complete a course by 01/01/2024
- All operators of motorized watercraft must complete a course by 01/01/2025 regardless of age.



Boating Safety Course

FROM the DOCK MASTER

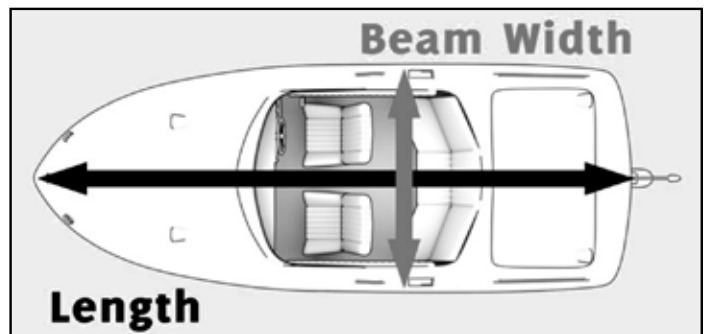
The 2020 boating season is about to begin. **This year the Marina will be opened by April 15. We dredged this year in December and we have all new electric on the peninsula. The ice eaters that protect the pilings from lifting due to freezing water worked great again this year. I want to thank Chris Scola for his tireless efforts in maintaining and installing them for us, great job!! Also, our floating dock has been repaired by our maintenance man Steve O'brien, (Thanks Steve) and a broken piling has been replaced by Costello contractors.** As of March 12, 2020 we have 33 slips available, 13 on the floater and 20 on the regular dock. A few applicants requested a slip change from last year and their request will be honored, if possible. This year a few members have also acquired larger boats. This is starting to become a problem to accommodate them due to the lack of space for the larger boats at the marina.

No reservations are considered until all required paper work is 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. Once again, this year members/sponsors can complete their applications on a computer. More applicants are taking advantage of filling out the form on their computer, and I would like to thank those for doing so. It is a lot easier to read the completed computer form than trying to read the written data.

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 a slip let some other boater request 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.

This season, 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 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. In addition, 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. The COI is a one page "ACCORD" document outlining the insurance coverage including spillage, if required, and CBPOA as the interested party. Your insurance agent should be familiar with this document. Remember, a copy of the boat registration is also required before a slip assignment will be provided. Several applicants tend to provide a valid registration that will expire when the marina is opened. We require that a copy of an updated registration be provided before receiving a slip assignment. Most boaters had no problem meeting the CBPOA requirements and honored our request to only send the COI form instead of their entire boat or homeowner's policy.

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 retie 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. Also, ladder and spring lines should be adjusted so your boat doesn't get hung up on the dock or ladder. We had a few instances of this happening last year so please be aware. 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 so do not ignore the call! This also happened last year. So if the problem is not fixed or the call is ignored, you will be charged if we have to call someone to retie your boat. PLEASE!**



REMEMBER ALL BOATS MUST BE REMOVED BY NOVEMBER 15, 2020

Rack applications may also be filled-out and downloaded on the computer as well. As of 03/12/2020 we have 31 rack spaces available; mostly the top and middle spaces are left. Kayak/canoe identification will be the same

this year as last year. Renters will receive two assignment stickers to be placed on their vessel front and back. Please place the stickers where it will be seen while the vessel is in the rack. **Vessels with no sticker will be removed from the rack.** It is important to indicate the beam of the kayak/canoe on the application so that an appropriate rack assignment can be made. It is suggested that kayak/canoe users get "Paddle Smart" and take a safe boating course in handling a canoe or kayak. **REMEMBER ALL VESSELS HAVE TO BE REMOVED BY NOVEMBER 15, 2020.**

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 MARINA RULES. SO PLEASE USE COMMON SENSE.

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 within a few days. We ask that all boaters review the Marina Rules and Regulations that they will receive with the slip assignment. For those who are unaware of our CBPOA web site, boat slip and rack applications can be filled-out and downloaded in mid-December of the prior year. You must make sure to download the application and the emergency data form. You can access the CBPOA web site by logging on to www.cbpoa.net. The marina rules and requirements for boaters are also posted along with other pertinent marina information. Again, please note that the deadline for filing an application for securing last year's boat slip is February 15, 2020.

SAFETY ALERT:

BRIANNA'S LAW

ALL OPERATORS OF MOTORIZED WATERCRAFT IN NEW YORK STATE, INCLUSIVE OF ALL TIDE-WATERS BORDERING ON OR LYING WITHIN THE BOUNDARIES OF NASSAU AND SUFFOLK COUNTIES, MUST COMPLETE A STATE APPROVED BOATING SAFETY COURSE.

PHASE-IN SCHEDULE

- IF YOU WERE BORN ON OR AFTER 01/01/1993 YOU MUST COMPLETE A COURSE BY 01/01/2020
- IF YOU WERE BORN ON OR AFTER 01/01/1988 YOU MUST COMPLETE A COURSE BY 01/01/2022
- IF YOU WERE BORN ON OR AFTER 01/01/1983 YOU MUST COMPLETE A COURSE BY 01/01/2023
- IF YOU WERE BORN ON OR AFTER 01/01/1978 YOU MUST COMPLETE A COURSE BY 01/01/2024
- ALL OPERATORS OF MOTORIZED WATERCRAFT MUST COMPLETE A COURSE BY 01/01/2025 REGARDLESS OF AGE.

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 STAND UP PADDLES WHICH ARE CONSIDERED VESSELS BY THE USCG

- 1. PFD (Personal Floatation 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**

To all boaters, remember steady and slow wins the race! If you are new to boating or not and/or 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 might be trying to help you by putting his or her hand out to push off a piling or from keeping another boat or vessel from damage. Another thing to remember is that we have a lot of open water on the bay with plenty of depth so if you see a boater fishing or skiing or just hanging out try to do the safer thing. Don't go by them within even an arm's length because anything can happen. It's better to be safe than sorry! To the boaters on the floating dock we sent out a separate letter in your assignment in regards to how we want you to tie your boat up: no anchors or anchor pulpits to impede the walk way. Please read the letter carefully and if there are any questions please call me and I will explain.

Have a safe season,

Ken Neary, Dockmaster

COOKING LONG ISLAND BOUNTY

By Phyllis Italiano

These are certainly strange times. The pandemic we face has stolen our lives, especially if you are older than 40 as many of us in Clearwater Beach are. While I have always advocated for sound nutrition and cooking the food you consume, never has it been more important than now. Sleep and good food, especially if it's organic, keeps our bodies strong and able to combat disease. Here are two recipes for tasty veggies. Both use a blender or Cuisinart:

A Head of Cauliflower Chicken broth

Wash the cauliflower under water. Clean the cauliflower by discarding center and outer leaves and break into parts. Place all the florets of the vegetable in a pot and cover with chicken broth. Bring to a boil and cook until the cauliflower can be pierced with knife. Scoop out the cooked parts of the cauliflower and place in the Cuisinart or blender. Whir until the vegetable resembles mashed potatoes. Season in your preferred style and serve. Since this dish resembles potatoes, you can use it instead of potatoes, only it is far healthier than potatoes. Cauliflower is one of the cruciferous or cancer fighting vegetables.

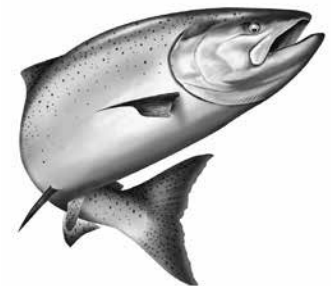


Carrots with Ginger

In this recipe you will have to decide how many carrots you want to use in this dish. Remember the size of the carrots vary a great deal, so you will have to play around with this one. Clean and cook the carrots until they are soft. Timing on this will depend on the size of the carrots and how many you wish to cook at any one time. Remove from the cooking water and whir in your device, adding the desired amount of ginger as you are whirring. You will have to use your own discretion as to the amount of ginger. Again, salt and pepper to your taste.

Salmon

One of my favorite dishes is Salmon. It is so incredibly healthy, unfortunately, it's a diminishing species so buy it while you can. I always buy the wild variety as with everything I buy, the more organic the better. Rinse the fish under cold water and place in a baking dish that you have coated with a thin layer of olive oil. Cook in a 350-degree oven. You can add any of the herbs you might have on hand: parsley, oregano, cilantro, dill, several thin slices of lemon or nothing at all. Place in the oven and keep an eye on it. Depending on how large the slice will determine how long it needs to cook. The texture of the flesh will change as it cooks. I must admit I love this vitamin rich fish and cook a large piece, saving some for the next day's breakfast.





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.conlon@elliman.com | www.elliman.com

Earth Day CBPOA Reservation Cleanup

Saturday April 25, 2020



At your own convenience, take a walk through the reservation and pick up any trash or debris and deposit it in our trash bins or take out with you. Let's keep our reservation beautiful and get it ready for our spring and summer fun. Here's some Earth Day history:

Ever wondered how Earth Day started? This observance arose from an interest in gathering national support for environmental issues. In 1970, San Francisco activist John McConnell and Wisconsin Senator Gaylord Nelson separately asked Americans to join in a grassroots demonstration. McConnell chose the spring equinox (March 21, 1970) and Nelson chose April 22. Millions of people participated, and today Earth Day continues to be widely celebrated with events on both dates. The most common practice of celebration is to plant new trees for Earth Day.

FOR SALE BY OWNER

APPROXIMATELY HALF-ACRE LOT IN EAST HAMPTON
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Private Beach. . . .Private Marina
\$365,500 negotiable

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cmurad@optonline.net

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CATALINA 270 SAILBOAT FOR SALE

- **1995 WING-KEEL MODEL;
3.5 FOOT DRAFT**
- **VERY GOOD CONDITION**
- **WELL MAINTAINED**
- **ALL STANDARD EQUIPMENT
PLUS MANY EXTRAS**
- **EXCELLENT FOR IN-SHORE
AND DAY CRUISING**

**Equipment list and photos
available upon request**

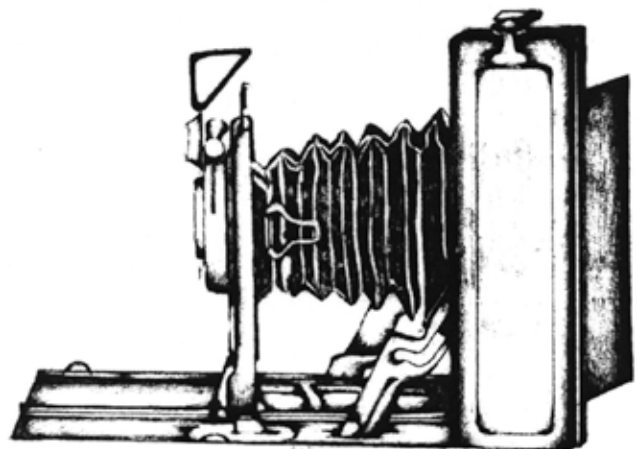
**Berthed during season
at Clearwater Beach Marina**

Asking: \$20,955

**Contact: Eric or Joan Burkert
631-324-8354**

East End Photographers Group

(est. 1988)



eastendphotogroup.org

information: (631) 324-9612

THE MACGARVA TEAM



// With over 30 homes listed and sold by us in Clearwater Beach we are knowledgeable and experienced in listing and selling in the area. In addition, we have family roots that go back for generations in Clearwater Beach - truly making this part of our family history.

We know what makes Clearwater Beach special and we are here to assist you in whatever your real estate goals are. //

Sampling of properties listed and/or sold by us.

102 Camberly	12 Orchard
60 Pembroke (twice)	109 Tyrone
58 Pembroke	35 Kings Point
146 Pembroke (twice)	23 Kings Point
135 Pembroke	74 Underwood
42 Dorset	54 Hog Creek
2 Rutland	71 Lionhead Rock
63 Rutland (twice)	13 Homestead
42 Rutland	45 Dorset
16 Orchard	63 Norfolk

CLEARWATER BEACH is our HOME GROUND.

LORI MACGARVA Lic. Associate RE Broker
516.242.9633 (c)
LMacgarva@TCHamptons.com

LARISSA TROY Lic. RE Salesperson
631.987.6914 (c)
LTroy@TCHamptons.com



*Did you know Sotheby's International Realty Agents live & sell in
Clearwater?*

Here is a partial selection of our current listings and our recent sold & closed transactions in Clearwater Beach.



45 Fenmarsh Road | East Hampton
SOTHEBYSHOMES.COM/0048684 | OFFERED EXCLUSIVELY \$1,150,000
Cindy Shea Associate Broker 631.680.3079



20 Norfolk Drive | East Hampton
SOTHEBYSHOMES.COM/0048684 | OFFERED EXCLUSIVELY \$749,000
Ryan Struble Licensed Salesperson 910.547.5472

247 Kings Point Road | East Hampton
SOLD PRICE \$4,000,000 | **Kathy Konzet**

180 Waterhole Road | East Hampton
SOLD PRICE \$3,149,000 | **Kristi Law & Nanette Hansen**

2 Bon Pinck Way | East Hampton
SOLD PRICE \$1,150,000 | **Cindy Shea & Kathy Konzet**

18 Fenmarsh Road | East Hampton
SOLD PRICE \$855,000 | **Kathy Konzet & Nanette Hansen**

141 Kings Point Road | East Hampton
SOLD PRICE \$647,000 | **Robert Kohr**

23 Bon Pinck Way | East Hampton
SOLD PRICE \$750,000 | **Laura Molinari & Dayton Team**

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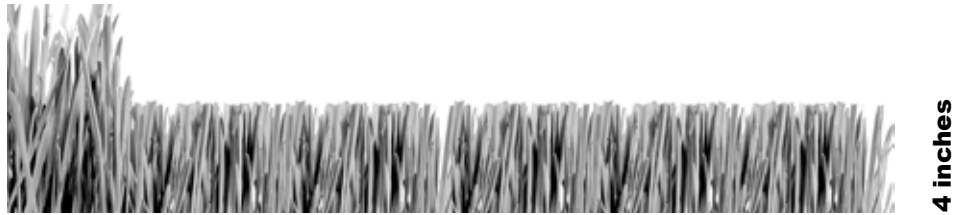
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SUMMER BEGINS! WHAT HAPPENED TO WINTER?

*Stay ahead of your lawn maintenance crew and read from
Edwina VonGal's Yard Handbook ...*

FOR LAWNS PERFECT PRACTICES

- Do not mow short; this allows for more sun and heat to stimulate weed seeds and dries out the soil. Grasses hate heat! Mow high--4 inches-- with SHARP blades.
- Frequent watering soil promotes weak surface roots and fungus. Do not water more than once a week and water for longer periods of time. Roots like deep cool moisture.
- Established trees and shrubs (2 years) do not need watering - unless a drought.



And LEAF BLOWERS BEWARE:

I'm far from an expert here but in this time of COVID you might want to consider eliminating leaf blowers. All those dust particles can't be good for your lungs.

CURB YOUR DOG!



**Pick up
after your dog**

A very strange thing is occurring in Clearwater Beach. Property owners are complaining that small bags of dog poop are being left at the front of their property.

PLEASE DOG WALKERS: don't just pick-up poop then leave the little bags on your neighbor's property. Take these bags home with you and properly dispose.



**Pick up
after yourself**

Judy Freeman

CBPOA Calendar of Events

Here are the CBPOA events that will be happening in the 2020 seasons.

1. CBPOA Summer Community Party Saturday July 11, 2020. Rain date Sunday July 12.
2. Annual CBPOA Members Meeting Saturday July 25.
3. S'Mores Party Friday August 21
4. Snapper Contest - tentatively September 5.

*Also, if you have an idea for a CBPOA event, please contact the board
by email at cbpoa.net@gmail.com or
Secretary Gary Grille by phone at: 631-907-9032*

HERE IS ONE NEW EVENT THAT WILL BE OCCURRING IN THE SPRING OF 2020:

Clearwater Beach Sunset Yoga & Meditation for All levels All Ages!

Tuesdays at 6:30 – 7:45pm beginning June 3, 2020
Join the fun with Clearwater resident Yoga Instructor Roey Ficaro.

Classes will be held behind the flagpole.
If interested contact: Roeyficaro@gmail.com

ACTION TICK CONTROL

Licensed & Insured

Owner Operated · Springs Resident

FREE ESTIMATES

(631) 527-5858

vecchiopete@gmail.com

**RELEASE T. 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__

Eesti Jaht Service

Sailboat Rigging

Repairs+Maintenance+Replacement+Mast Stepping

Sailing Lessons

Private+Family+Cruiser+Racing+Dinghy

Electronics

Installation+Replacement+Repairs

General Repairs

Fiberglass+Wood+No Engine Repairs

631-329-1088 eestijaht@aol.com



SUN COUNTRY LANDSCAPING & MAINTENANCE (631) 324-8701

SunCountryLndscp@aol.com

Operated & Owned by Carlson Jacobs
C.B.P.O.A. Resident • Established since 1996
Licensed and Insured • FREE Estimates

LAWNS

- Mowing & Maintenance
- Seeded and Sodded installations

TREES & BUSHES

- Plantings
- Pruning & removal
- Bucket Truck Service

CLEAN UPS

- Spring
- Fall

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 **Gary Grille CBPOA PO Box 666, East Hampton, NY 11937 631 907-9032.**
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: _____

No gathering of 25 or more people on the reservation without a permit from the CBPOA.

Clearwater Beach Property Owners Association, Inc.

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

Clearwater Beach Property Owners Association, Inc.
Covenants and Restrictions

DECLARATION OF COVENANTS AND RESTRICTIONS made by Walter C. Hewitt, James P. Amaden, Lester Feierstein and East Hampton D. & E. Inc., dated 5/22/57 recorded 6/4/57 in Liber 4309 cp 405

WHEREAS The Developers are the owners of a tract of land situated near Fireplace in the Town of East Hampton, County of Suffolk and State of New York, which tract of land has been subdivided in accordance with a certain map entitled, "Map of Section No. 1 of Clearwater Beach, situate Fireplace, Town of East Hampton, Suffolk County, New York, dated 5/3/1957" and filed for record on 6/4/1957, in the office of the County Clerk of Suffolk County, Riverhead, New York as Map No 2715; and

WHEREAS, The Developers desire to make this Declaration setting forth the reservations, restrictions, covenants, conditions and agreements, subject to which the property shown on said map is now held and shall be sold and conveyed.

NOW, THEREFORE, The Developers declare that all the property shown at subdivided on said map above referred to is held, and shall be sold and conveyed by the Developers, subject to the reservations, restrictions, covenants, conditions and agreements hereinafter set forth, to wit:

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or live-stock other than domestic pets.
- *2.No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.
4. No lot shall be divided or sold except as a whole without the written consent of the developers.
5. No advertising signs, trailers, tents, outside toilets or temporary buildings shall be permitted on any lot.
6. The owners of all lots in said subdivision shall have the perpetual right, in common with others to pass and re-pass on foot over and upon the strips of land designated on said map as "Foot Path to Beach", running from Kings Point Road to the shore of Gardiner's Bay.
7. The owners of all lots in said subdivision shall have and enjoy for use in common with others, the equal right and privilege to use and enjoy as a bathing beach that portion of the beach designated on said subdivision as Beach Reservation" which said "Beach Reservation" shall be for the common use of the developers, their grantees, and the grantees of the owners.
8. The developers reserve the title in fee to the beds of the roads and streets, for the purpose of dedication of same to the Town of East Hampton and for the installation of all utilities and easements therefore without the consent of any grantee.
9. All sewage disposal and water supply systems shall be constructed in accordance with plans approved by the Suffolk County Realty Department on the subdivision map filed herewith.
- 10.The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, a. signs and successors.

*Please send building plans to Gary Grille for review.

11. Nothing herein shall be construed to impose upon the developers of their successors in interest, any obligation to restrict in any manner any other property now or hereafter owned by the developers.

Addition to Covenants and Restrictions dated July 31, 2004

NOW, THEREFORE, the ASSOCIATION declares that each individual parcel of property shows as subdivided on said maps above reference to is held, and shall be sold and conveyed by each and every member of the ASSOCIATION, subject to the reservations, restrictions, covenants, conditions and agreements set forth, to wit:

1. No homeowner or tenant shall permit the presence on a parcel within Clearwater Beach of more than one motor vehicle of any type or kind that shall not be duly registered with the Department of Motor Vehicles of any one of the fifty states of the United States unless said motor vehicle is either stored in a garage or duly covered with a tarp or other suitable cover.
2. If the violation shall continue unabated for a period of more than 10 days after the ASSOCIATION shall have notified the owner or tenant of the violation in the writing directed to the owner's or tenant's last known residence as carried on the books and records of the ASSOCIATION, said owner or tenant shall be deemed to have consented to the ASSOCIATION, taking any action that may be appropriate under the laws of the State of New York to cure the violation at the sole cost and expense of the homeowner or tenant as the case may be. The costs and expenses that may be incurred shall become a lien on the property and may be enforced in accordance with laws of the State of New York.
3. The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, assigns and successors.

TO ALL PROPERTY OWNERS:

Before commencement of any new construction or renovations, please be sure to have your architect and builder carefully check that your certified site plan complies with our covenants & restrictions. Below are the sections of the CBPOA covenants & restrictions pertaining to construction & setbacks from all property lines. Please be reminded that the setbacks set forth in CBPOA's covenants & restrictions differ from those imposed by East Hampton Town Building Department.

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or livestock other than domestic pets.
2. No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.
4. No lot shall be divided or sold except as a whole without the written consent of the developers.



TOWN OF EAST HAMPTON

ORDINANCE ENFORCEMENT DEPARTMENT

PUBLIC SAFETY DIVISION

300 Pantigo Place, Suite 111A

East Hampton, N.Y. 11937

Phone (631) 324-3858 Fax (631) 329-5899

Patrick J. Gunn, Esq.
Public Safety Division Administrator

Elizabeth A. Bambrick
Director of Code Enforcement

COMPLAINT FORM

Please fax, mail, or hand deliver this form to the above address

LOCATION OF ALLEGED VIOLATION

Street # _____ Street Name _____

Hamlet _____, Town of East Hampton, Suffolk County, N.Y.

Name of Individual(s) / Business (if known) _____

Name of Owner (if known) _____

DESCRIPTION OF COMPLAINT – SPECIFIC OBSERVATION(s) Use additional paper if necessary

BEST TIME(s) AND DAY(s) TO OBSERVE VIOLATION : _____

REPORTING PARTY

Name: _____ Phone Number _____

Address: _____

I am willing to give a sworn statement if necessary YES NO

AFFIRMATION

I affirm that the information provided in this complaint is accurate and is based on my personal observation(s).

X _____
Signature Print Name Date

Office Use Only
Date Received _____
Complaint # _____
Inspector Assigned _____
Ack. Form Sent _____
Action Taken Form Sent _____

ACORD

CERTIFICATE OF LIABILITY INSURANCE

01/05/2010

PRODUCER 203.336.2138 FAX 203.336.9507
 The Fitzpatrick Agency, Inc.
 840 Clinton Avenue
 P.O. Box G
 Bridgeport, CT 06605-0567

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED **Wilbert J & Edith A Holmer**

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Travelers	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
		GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> _____ GENTL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				EACH OCCURRENCE \$ _____ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ _____ MED EXP (Any one person) \$ _____ 0 PERSONAL & ADV INJURY \$ _____ GENERAL AGGREGATE \$ _____ PRODUCTS - COMPOP AGG \$ _____
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ _____ BODILY INJURY (Per person) \$ _____ BODILY INJURY (Per accident) \$ _____ PROPERTY DAMAGE (Per accident) \$ _____
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ _____ OTHER THAN AUTO ONLY: EA ACC \$ _____ AGG \$ _____
		EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$ _____				EACH OCCURRENCE \$ _____ AGGREGATE \$ _____ \$ _____ \$ _____ \$ _____
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NJ) If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ _____ E.L. DISEASE - EA EMPLOYEE \$ _____ E.L. DISEASE - POLICY LIMIT \$ _____
A		OTHER Watercraft	<i>Policy Number</i>	10/26/2009	10/26/2010	Hull Liability

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 1995 Tiara Open 3100 "Will's Folly" Hull ID
 Pollution Liability included up to \$500,000

CERTIFICATE HOLDER	CANCELLATION
Clearwater Beach Properties Owners Assoc. P.O.Box 666 East Hampton, NY 11937	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Melody Geriak <i>Melody Geriak</i>

BENNETT MARINE LLC

Boat Haul, Store & Repair

Glenn Bennett, Owner

40 School Street
East Hampton, New York 11937

(631) 324-4772 Day

Dear Advertiser:

First, thank you for advertising in our Clearwater Beach newsletter. We are in the process of updating our C.B.P.O.A newsletter advertising file for the upcoming year. Advertising rates for the coming year are:

Full Page:.....\$200.00 (7.5 X 10")
vertical or Half Page: \$100.00 (7.5" X 4.75")
horizontal Quarter page:..... \$75.00 (3.75" X 4.75")

One time design and set-up charge of \$20.00, supplied with copy; Repeat ads, no charge. To continue your _____ page ad for the year, please forward your payment of _____ by January 31st. Note: Any change in text or size of ad must be first forwarded to the Secretary, Gary Grille (gmagilla@aol.com or PO Box listed below).

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

Send finished pdf file to: ggiliberti1@optonline.net

Advertiser's name/company _____

_____page ad. . . Payment_____.

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

Sign _____

Address _____ Telephone# _____

Email: _____



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631-329-0198

gmagilla@aol.com

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at
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WiFi HAS BEEN SET UP FOR THE RESERVA-
TION. YOU CAN NOW USE WiFi WITH YOUR
PHONE OR LAPTOP WHEN ON RESERVATION
GROUNDS. LOOK FOR "CBPOA" IN YOUR
DEVICE'S SETTINGS AND CLICK ON IT.

Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York. 11937

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U.S. Postage

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Permit No. 15

Bridgehampton, NY

11932