



SPRING 2021

President's Message

New and improved WIFI and Security Cameras

Earth Day



EarthDay

Marina Opens April 15



New Gate Card Reader



Dear Fellow Residents

We hope you had a pleasant and safe winter and we on the Board of Directors welcome you all back and look forward to a rejuvenating spring in our lovely community. We especially welcome the 62 new owners this year (out of 868 total homes). Our community is already busy readying their homes, and the Board of Directors is preparing the Reservation for a busy season.

The plan is to work around the challenges of COVID-19 while maintaining a safe place for recreation. We seek to maximize availability of the many existing - and brand new - facilities and activities while respecting the best guidance to remain healthy and safe.

Here is a brief description of the status of these facilities and activities:

- New playground being installed in April
- New bocce court being installed in May
- Two new child-size picnic tables to be installed in the picnic area
- New Wi-Fi is installed and it covers the entire Reservation, for the use of members only.
- Not surprisingly, the password is **membersonly**
- New security video system is installed
- Interactive website planned to be set up by May
- Marina to open for boating April 15
- The abundance of kayaks, canoes and waterboards spurred us to build a third storage rack last year and we may erect a fourth rack if we run out of space this year.
- One portable toilet to be installed at the marina April 15 and two at the beach by May 15.
- Debris on beach to be cleaned by the end of March
- Beach benches and picnic tables to be returned in late April
- New sand on the west beach to be poured in mid-June
- Roey Ficaró's sunset yoga-on-the-beach sessions to resume, plus a Friday a.m. session
- Roey will also organize a women's boating club
- Lifeguard squad will follow the same Covid guidelines as last year, to resume June 21

PRESIDENT/DIRECTOR
Daniel Aharoni
917-327-7070

CO VICE PRESIDENT/DIRECTOR
James Carforo
914-260-2840

CO VICE PRESIDENT/DIRECTOR
Gerry Giliberti
631-324-9612

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
GATE CARD ACTIVATION
ASSISTANT TREASURER**
GARY GRILLE
631-907-9032

NEWSLETTER EDITOR
GERRY GILBERTI
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
PAUL TRELA
631-379-9051 cell
631-604-1514 Home

ADVISOR/NEWSLETTER
STEPHEN SOBEL
631-604-2511

**WINTER ICE EATER
& MARINE MAINTENANCE**
CHRIS SCOLA
305-394-4727

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

DIRECTORS
FRED KLEINSTEUBER
516 641-8354

JON TARBET
631 680-7137

MICHAEL WALTZ
914 907-7377

ADVISORS
NANCY LABINER
917 855 2113

SCOTT SASSOON
917 309-5587

KURT MILLER
516 318-2370

- Lifeguard applications are being accepted. Clearwater residents are always favored.
- By June the Board will decide if it is Covid-safe to host the annual July picnic.
- Same with private party reservations for the picnic area
- Otherwise, full use of the picnic area
- Resume the children's fishing contest
- Resume the children's S'mores night
- Full use of the lifeguarded beach
- Full use of the fishing channel
- Full use of the basketball court
- Full use of the boating marina
- Full use of the children's playground – parents decide for their kids
- Full use of the bocce court
- Full use of the evening sunset watching

Please remember that any community announcements will be sent out via Mailchimp so keep a lookout on your email for Mailchimp messages from CBPOA. Members of the community will be able to provide suggestions through the new website. These suggestions will be reviewed and discussed at each Board meeting.

Our CBPOA board is comprised of volunteer directors and advisers who give of their time and best judgment to keep our neighborhood and beach/marina reservation in the inviting condition that it's in. We meet at 4:30 p.m. on the first Monday of each month, except in January and February, currently via ZOOM, open to all members, and we are open to new ideas for the Clearwater community.

It is with sadness that I inform you that our former handyman, Charles (Chaz) Anderle passed away. Chaz lived here for most of his life and worked various times at the Reservation, as a teenager cleaning the beach, in his adulthood as its groundskeeper, and in his later years as handyman.

It is always important that we work together as a community. The Golden Rule is still the best guide to living among others. Please take care while driving in the Reservation and in the overall Clearwater community. And please respect your neighbor's health by complying with Covid guidance.

We wish you a happy and healthy 2021 season at Clearwater Beach,

Best wishes,

Dan Aharoni,
President, CBPOA

David & Gina Guercia
Cass Bird
Ben Korngut
William Gentile
Scott Haworth
Jeffrey Vandenberg
Steven & Renee Sellman
Andrea & Ryan Glotzbecker
Victoria Jean Lee
Michael & Amy Stillman
Jeffrey & Meghan Payne
James & Gabriella Wilday
Alice Kim
Javith Camino
Steven & Mindy Wekselblatt
Joshua Masten & Michael Verrier
Harry Richter



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

Cody Liebman/Blythe Graham Jones
Eric Schwartz & Jessica Moser
Caroline Orlando
Cody Schreger & Doug Maher
Doug & MaryAnn Parent
Martha Caceres & Jaime Guichay
Freddy Santiago Bueno Lopez
Katie Sarris & Brian LaBelle
Blaire Melsky
Richard Sperber
Ben Sheats & Joyce Wei
Matthieu Deloffre & Maria Bartolo
Eileen Janec
Hampton Wave Rider
Kenneth Dodge
Marisa & R.J. Allan

from the desk of the

EXECUTIVE SECRETARY

Greetings, and welcome to springtime in Clearwater Beach. I hope you had a healthy and enjoyable winter. All of us are looking forward to the warmer weather and outdoor recreation. With that in mind, you may find the following to be informative and/or useful.

--MAINTENANCE FEES --We have more than 860 members of CBPOA, but approximately only 640 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 home. A lien attached to your home 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 -- Any previously issued gate cards are active and will remain so as long as your maintenance fee is paid by May 1, 2021. 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. Also, because of an increase to the cost of the gate cards to us, the \$6.00 fee for additional gate cards beyond the first free issued, will increase to \$10.00 each beginning April 1, 2021.

--OWNERSHIP TURNOVER -- Presumably due to COVID 19, there has been a dramatic jump in the year-round population for our area. Many homeowners have moved here permanently from more populated areas and the sale of homes and land has more than doubled. Last year, we had 62 home/land sales, whereas past years' sales were typically in the low to mid 30's. Most of these transactions occurred from May to December. There does not seem to be a slow-down in sales yet, as we have had 10 turnovers from Jan. 1st to March 15th and there are 8 others in the works that I am aware of. There will be plenty of new neighbors, to be sure.

--NEW SECURITY CAMERA SYSTEM AND IMPROVED WIFI -- Both were installed in February and are fully operational. The new wifi is password protected but it is an unsecured network so be careful as to what business you conduct when using it. The password is membersonly. The security video camera system can be accessed by certain members of the Board, so if you have a problem please contact one of us and we will do our best to help.

--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 the maximum twelve Directors on the Board. The election for Directors is held by proxy ballot and at the annual meeting in July where votes are tabulated. We typically 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, although for the past year meetings have been on Zoom due to COVID-19. I send out an email notification to all members for whom I have email addresses about a week ahead of meetings, which are generally on the first or second Monday of the month depending on the Directors' schedules.

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
631-907-9032 (call or text)
cbpoa.net@gmail.com

EARTHDAY CBPOA RESERVATION CLEAN UP

Saturday April 24,

Earth Day



EarthDay

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.

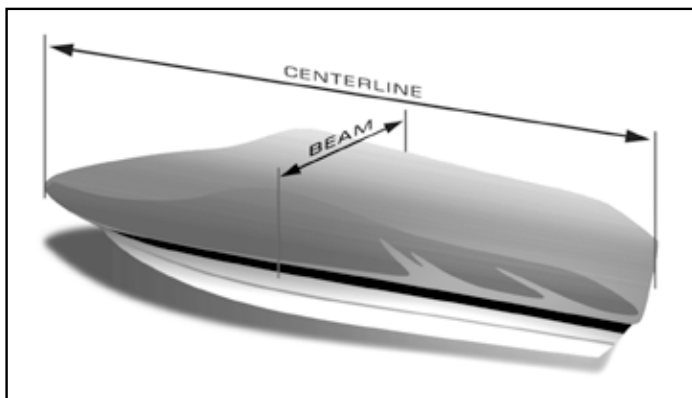
Here's some Earth Day history:

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.

FROM the DOCK MASTER

FROM the DOCK MASTER The 2021 boating season is about to begin. **This year the Marina will be opened by April 15. We dredged the inlet this year in December as our permits require. After the Nor'easters, we had some sand accumulated on our side, so going out at low tide I suggest to stay closer to the Lion Head side. The ice eaters that protect the pilings from lifting due to freezing water worked great again this year and I want to thank Chris Scola for his tireless efforts in maintaining and installing them for us--great job!! This winter we installed all new security cameras and we now have WIFI throughout the reservation. So, if you happen to hit or bump a boat let someone know, and if you see something that doesn't look right also lets us know.** As of March 3, 2021, we have 22 slips available 10 on the floater and 12 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 acquired larger boats and this is starting to become a problem to accommodate them at the marina due to the lack of space for the larger boats.

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 the computer. I would like to thank those for doing so. It is a lot easier to read the computer completed 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 your 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 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 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 home owner's policy. Our policy of notifying boat owners that their boat is in danger of sinking or has 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 and ladder. All spring lines should be adjusted so your boat doesn't get hung up on the dock or ladder, which we had happen last year. Please check dock lines at both high and low tides. If you are called to adjust your lines please do so. If you are called it means we looked at what was going on and it has to be addressed. Do not ignore the call as I had happen last year. 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. Also, 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 MUST BE REMOVED BY NOVEMBER 15, 2021

Rack applications may also be filled-out and downloaded on the computer. As of 03/03/2021 we have 18 rack spaces

available and mostly top racks 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 they 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 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 2021.**

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.

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 securing last year's boat slip, the deadline for filing an application is February 15.

**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.

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 SUP'S 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 or are having trouble docking going SLOW in and out of the marina is much safer then 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 his or her hand out to push off a piling, another boat or to prevent vessel damage. Another thing to remember is 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 and not go closer than within 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 carefully and if there is any question please call me and I will explain.

Have a safe season, **Ken Neary Dockmaster**

COOKING LONG ISLAND BOUNTY 2021

By Phyllis Italiano

In the midst of this pandemic it is even more important than ever to cook and to cook wholesome nutritious food. Since we don't want to be out and about shopping, the simpler the food we prepare the better for us. Since you may not have all the ingredients on hand, most are available in local stores.

TURKEY AND PEARS

Two turkey thighs	4 or 5 cloves of garlic minced	2 ripe pears
A sprig of Rosemary	2 slices of toasted Rye bread	olive oil
1/2 cup of white wine		Pepper

Rinse turkey and pat dry. Cover the bottom of a baking dish with olive oil. Toast the bread and tear into bite size pieces. Put the bread in the pan with the minced garlic. Tear the spikes off the Rosemary and add to the mixture.

Peel the pears and cut into pieces the size of the pieces of bread. Stir the mixture and place the turkey pieces skin side down. Pour the wine over the turkey and grind the pepper on top of the turkey. Put into a 350-degree oven. When the turkey is almost done turn the skin side up and continue cooking until the skin is crispy. You can tuck an extra clove of garlic into the turkey.

If you prefer white meat, there are always turkey breasts, which are easily found in local stores although the white meat will dry out more. You might want to add more wine as they cook. I sometimes add seedless grapes to this recipe.

PAULA'S PEPPER STEAK

1 lb. steak, cut into strips (I use sirloin.)	2 T Balsamic Vinegar
1 Green (or yellow or red) Pepper	3 T Hoisin sauce
1 Medium sweet onion	2 tsp. Chili-garlic sauce
	1 tsp. Sesame oil
2 T Soy sauce	
1 T Mirin (rice wine)	3 T Cooking Oil (I use Macadamia nut oil.)
1 T Cornstarch	

1. Marinate the beef in the soy sauce, rice wine and cornstarch mixture for 1/2 hour at room temperature; and a few hours or more in the fridge.
2. In a separate bowl, mix together the next four ingredients and set aside.
3. Sauté the veggies in the 3T of oil until limp. Add meat and sauté until brown all over (stir while cooking from time to time).
4. Add the prepared sauce and simmer over low heat for 5 minutes or so.



DAVID CONLON



KNOW YOUR OPTIONS

RENTING OR SELLING?

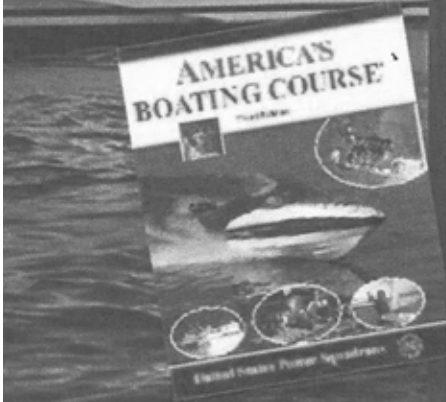
SCHEDULE A HOME
EVALUATION

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



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

HELLO NEIGHBOR



Clearwater Beach - HOME to us, too! Having listed, sold and rented many homes in our neighborhood, we know the value and unique qualities of properties here best. If you are considering renting or selling, NOW is an ideal time — and who better to entrust your home to than a neighbor, who will guide you through the process seamlessly.



WE ARE HERE TO WORK WITH YOU.

DREW SMITH
Lic. RE Salesperson
516.658.4520 (c)
DSmith@TCHamptons.com

JUDI A DEISDERIO
Lic. Broker & President
631.324.8080 (o)
JD@TCHamptons.com

BETHANY SMITH
Lic. RE Salesperson
631.379.9776 (c)
BSmith@TCHamptons.com



CLEARWATER BEACH SUNSET YOGA

. . . back by popular demand starting June 1, Tuesday evenings 7-8pm with an additional class being added 1 morning per week, Thursday or Friday 10am-11. TBA.

Classes will be taught by Roey Ficaro a resident of Clearwater and Certified Yoga/ Meditation Instructor for over 20 years with many years of extensive training in Iyengar & Anusara systems of Hatha Yoga. The classes will be open to all levels by donation. Modifications will be given for beginners & alignment principles for all to help students evolve their practice & avoid injury. Precautions will be taken to keep everyone safe with mats 6' apart on the flat sand behind the Jetty. The last 5-7 minutes will be a relaxation/meditation enhanced by the sound of water, nature & Roey's singing crystal bowls.



If interested to be on the class list email: Roeyficaro@gmail.com

Women On Water! WoW..

A boating club for Clearwater Women residents. This idea was proposed by Roey Ficaro, resident & boat owner to bring women boaters & those interested in learning to become a boater together. Proficiency, safety, confidence, support, empowerment & fun will be the main agenda. Meetings will be held 2x's per month bringing in experts to give lectures & teach specific skills. In addition there will be planned outings & cruises to interesting spots on the bay. All women are invited whether you are a boat owner or not...interest is all that's needed. More details to come.

If interested in joining or being on the committee to plan agendas contact: Roeyficaro@gmail.com

Clearwater Beach Property Owners Association

The Springs, East Hampton, New York

HOME FORMS OFFICERS/CONTACT NEWSLETTERS MINUTES



Check out the CBPOA WEBSITE! www.cbpoa.net

WE HAVE UPDATED OUR SECURITY CAMERAS AND WIFI

CBPOA ACCESS PATHS

The entrance to PATH #1 is somewhat hidden between lots number 271 and 273. There is a green fire hydrant to the right of the entrance.

The path has now been cleared and cleaned. But Beware! There is a drop-off at the end of the path. The CBPOA will be placing a rail fence here and possibly a bench or two. And as always - Please do not litter!

#273

PATH #1

#271

PATH #2

Kings Point Road

PATH #2 is easier to find: It begins at the intersection of Lion Head Rock and Kings Point Roads. There is a small sign "Community Access Path" there. Also, at the head of this path there is a street drain that tends to overflow in heavy rains. The CBPOA Board is working with the Town of East Hampton to remedy this situation. The path is not yet totally cleared.

Lion Head Rock Road



Provided and maintained by CBPOA

Boston Whaler Montauk 17 2004



Well maintained & services exclusively at Seacoast.

Call Frank @ 1-917-757-9396
onthewater1165@gmail.com

\$9,750

- Trailer
- Custom made cover
- Garmin GPSMAP 541s
- ICOM VHF Marine Transceiver ICM-36
- Bimini Top
- Cushions
- Ice Box with cushion
- Rod holders
- Anchor
- Drift sock

New Reservation Usage Agreement

The reservation and picnic area can be reserved for parties and events. There is a revised "Property Usage Permit Agreement" document that is now used for reserving the reservation area for CBPOA member events. As in the past, contact Gary Grille at 631 907-9032 (CBPOA.net@gmail.com) and he will help organize your event, set your date and send you the agreement documents. (This document will also be available for download via the www.CBPOA.com web site.)

Please note that there are no events scheduled for 2021 as of this writing. But this may change depending on the changes in East Hampton town protocols. Currently no town permits are being assigned

FOR SALE BY OWNER

APPROXIMATELY HALF-ACRE LOT IN EAST HAMPTON
(CLEARWATER BEACH. 17 FENMARSH ROAD)

Private Beach. . . .Private Marina
\$365,500 negotiable

Call Chris
(516) 284-7022
cmurad@optonline.net

SAUNDERS

A HIGHER FORM OF REALTY

SUCCESSFULLY SELLING THE SPRINGS



If you are looking to buy, sell or rent a property,
I look forward to hearing from you.

Romaine Gordon

Licensed Real Estate Salesperson

Cell: (516) 317-1593 | RGordon@Saunders.com

Saunders.com | HamptonsRealEstate.com

26 MONTAUK HIGHWAY, EAST HAMPTON

"Saunders, A Higher Form of Realty," is registered in the U.S. Patent and Trademark Office. Equal Housing Opportunity.

HP HAMILTON PROPERTY SERVICES

& Management

LICENSED AND INSURED

chamiltonpropertyservices@gmail.com

631.278.6422

JUDY FREEMAN ARCHITECT

& associates

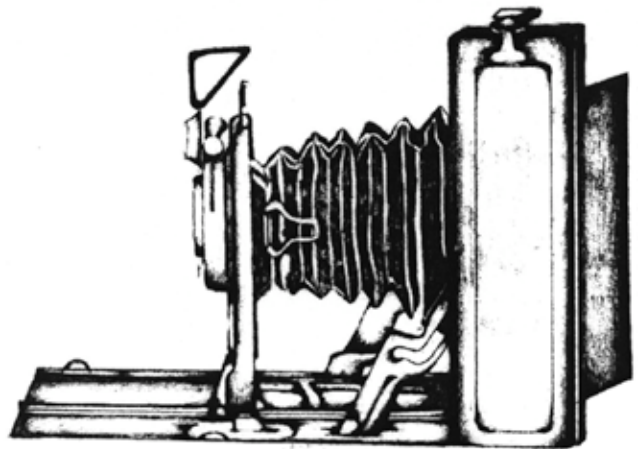
- Does your home satisfy your present needs or are you ready for a house makeover?
- We can present design options to help you visualize a makeover & make aesthetic choices that reflect your budget however large or small.
- We will obtain Building Department approval & help you select the right contractors.

email me for a consultation:

judyehampton@gmail.com

East End Photographers Group

(est. 1988)



eastendphotogroup.org

information: (631) 324-9612

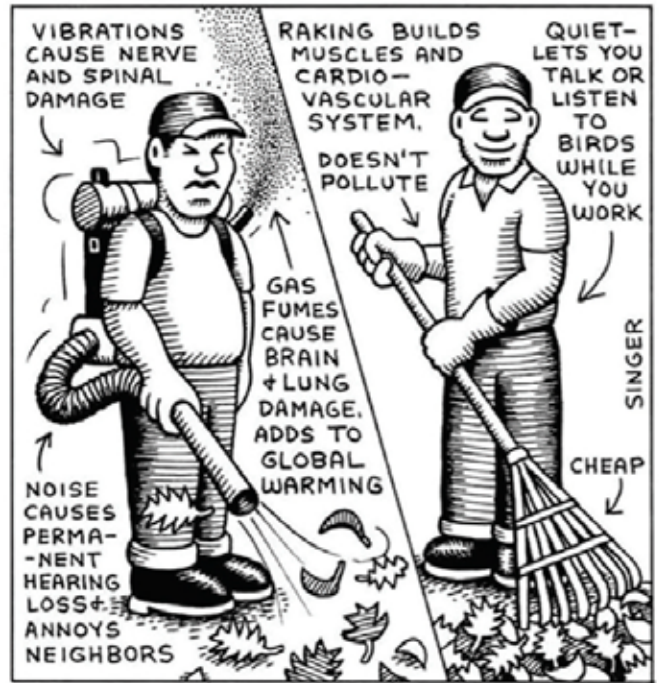
LEAF BLOWERS

BEWARE:

We are far from experts 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.

THE CASE AGAINST LEAF BLOWERS:



BE A GOOD NEIGHBOR



LEASH AND CLEAN UP AFTER YOUR PET

PLEASE CURB 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.

SOTHEBY'S INTERNATIONAL REALTY

We Consistently Deliver Strong Results For Our Neighbors in Clearwater



Kathy Konzet
631.252.0254



Laura A. Molinari
631.965.1751



James Wilson
631.377.2810



Cindy Shea
631.680.3079
CINDYSHEAHAMPTONS.COM



Beth Felsen
917.817.8203



Kammy Wolf
516.380.3401
KAMMYANDPHELANWOLF.COM



Nola Baris
631.566.1685
BARISTEAMHAMPTONS.COM



Phelan Wolf
516.480.8616
KAMMYANDPHELANWOLF.COM

Put Sotheby's International Realty agents to work for you. Contact us for a complimentary evaluation and a complete list of our sold properties in Clearwater.

Luxury is not a price point, it's an experience.

Sotheby's
INTERNATIONAL REALTY

EAST HAMPTON 631.324.6000 | BRIDGEHAMPTON 631.527.6000 | SOUTHAMPTON 631.283.0600

© 2021 Sotheby's International Realty. All Rights Reserved. The Sotheby's International Realty trademark is licensed and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

RULES OF THE ROAD

With all the extra car and bicycle traffic these days since the Covid-19 problems, it's important to know the **Rules of the Road** for pedestrians, bicyclists and vehicles. The following web pages contain all you need to know about traveling on our East End roads when walking, bicycling or driving:

FOR PEDESTRIANS AND BICYCLISTS

<https://nybc.net/education/bike-law/2-uncategorised/68-a-summary-of-ny-state-bike-laws>

FOR DRIVERS

<https://dmv.ny.gov/brochure/mv21.pdf>



BE CAUTIOUS, LOOK BOTH WAYS AND STAY SAFE!



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.
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 _____

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: _____



House Watching Services Monthly or by the season

37 years experience

Gary M. Grille

631-907-9032

631-329-0198

gmagilla@aol.com

GRANDIE

PLUMBING & HEATING
24 HOUR EMERGENCY SERVICE

Renovations
New Construction

Home Repairs
Heating

631.324.5800



**IT'S GOING TO BE AN AMAZING
SPRING IN CLEARWATER BEACH**

WE HAVE WIFI!



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.

Password: **membersonly**

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 RETENTION \$ _____				EACH OCCURRENCE \$ _____ AGGREGATE \$ _____ \$ _____ \$ _____ \$ _____
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATU-TORY 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>

Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York. 11937

PRSR STD

U.S. Postage

PAID

Permit No. 15

Bridgehampton, NY

11932