



SUMMER 2021

President's Message

**Annual Meeting
Saturday, July 31
10am via Zoom**

**CBPOA July BBQ
is Cancelled**

**✓
vote**

**Candidate
Bios
and
Proxy Card
(see inside)**

**New Gate
Card Reader**



As we enjoy the summer season, I am pleased to update the Community on the status of our lovely, warm and friendly Reservation. This message will be the basis for our report to the membership at the annual meeting on July 31, 2021. ***Our annual meeting this year will take place via Zoom. Directions for attendance will be sent by Mailchimp in July.*** We look forward to your suggestions for community improvement during the annual meeting.

The Board of Directors and advisers have worked to improve and beautify our facilities and to enable and enhance many of the traditional activities. We have restored full use of the Reservation and resumed a nearly full schedule of seasonal events and facilities.

Marina: Thanks to the diligent and sheer hard work of Dockmaster Ken Neary and Asst. Dockmaster Stuart "Skip" Close, we have:

- 1) fully rented all 120 of the marina boat slips and all 132 of the paddle-craft racks, including a newly-installed 18-craft rack, and
- 2) replaced the leaking water lines at the marina's peninsula and floating dock, and
- 3) enhanced the attractiveness of the plantings and bluestone surfacing along the docks and dock way.

Ken is also on a sub-committee with me and George Lombardi, which has joined with a sub-committee of the Lion Head Beach Association, in responding to a request by the East Hampton Town Trustees to explore a joint proposal for Town funding and multi-government agency approval to dredge the growing sand bar (shoal) in Hog Creek.

Member Roey Ficaro has organized a women's boating club.

Beach: Although we suffered an unprecedented, complete turn-over of last year's lifeguard squad, we have recruited an enthusiastic team of newly-baywater-certified guards. Director Paula Miano and I will oversee them. We will have a three-guard staff for



PRESIDENT/DIRECTOR
Daniel Aharoni
917-329-7070

CO VICE PRESIDENT/DIRECTOR
James Carfaro
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

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 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
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

KURT MILLER
516 318-2370

JON TARBET
631 680-7137

MICHAEL WALTZ
914 907-7377

ADVISORS
LEONARD CZJAKA
631-324-0418

NANCY LABINER
917 855 2113

SCOTT SASSOON
917 309-5587

the lifeguard chair on the west end during the weekdays and will assign three other guards to also staff the east chair as well as the west chair on weekends. Due to pre-school and other educational activities and the shortage of workers, once August rolls around we may not have enough guards to staff both east and west chairs on weekends. So, sunbathers on the east end who wish to swim under supervision of a lifeguard will need to move to the west beach.

- We have installed the swim raft and the swim ropes.
- This year we have dedicated the far eastern portion of the beach (east of the rock jacks (groins)) for two purposes:
 - 1) for landings of boats and paddle craft, so as to keep them safely away from the swimmers, and
 - 2) for launching and temporary storage of the lightweight Sunfish-size sail boats.
- Member Roey Ficaro has resumed her sunset yoga-on-the-beach sessions, plus a Friday a.m. session.

Reservation: Jim Carforo, Fred Kleinsteuber, Stuart “Skip” Close, along with Ken Neary and George Lombardi and Kurt Miller, have created a host of improvements:

- 1) Installed a new WiFi system, designed to provide coverage throughout the Reservation.
- 2) Installed a wireless-operated, internet-accessible, security camera system, covering the beach, marina, parking lots, fishing channel and playground/picnic areas.
- 3) Installed three high-quality portosans for the summer season.
- 4) Installed a professional-class Bocce court at the playground area.
- 5) Installed a new children’s playground set with beach sand surface.
- 6) Skip is working with the various town agencies, (and so far the Highway Dept. has installed new curbing) designed to better channel the water run-off at our footpath at 231-133 Kings Point Road.
- 7) Our security guards, Jim and Gabe, are back on duty for weekends and holidays.
- 8) We are planning re-surfacing the entrance parking lot in 2022.
- 9) Finally, you may see our new part-time handyman, Paul Trela, doing so many necessary tasks to keep us well maintained.

Community: Gerry Giliberti, Michael Waltz, adviser Scott Sassoon and others have worked a series of projects:

- 1) Michael Waltz researched, planned and received Town Highway Dept. approvals to install *Clearwater Beach* signs at the four principal entrances to our community.
- 2) We will resume the annual children’s fishing contest in August.
- 3) However, due to current Covid-safe practices and Town regulations, we have postponed to 2022 the annual mid-summer picnic for the membership and the children’s S’mores night.
- 4) Scott organized a substantial community discount for propane gas service from Propane Dept.

- 5) He is nearing completion of the new interactive website.
- 6) He is working with Treasurer Edith Holmer to process more of our banking online.
- 7) Scott is working a sub-committee with volunteer members Edwina Van Gal (landscape architect) and Maxwell Ryan (interior designer) to study and plan future aesthetic improvements to the Reservation.
- 8) Secretary Gary Grille and Director Jon Tarbet handle the requests for private party reservations of the greenspace/picnic area, pursuant to our new rules and application form.
- 9) And, of course, last but certainly not least, we thank longtime director and past president, Gerry Giliberti, for these informative newsletters

Annual Meeting:

- Our long-time treasurer, Edith Holmer, will give a full report of our healthy finances.
- The Board will also report to the Membership at the annual meeting the details of the management of the Reservation this past year, as I have summarized in this letter. The several committee heads will report and answer questions.

Voting Matters:

At the annual meeting the Board will propose a 10% increase in homeowners' dues starting in 2022, from \$300 to \$330 yearly. This newsletter contains an explanation of the factors that motivate this proposal.

The Board will also propose two minor changes in the By-Laws that will modernize our financial administration.

The membership will vote for six director seats whose terms will end. The proxies identify the six current directors, each of whom seeks re-election.

Longtime Director Len Czajka resigned. We thank him for his many years of dedicated service. Fortunately, Len has agreed to stay on as an Adviser. We welcome his experience and judgment.

Pursuant to the By-Laws, the Board appointed Adviser Kurt Miller to that vacant director seat. Along with Adviser Scott Sassoon, Kurt did a wonderful job researching and guiding the selection and installation of the new WiFi and Camera Security systems. That seat is among the six up for election.

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.

I thank our treasurer, Edith Holmer and our secretary, Gary Grille, for their diligent, efficient and courteous service to the membership and the Board year-round. I thank our volunteer advisers Scott Sassoon, Judy Freeman, Nancy Labiner and Steve Sobel, and our long-time historian Marian Diange, for their many contributions of time and expertise. Finally, I thank my fellow directors on the CBPOA board for giving so much of their time and best judgment to keep our neighborhood beach, marina and 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.

We look forward to seeing you at our ZOOM Annual Meeting on July 31st, Meanwhile, enjoy the summer.

Clearwater Beach is still the place to be this summer. The swimmers, paddlers, kayakers, boaters, fishermen/women, playground kids, basketball and bocce players and sunset watchers enjoy the bounty of our life on Gardiner's Bay. We ask you all to respect the few rules that we have and to continue to respect and care for each other during these trying times insuring a healthy summer for all. Thank you all for your cooperation and concern.

Sincerely,

Dan Aharoni, *President*

from the desk of the

EXECUTIVE SECRETARY

Happy Summer to all! Maybe we can start returning to normal, whatever that is.

As of June 7th, we currently have 776 paid members in good standing out of a total of 865. If you have not done so already, please take a moment to pay your dues, which are vital to keeping the reservation in the wonderful condition it is in.

The 2021 Annual Beach Picnic at the Reservation has been cancelled due to concerns about the on-going, but hopefully waning, COVID-19 situation. The "S'mores building" event has also been cancelled for the same reason. As of this writing, the Board is planning to go ahead with the Snapper Fishing Tournament in late August or early September, assuming conditions continue to improve. For this event, social distancing can be maintained because of the size of the fishing area involved. If there are any changes, an email will be sent out and notices will be posted.

The Annual Meeting of Members will be held on Saturday, July 31, 2021 in the comfort of your favorite easy chair at 10 A.M. via the Zoom app. As with all regular Board of Director meetings, I will be sending out an email a week or so beforehand as a reminder. All those interested in joining the meeting may request the ID# and password. All CBPOA members are welcome to attend and members in good standing may vote. The summer newsletter will contain biographies of all those who are running for a Board of Director's seat and the explanations of proposed changes to the By-Laws and maintenance fee. Whether you attend the Zoom meeting or not, please fill out and mail in the proxy card that should be found in this edition of the newsletter. Your vote is extremely important. I will also be sending a copy of the proxy card via the mail chimp program, which you may send in if you did not receive a proxy card in the newsletter. Please, only one vote per lot number.

Please keep in mind that in order for your gate cards to be operable, your dues must be paid in full. As we are already into June, and by the time you read this it will be the end of the month, I will have already deactivated any cards whose member fees are not current.

The Board of Directors will again hire the Blue Line Security Company we have employed for the past few years to help police entry into the Reservation and picnic area. The guards will also walk the area from time to time to make sure the required safety protocols are being followed. They will have a list of all paid members, but it is strongly advised that you bring your gate card at ALL times when entering the Reservation. Yes, even on bicycles and foot. If your dues are not paid, you will not be allowed to enter. As there is only the one name on the listing of paid owners that I supply, please be sure to know who is the primary name on the account whether it is a proper name or an LLC.

While it may seem a bit early to be talking about winter/summer changes of address, the fall newsletter may come out after some of you head to warmer climates. Please let me know before you leave and before you are to return back to the area so I can make the address changes. This will ensure that you will not miss any mailings that are scheduled to be sent to you.

Enjoy the summer, be safe and have a great season.

Gary M. Grille
631-907-9032
cbpoa.net@gmail.com



Welcome New Homeowners Spring/Summer 2021



Eric & Lara Jones

Holly Rilinger & Jennifer Ford

Ryan Lang

Luis Arriaga & Covadonga Guillen

Lawrence & Monica Rich

Anthony & Brittany Kennada

Brittany Brown & Timothy Gordon

Harry & Kathleen Hild

Michael & Abby Friedman

Erin Shea

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

**BE VERY CAUTIOUS AGAINST
UNLICENSED GOLF CART ENTRY
ON THE RESERVATION.**

**PLEASE BRING YOUR OWN
TICK SPRAY TO THE
PLAYGROUND AREA.**

**NO RUNNING, JUMPING OR DIVING
ON/OFF THE ROCK JETTY
- VERY DANGEROUS!**

**NO SWIMMING
IN THE MARINA OR CHANNEL
- DANGEROUS!**

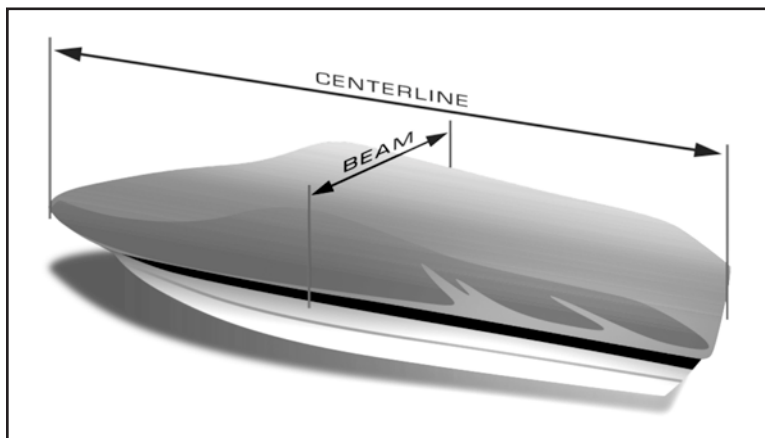
**NO DOGS
ON THE RESERVATION
FROM MEMORIAL TO LABOR DAY.**



FROM the DOCK MASTER

FROM the DOCK MASTER: As of this writing we have NO slips available at the marina. Because we filled our Kayak rack this year, we built another rack with 18 spaces and we only have 5 spots available and they are all top racks. Even though we dredged this year we have a little bit of a sand bar on the right side of the bulkhead as you are leaving the marina so if you have a fixed keel or inboard stay to the Lion Head side during low tide.

This year quite a few renters submitted their application later than usual and were not able to obtain the same slip assignment as last year or at all. It is still our policy to normally reassign those boaters the same slip if their application was received before February 15. Boaters who gave up their slip in the previous season will not be granted that slip if someone else has occupied the slip for remainder of that season. Our marina has a limited number of slips available for boats of certain sizes. We did not have any applicants with boats larger than 31

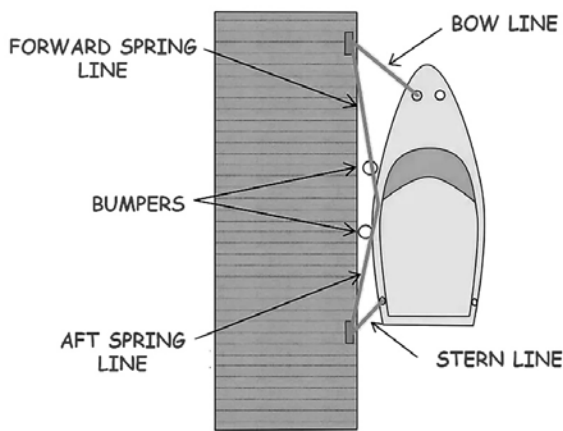


feet although there were phone inquiries about accommodating larger boats. Boat owners whose boat is 23 feet with an 8.5-foot beam or larger will **NOT** have a slip on the floating dock, but only boats 21 feet or smaller will be considered for the floating dock because the distance between the dock fingers are only 16 feet. You may see boats larger than 21 feet on the floater, those boats have been grandfathered in and will remain for now. Renters who decide to give up their slip and notify the Dockmaster may get a prorated refund providing another boat can be assigned that slip.

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 as soon as possible. We ask all boaters to review the Marina Rules and Regulations which they received with the slip assignment.

MARINE INSURANCE: 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 an indication of this with 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. Please note boats 25 feet or longer or boats less than 25 feet, which have permanent installed fuel tanks, must have spillage coverage designated in the COI. Most boaters had no problem meeting the CBPOA requirements and honored our request to only send the COI form and not their entire boat policy. **While the Coast Guard requires that you have the original registration on board your boat, you should keep a copy of the registration at home. Some boaters could not submit their application because the registration was still on the boat while stored for the winter.** If during the boating season, your boat registration expires, we request a copy of your new registration. This also holds true for changes in a boat insurance policy. This boating season there were a number of applicants who did not submit a valid vessel registration and/or COI. The assignment will only be issued when the required data is provided. **The registration has to be in the name of the member in order to get an assignment.**

PUMPOUTS: Our policy of notifying boat owners if their boat is in danger of sinking is in place. If the boat owner does not respond, we will contact a marine service to pump out the boat at a cost to the boat owner. CBPOA will pay the marine service for the pump out 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.



We cannot stress enough to make sure all lines, especially your spring lines, are checked at both low and high tides. We had a number of instances last season where boats got hung up on the dock during a moon high tide and almost sunk and damaged both the dock and ladder and their boat. Also, it is very important if you are on the floater that your anchor or anchor pulpit does not block the walk way. This is very dangerous! ALSO, LARGE BUMPERS NEXT TO THE DOCK ARE NOT NEEDED AND ONLY MAKES SPACE SMALLER. Tie your boat as tight as you can to the finger dock so you do not interfere with your neighbor. If we call you to tell you your boat needs to be checked please do so or at least let somebody know to have

it checked. **PLEASE PUT A NUMBER ON YOUR EMERGENCY CONTACT INFORMATION THAT YOU WILL PICK UP. A NUMBER OF TIMES LAST YEAR, AND ALREADY THIS YEAR, I WAS NOT ABLE TO CONTACT AN OWNER. IF YOUR BOAT IS IN DANGER OF SINKING OR DOING DAMAGE TO THE MARINA OR ANOTHER BOAT, WE NEED TO GET IN TOUCH WITH YOU! IF THE CALL IS IGNORED AND DAMAGE IS DONE, YOU THE BOAT OWNER WILL BE HELD RESPONSIBLE.** Please call the Dock Master Ken Neary (516-318-3367) or Assistant Dock Master Stu Close (631-324-8954) for boating or Kayak/canoe problems at our marina.

KAYAK/CANOES: This season again we issued two stickers to renters with the assigned rack space, year and CBPOA emblem. The stickers must be mounted on the kayak/canoe on front and back where it can be seen easily. Vessels without stickers will be removed from the racks. We have experience problems with renters storing their kayak on a rack without a sticker. **THEY WILL BE REMOVED AND STORED INSIDE OUR LOCKED BLOCK HOUSE.**



REMEMBER ALL BOATS AND KAYAKS/CANOES MUST BE REMOVED BY NOVEMBER 15, 2021.

JET SKIS ARE NOT PERMITTED ANYWHERE ON THE RESERVATION.

Like I said previously, our marina is full so when docking go SLOW IN AND OUT OF YOUR SLIP. If you are new to boating, check the weather and wind before going out. Practice docking on calm days because “practice makes perfect” and the wind can make docking miserable! So familiarize yourself with boating charts of the area and practice as much as you can.

I hope everyone has a safe and enjoyable boating season. And Remember, we have plenty of water so never get too close to another vessel. You never know what could happen. “Better safe than sorry.”

STAY SAFE,
Ken Neary Dockmaster



AMERICA'S
BOATING
CLUB

For Boaters, By Boaters!

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



COOKING LONG ISLAND BOUNTY 2021

By Phyllis Italiano

And right now Long Islands Bounty is beginning to supply us with an incredible array of foods from its fields and waters. For me, I truly believe you are what you eat. Of course, your genetic makeup counts too. And now we must also think about having time for the outdoor activities that we wait all year to do. Easy dinners after a day at the beach is certainly something we will all enjoy. I hope the following recipes will be easy to accomplish.

Minted Beet Salad

3 large red beets 3 large yellow beets 1/3 cup olive oil fresh mint leaves

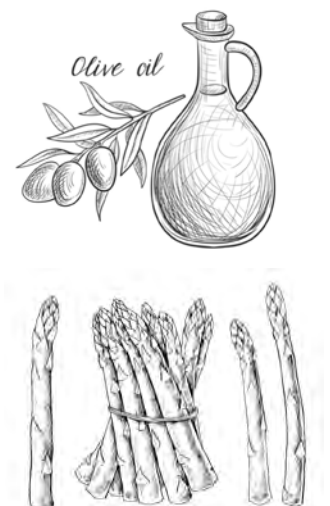
Run the beets under cold water to remove dirt. Put the beets into a large pot and cover with water as you will boil the beets until they are cooked and that will take time. As the beets are cooking, test for doneness by inserting a knife into several of the beets. Depending on the size some will cook before others. Remove them as each beet is completely cooked. Allow them to cool and then remove the outer skin and discard. Cut the beets into edibles pieces. Wash the mint leaves and add them to the cut up beets. Toss with the olive oil and serve.



My Favorite Omelet

Shallots olive oil 4 eggs 2 teaspoons of grated sharp cheese
cooked potato pieces cooked asparagus pieces cooked peppers slices of cheese

Cover the bottom of the pan with olive oil and begin to warm the olive oil. Add the cut up pieces of the shallot and cook the shallots. Add the cooked potato pieces, then the cooked asparagus to the pan. Beat the eggs and grated cheese. Add to the pan. With a device of your choice, move the eggs from the sides of the pan. Top the eggs with the peppers and slices of cheese. Put into a fairly hot oven and let the omelet cook. When the cheese slices are melted, remove the omelet from the oven and turn the pan over on top of a plate and serve. I find that the important thing is to have a good pan that you like to use.





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.conlon1@elliman.com | www.elliman.com

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



EAST HAMPTON
631.324.8080

BRIDGEHAMPTON
631.537.3200

SOUTHAMPTON
631.283.5800

WESTHAMPTON BEACH
631.288.3030

MONTAUK
631.668.0500

MATTITUCK
631.298.0600

GREENPORT
631.477.5990

TOWNANDCOUNTRYHAMPTONS.COM

Women on the Water . . . WOW

WoW is a Club for women who love to be on the water with any type of vessel...Boat, Kayak, Paddleboard etc. Or any woman wanting to learn and practice and maybe one day find the right vessel. All that's needed is love of the water and interest.

Meetings will take place bi-weekly (2nd meeting June 7, 5:00pm) where we plan adventures and safety courses.

Questions and/or to join email:
Roeyficaro@gmail.com



Clearwater Beach Sunset Yoga



OPEN AIR YOGA CLASSES ON CLEARWATER BEACH HAVE BEGUN!

**SUNSET YOGA & MEDITATION
TUESDAYS 7-8PM & FRIDAY MORNINGS 11-12PM**

By donation, BYO Mat
All levels welcome. Questions or to join email:
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

NOTICE OF ANNUAL MEETING OF MEMBERS

In accordance with **ARTICLE IV, SECTION 1** of the CBPOA By-laws, the Thirty-Eighth Annual Meeting of Members will be held on Saturday, July 31, 2021, at 10:00AM via the Zoom app. All members are invited to attend.

The purpose of the meeting is as follows:

- 1. The election of six Directors.**
- 2. The amendment of one by-law and a proposal to increase the annual maintenance fee.**
- 3. The transaction of other business that may properly come before the meeting.**

With respect to Item 1, details are contained in the Proxy Statement below.

Enclosed herewith for members in good standing are one or more Proxy ballots. If no Proxy ballot is enclosed, one or more may be obtained upon application to the Secretary. Members are urged, whether or not they plan to attend the meeting in person, to fill in, sign and return the Proxy ballot(s) on the self-addressed card as soon as possible. Please do it now. Your vote is very important.

In accordance with **ARTICLE II, SECTION 2** of the by-laws, each member shall be entitled to **ONE** vote for **EACH** Maintenance Fee paid. Votes cast by delinquent members must be voided.

The Order of Business for the meeting shall be in accordance with **ARTICLE IV, SECTION 5** of the by-laws as follows:

- | | |
|------------------------------------|---------------------------------|
| 1. Minutes of prior meeting | 4. Election of Directors |
| 2. Reports of Officers | 5. Unfinished business |
| 3. Reports of Committees | 6. New business |

PROXY STATEMENT 1: This statement is furnished in connection with the solicitation of proxies by the Board of Directors of the CBPOA, Inc. for use at the Annual Meeting of Members on Saturday, July 31, 2021.

USE THE ENCLOSED POSTCARD PROXY TO CAST YOUR VOTE(s). The proxies named on the card will **VOTE AS DIRECTED** thereon by the member.

With respect to Item 4 (the election of Directors) in the Call for the Meeting, there are six Directors whose 2-year term of office will expire on the day of the Annual Meeting. They are Daniel Aharoni, James Carforo, Kurt Miller, Edith Holmer, George Lombardi & Stuart Close.

The Board of Directors endorses each of the above named and invites the attention of all members to the following: there are six vacancies on the board to be filled. Members may vote for **ANY six** of the above named. Ballots on which the member votes for others **MUST BE VOIDED**.

Biographies and Resolution explanations are located elsewhere in this Newsletter.

PROXY STATEMENT 2:

(1) The Directors recommend, "Yes" to the below Resolution to amend the By-Laws: Pursuant to Article VII, Sec. 4, allow the Treasurer to issue Electronic Funds Transfers as well as checks, and raise from "in excess of \$3,000" to \$5,000 for checks/EFTs requiring two officer signatures. (Yes) (No)

(2) Pursuant to Article XI, the Directors recommend "Yes" to raising the annual maintenance as of 2022 by \$30 to \$330. (Last fee increase was 2018) (Yes) (No)

This meeting will be held via the Zoom app. Instructions will be provided.

All members are reminded that any member may nominate another in good standing for election at the 2021 Annual Meeting, providing the nomination is made in writing, addressed to the Secretary, and received prior to June 30, 2021.

Gary M. Grille, Executive Secretary

For the Board of Directors

YOUR PROXY BALLOT IS ENCLOSED

Explanation of basis for By-Laws change and increase in annual dues:

The Board considered at length Director Stuart “Skip” Close’s study of the recent history of establishing budgets for operational costs and new capital projects, and his projected 30-years of long-range financial planning, and it adopted his proposal to steadily increase income to fund the next 30 years of anticipated (and allow for unexpected) capital projects and costs.

The Board adopted three proposals to acquire that increased income:

- 1) **Propose a \$30 increase in annual membership dues for 2022 (from \$300 to \$330) to a separate reserve fund earmarked solely for increases in capital project costs.**

There has been no increase since 2018 when the dues went from \$200 to \$300 yearly.

Currently the membership dues provide approx. 60% of the Association’s annual income.

Although the By-laws allow only year-by-year setting of membership dues, the intention is to maintain that \$330 annual rate for the next five years by simply not proposing to raise rates in that time frame.

Under the By-Laws this proposal requires membership approval.

Below is the relevant portion of the By-Laws, Article XI:

*SECTION 3. **Establishing the Maintenance Fees*

The Board of Directors of the Association shall fix the maintenance fee for the next fiscal year prior to the annual meeting for the current fiscal year. Should the board determine that no change in maintenance fees is projected, no further action need be taken and the maintenance fee last adopted will remain in effect....

SECTION 4. Members Approval of the Annual Maintenance Fee

***Changes in the annual maintenance fee set by the Board of Directors of the Association must be approved by a simple majority of the members attending the Annual Meeting and those submitting a proxy vote. Only owners in good standing (that is, who are not delinquent in maintenance fees) and those designated voting members as stated in Article II, Section 3 may vote.*

- 2) **Take the \$60,000 that we pay annually to reduce the bulkhead renovation loan payments, and, after loan retirement, apply that sum annually to fund the reserve fund for new capital and increased operating costs.**

Under the By-Laws this decision does not require membership vote.

- 3) **Raise the marina rental fees as follows:** Raise member boat slips from \$45 to \$50 per foot (with a minimum of 20 feet), raise sponsor boats from \$80 to \$100 per foot (also with a 20-foot minimum), and raise paddle-craft (kayaks, canoes, paddle boards) racks from \$65 to \$80 per rack, and apply that increase to the general funds.

Currently the marina rentals provide 40% of the annual income of the Association.

The marina fees were last raised in 2014.

Under the By-Laws this decision does not require membership vote.

Treasurer Edith Holmer suggested, and the Board of Directors agreed, to propose to the membership a change in the By-Laws to help her deal with 1) online banking needs and 2) increases in the number of checks that require two signatures:

Article VII, Section 4 of the By-Laws states: *All checks on behalf of the Corporation upon any and all of its bank accounts in excess of \$3,000.00 shall require the signatures of any two of the following: the President, the Treasurer or Assistant Treasurer.*

The Directors recommend changing those By-Laws to read as follows (with changes in underline):

All checks or Electronic Funds Transfers on behalf of the Corporation upon any and all of its bank accounts in excess of \$5,000.00 shall require the signatures of any two of the following: the President, the Treasurer or Assistant Treasurer.

The Clearwater Beach Property Owners Association seeks **lifeguards** for this coming Summer season.



- The Season starts the weekend of Saturday-Sunday June 20-21, then resumes daily as of Saturday, June 26 through Monday, Sept. 6, when the job position ends for the Season.
- The hours are 9:45 a.m. to 5:15 Monday – Friday , and 9:45 a.m. to 6:15 p.m. Saturday and Sunday
- The wage is \$15 per hour.

The requirements: you must be at least 15 years of age and possess American Red Cross Stillwater / Waterfront Lifesaving Certification. [Mr. John Ryan Sr. manages the East Hampton Town Recreation Dept. certification program, jjryan@optonline.net]

We also seek a **Lifeguard Captain** of mature age and experience, to supervise a squad of nine teenage lifeguards; organize, manage and ensure compliance with their above work schedule and protocols; plan/ implement exercise drills; maintain equipment; report to the Board of Directors; lifeguard when needed. The captain may be permitted to provide private swimming lessons to the beachgoers. The captain will have a minimum 40-hour work week, at \$25 per hour.

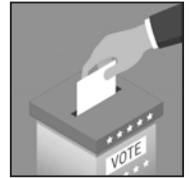
Daniel Aharoni

I am retired after 42 years practicing law, first as an entertainment lawyer and then as visas counsel to foreign and domestic clients involved in the arts and entertainment fields.

I have resided in the same co-op apartment building on Central Park West in Manhattan since 1977. I served on that building's Tenants Negotiating Committee that sought to improve the terms of the original conversion from rental to co-op status. I then served on the first Board of Directors and continued to do so off and on since then for a total of 23 years, holding at various times the positions of Secretary, Vice President and President.

My wife, Laraine, and her family built their vacation home in Clearwater Beach in 1961. I met her in 1973, and we visited regularly until moving into that home, on Pembroke Drive, in 1996.

I was a volunteer Legal Adviser to the CBPOA Board of Directors for two years before being appointed in 2014 to fill a vacancy on the Board. I am now President, and I am also in charge of Legal Affairs and Lifeguards.



James Carforo

My family and I have been residents of Clearwater Beach for 33 years. I retired as a special education teacher after completing 35 years of service. During this tenure I served on the Executive Board of the Teachers Union as Treasurer and as a Member of the Contract Negotiations Team. I currently reside in Bronxville, NY. Before this move I resided in Scarsdale for 30 years where I served as a member of the School Board Nominating Committee and was active in the Scarsdale Neighborhood Association. I have been the President of the CBPOA Board and was honored to serve the Clearwater Beach Community. I am committed to enhancing the beauty of our community in an environmentally responsible manner. The preservation of open space and building community spirit are priorities. The past 8 years of serving on the Clearwater Board have been energizing and rewarding. I am proud to be part of this phenomenal team. With their combined talents and hard work we are now all enjoying an updated marina and new improvements to our reservation! I look forward to continuing to work with the CBPOA Board and community members.

Stuart Close

I have been a homeowner in Clearwater Beach since 1983. After nearly 50 years of teaching high school chemistry in both public and private schools in Westchester County, I retired in 2015 and am now a full time resident.

Over the past five years, I have been an advisor for and am currently a member of the Board of Directors for Clearwater Beach Property Owners Association and serve as Assistant Dock Master. I am also on the Board of Directors for the East End Classic Boat Society. Although currently on hold, I am leading a joint effort between the EECBS and Amagansett School, Springs School, Sag Harbor Elementary School and Montauk School to build model sailing boats.

I served as a faculty member for the CIBA (a specialty chemical company) High School Chemistry Summer institute. During my teaching career, I was an officer for the local Teachers' Union and also sailing director for a prominent Western Long Island Sound Yacht Club for 25 years.

I developed an understanding of permits, town approvals and land development during my 3 years as the Science Project Manager for a Land Development Firm in Northwest Connecticut.

I look forward to serving a third term on the Board for the CBPOA where I am committed to preserving the Clearwater Beach Community for boaters, bathers and naturalists alike.

Edith Holmer

I have been a resident of CBPOA since 1983 when Will, my husband, and I built our home in CBPOA and we had been active boaters at our marina for 20 years.

Currently, I am the Treasurer of CBPOA. I have been Treasurer since 2002 when I was elected to the position. My goal as Treasurer has been and will be to preserve and enhance the reservation at CBPOA thru prudent review and management of our finances. During the time that I have been Treasurer, the Board has never assessed the residents for the major improvements that have been made to the reservation. CBPOA was also able to obtain a loan with reasonable interest rates due to our conservative spending practices when we needed to install a new bulkhead at the reservation.

I am hoping to again serve the community as a member of the CBPOA Board of Directors.

George Lombardi

- CBPOA president from Sept. 2008 to Sep 2010.
- CBPOA member for the past 33 years.
- Retired Asst. Principal, New York City Schools 32 years.
- CBPOA Board of Directors 13 years.
- Custom Home Builder in East Hampton 26 years.
- CBPOA maintenance for the past 16 years.
- Parking lot, peninsula, and road resurfacing projects.
- Sun shed rebuilding project.
- Re-roofing of buildings project.
- Currently liaison with Pond View Security, off duty police patrols at Clearwater.



Long term goals: Improve the quality of life, safety and real value of our reservation and community at large.



Kurt Miller

My wife and I are new residents of Clearwater and happy to be a part of this wonderful community. We have family in East Hampton and have been visiting for over 25 years. We are grateful to now call Clearwater our home. We were drawn in by the beautiful and uniquely special reservation. My vision for the reservation is to ensure that it remains exceptional and affordable.

I am a software engineer / entrepreneur with over 30 years of experience working with technology. I have worked at large organizations like Mastercard International as well as founded technology startups. I was an active board member of a software company for over 20 years where I was involved in making key business and technology decisions.

When I learned about the board's WiFi and security camera project I volunteered to participate by reviewing proposals, assisting with vendor selection, and supervision of the installation process. I was delighted to serve as a Technical Advisor, and I was honored to later be appointed by the board to fill a vacancy.

I would be honored to continue to serve on the board in order to help maintain and improve the reservation for the community. I respect the hard work of the board, and agree with their vision for this community. I am confident that my technology expertise, business experience, and easygoing personality will translate into my being a successful board member.

Playground



and Bocce



Are Ready!

Welcome to our new bocce court recently installed at the Clearwater Reservation along side of the new playground. Our Board has worked diligently towards making this area fun for both adults and children.

In order to keep our bocce court in proper condition, we ask that it be used for bocce only. Running on the surface and on the sideboards may damage the court. The surface of the court has been carefully leveled to ensure proper rolling. Clearwater is not providing bocce sets. Players must individually provide their own bocce ball sets.

We hope that you enjoy these two new additions and that it brings you and your family many fun hours.



TOWN OF EAST HAMPTON

MAY, 2021



EAST HAMPTON TOWN SEASONAL BAN ON GAS-POWERED LEAF BLOWERS IN EFFECT AS OF MAY 20

- No landscaper, homeowner, business owner, or municipal employee shall operate any gas or diesel-powered leaf blower from May 20 to September 20 of any year
- No leaf blower of any type may be operated on a Sunday between May 20 and September 20 of any year
- This legislation was passed by the East Hampton Town Board in early 2021.
- In addition to a ban on gas-powered leaf blowers between May 20 to September 20 of any year, the law bans the use of gas-powered leaf blowers during the rest of the year (Sept. 21 to May 19):
 - Before 8 a.m. or after 6 p.m. on weekdays
 - Before 9 a.m. or after 5 p.m. on Saturdays
 - On Sundays or federal or NYS holidays, unless operated by the homeowner and tenant, and then it may only be used between 9 a.m. and 3 p.m.
- This applies to all properties within the Town of East Hampton.
- Violations may result in suspension or revocation of the East Hampton Town Home Improvement Contractor's License, and a fine of up to \$1,000 for a first offense, and up to \$5,000 for multiple offenses.
- Read the law: <https://bit.ly/3o8S2FD>

For further information or to lodge a complaint please contact
the East Hampton Town Ordinance Enforcement Department, 631-324-3858

Special Offer for the CBPOA COMMUNITY

Propane Depot will set up a landing page on our website ie:propanedepot.com/clearwater which will summarize the benefits offered to the community and allow them to request a quote from us.

- A special promo code "clearwater" will be set up for the residents that live in the community offering \$.15 per gallon discount off of our regular great pricing for as long as they have the account with us.

- For every account that signs up in the community using the promo code "clearwater" between May 1st, 2021 and December 30th, 2021, Propane Depot will contribute \$50. per signed account to the community fund. This will be paid quarterly. At the end of this year this benefit will expire as its purpose is to be an additional incentive to sign up with us at this time period.

- All residents will be eligible to receive our referral reward program which currently entitles them to \$25-50 per client they refer whom signs up for our Smart Fill service.

This individual is eligible to select the reward in the form of an account credit or a VISA gift card. See our website for details (program subject to change and will be same as offered to all clients): <https://propanedepot.com/referral-program/>

www.propanedepot.com (P) 631-400-7283



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- 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

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cmurad@optonline.net

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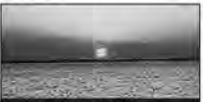
Clearwater Beach



Clearwater Beach



Clearwater Beach



Lion Head



Lion Head



Lion Head



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

Romaine Gordon

Licensed Real Estate Salesperson

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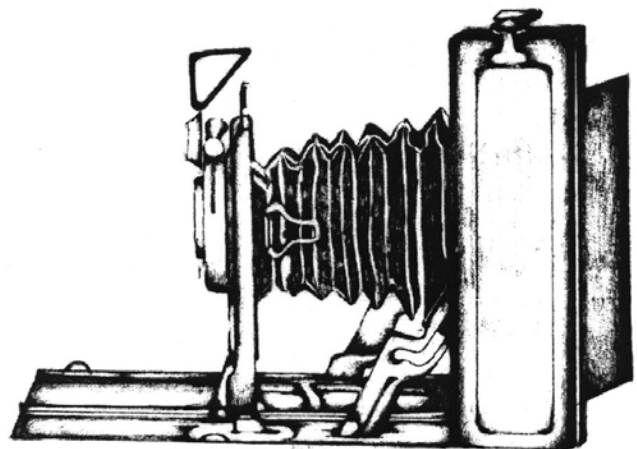
- Does your home satisfy your present needs or are you ready for a house makeover?
- We can present design options to help you visualize a makeover & make aesthetic choices that reflect your budget however large or small.
- We will obtain Building Department approval & help you select the right contractors.

email me for a consultation:

judyehampton@gmail.com

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eastendphotogroup.org

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Beth Felsen
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Clearwater Beach Property Owners Association, Inc.
Covenants and Restrictions

DECLARATION OF COVENANTS AND RESTRICTIONS made by Walter C. Hewitt, James P. Amaden, Lester Feinstein 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, assigns 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: _____



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*“And so with the sunshine
and great burst of leaves
growing on the trees, just as things
grow in fast movies, I had
that familiar conviction that
life was beginning over again
with the summer”*

- F. Scott Fitzgerald

WE HAVE WiFi!



WiFi HAS BEEN SET UP FOR THE RESERVATION.
YOU CAN NOW USE WiFi WITH YOUR PHONE
OR LAPTOP WHEN ON RESERVATION GROUNDS.
LOOK FOR “clearwaterbeach” IN YOUR DE-
VICE’S SETTINGS AND CLICK ON IT.

Password: membersonly



MONTERPA01

ALIZON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/5/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	FAX (A/C, No):	
	PHONE (A/C, No, Ext):	E-MAIL ADDRESS:	
INSURED	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A :		
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD Y/YD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ OTHER: \$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Yacht Policy	X		4/16/2021	4/16/2022	Liability 300,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
1989 17' Boston Whaler Montauk
HIN: BWCM5773I889

Clearwater Beach Property Owner's Association is listed as additional insured. Certificate holder is an additional insured on this policy, but only as their interest may appear in the vessel described herein and for the liability arising out of the negligence of the insured

CERTIFICATE HOLDER	CANCELLATION
<p>Clearwater Beach Property Owner's Association PO Box 666 East Hampton, NY 11937</p>	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p>
	AUTHORIZED REPRESENTATIVE

Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York. 11937

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