

**Estate Fish Bay Owners' Association**  
**Annual Meeting**  
**Saturday, June 13, 2020**

Zoom meeting was called to order by President, Tammy Donnelly at 10:15 am.

Tammy Donnelly gave a welcome address. The Zoom meeting allowed more people to attend. We hope that this meeting allows our membership the opportunity to see and hear from the board and see that there are real people helping to look over things for the HOA. There may be some limitations to the Zoom format as opposed to a meeting in person, but the meeting is ultimately to inform the membership and bring you up to date.

Roll Call – The secretary, Tammy Cummings, stated that roll call was taken via Zoom stats online, we had 74 people pre-registered. There were 60 online with Zoom and 8 via telephone.

Proof of Notice of Meeting or Waiver – The meeting notice was posted at the entrance to Fish Bay prior to May 13, 2020. Notice was also mailed out and emailed out on May 13, 2020. It was then emailed again on June 11, 2020 and June 12, 2020.

Outline of the meeting process – Tammy Donnelly presented Kevin D'Amour, who represents the majority of the Board of Directors as their legal representative and who will be assisting during the meeting. Kevin stated that the notice of the Annual Meeting was sent out on May 13, 2020. Included with the notice was a ballot/proxy. The ballot/proxy presents the membership with a slate of Officers and Directors for your consideration. The ballot/proxy also provided members the ability to write in candidates that were not on the ballot/proxy. This was the one and only official ballot/proxy considered by the board relative to the tabulation of the votes. The ballot/proxy was to be submitted no later than 5 pm, June 12, 2020, including the nominations from the floor (write-in) to be considered. No other nominations are being considered. Certain members asked to vote at the meeting, this will be addressed at a later time.

Each ballot/proxy has been vetted by the Secretary and an independent observer, Mr. Miles Stair. They have reviewed whether the ballots/proxies were submitted on official ballots. This meeting will provide you with the number of ballots/proxies received (this is the total ballots unofficial and official), the number of official ballots/proxies received, the number of unofficial ballots/proxies receive Members eligible to vote, and the actual count for each candidate considered, whether on the slate or write-in.

**Reading of the minutes** – The 2019 Annual Meeting minutes have been posted on our website for quite some time. At this time, we shall have the reading of the minutes or we can vote to not read the minutes via a poll. Poll was presented, "Do you wish to forego the reading of the 2019 minutes?" There were 17 Nays and 27 Yeas. The majority voted to forego the reading of the 2019 minutes.

**Treasurer's Report** – The treasurer's report was emailed out on the evening of Friday, June 12, 2020. We billed out \$105,000 and since January 2020, we have collected \$116,000. This includes some past due collections. Last year we collected \$110,000. We have reduced our past due collections from \$99,000 to \$83,000. The balance in the accounts is \$127,000 and this includes the savings/emergency fund. The road repairs are on the balance sheet as they are an asset. You will see some items have been paid since May 30, 2020—the insurances are up-to-date, and the storage unit is paid. We switched over to QuickBooks online in hopes that we could take electronic payments, but since we are not in the Continental US, we are unable to do so. We are looking for other options for online payment for the next billing. These reports will be posted on our website. Please email with any questions.

**Road Committee Report** – The roads report was emailed out on Thursday, June 11, 2020 with the meeting info. The current roads committee members are Tina Petitto-acting chair, Tristan Ewald, Lanny Roberts, and Joseph Nogueira. If you are interested in participating, please let us know as we can consider adding more people to this committee. Alfredo's took over the roadside cleanup last year and it has been working well. They have addressed any concerns or issues we have had.

- Viya wire – Jim Swan has coordinated Viya wire pick up. We are willing to pick up more, but we need to know where it is. You can pick up flags at St. John Hardware or there are some on the porch of Tina Petitto and Joe Nogueira's house. Flag the area and then please email us to let us know the area you flagged.
- Culverts and Right-of-Way (ROW) clearing - Jim Struggess has been out clearing the culverts of rocks, mud, and wire in preparation for the upcoming hurricane season. One culvert has a Wapa pole in the middle of it, so we will need to address that. They are not going to move the pole. We have done some grading and road repairs on Cocoloba, installed speed humps on Marina Drive, and are targeting high traffic areas. Please do not plant in the ROW.
- Roadway expansion and repair – We spent \$87,000 on road projects. We have done some grading, road repairs, and widening on Cocoloba. We have installed speed humps on Marina Drive. Our future projects include some washed out areas and damaged roadways. We are working on a section of Pelican drive that is washed out and any high traffic areas.
- Survey/Encroachment/ROW – We would like to remind everyone they are not to park in the ROW. Please park on your property. We are discussing the ROW encroachment and survey with the attorney.
- Vandalism – We do not condone posting or sticking anything on the composite poles with the exception of lost pets. If you do post a lost pet on the poles, be sure to take the signs down after you have located your pet.
- Grant – Attorney Kevin D'Amour spoke about the grant saying we have been in contact with Vitema and they are presently unavailable to talk to us as the contact is currently off island. We will pass on any info when we have it.

**Architecture Review** – The review report was emailed out on June 11, 2020 and was conducted by Gerald Bechstein, Mary Moroney, James Swan, Tristan Ewald, and Lanny Roberts. We have had several submissions and builds, some with and without our approval. We intend to follow up on those without approval. We do not have all the prints received from the past. Please email us if you have any questions. The report will be on our website.

**Election Results** – Based on the tabulation of Mr. Stairs, there are 204 voting parcels, 144 parcels are eligible to vote. There were 101 ballots/proxies received (this is total ballots unofficial and official), there were 98 official ballots and proxies received, there were 3 unofficial ballots/proxies received (including those not eligible for nonpayment of dues), there were 4 votes from those ineligible to vote (including a ballot that abstained and did not vote), there were 93 official ballots received from Members eligible to vote, and based on the tabulation for eligible members voting on official ballots/proxies, this is the result of voting:

Tammy Donnelly	81
James Swan	79
Tammy Cummings	80
Tina Petitto	80
Lanny Roberts	76
Liz Lowe	79

Additional votes (not shown here) were received on an unofficial ballot/proxy

Brent Squires	10 (Mr. Squires was not eligible to be a Director)
Michael Milne	13
Elissa Runyon	13
Bev Biziewski	12
James Provost	13
Brenda Wallace	12
Adam Cook	11
Jonathan Doral	10
Tristan Ewald	4

Additional votes submitted on unofficial ballot/proxy, and not considered for purpose of the tabulation are as follows:

Tammy Donnelly	3
Tammy Cummings	3
Elissa Runyon	3
Brenda Wallace	3
Jonathan Doran	3
Michael Milne	3

It should be noted that Skytop also submitted a ballot, but it was not considered, as their ballot was received after 5 pm, June 12, 2020.

Therefore, as a result of the vote, the elected Directors are:

- Tammy Donnelly
- James Swan
- Tammy Cummings
- Tina Petitto
- Lanny Roberts
- Liz Lowe

Certain members expressed their desire to vote at the meeting, the membership was advised by notice that all votes must have been received before 5 pm June 12, 2020.

### **Unfinished Business**

Wetlands – The HOA has hired an attorney to monitor and work with the government to ensure that the land will revert back to a conservation and non-profit entity. The goal is to ensure that the land will not be sold and developed. It is currently at the hand of the tax assessor. The HOA has been monitoring this since a lien was placed.

Feral Cats – We have had a feral cat issue. We have been working with the St. John Community Foundation, Department of Human Services, and Animal Care Center. It is an ongoing situation. The St. John Community Foundation believes the owner is now understanding the need to remove the cats.

Pole Numbering – With new poles it was necessary to renumber the poles. We decided it would be better to put lot numbers with reflective lettering on the poles. Mary Moroney one of the Directors, started doing this when the pandemic arrived due to the potential need of EMS services. She concentrated on lots that were being occupied during the pandemic. If there were no poles near the lot, she gave the owners numbers to be placed on their property.

Community Garden – Gerald cleared the bush in the garden, but someone may need to cut the grass with a weed eater. Bobbi from Agave volunteered to haul away the brush and wood by the speed hump.

Tammy Donnelly opened up questions via chat. Due to technical issues and limitations with the chat part of the program, we were unable to respond to those questions at the meeting. The chat transcripts were pulled and the questions answered and emailed to the membership.

Kevin D'Amour addressed the meeting noting that we would answer questions after the meeting. He did address the question of voting at the meeting. The bylaws do not specifically specify that the vote must be at the meeting. Given the current situation the board chose to do the vote via ballot. If there are those that feel strongly opposed to this, he is willing to listen to them and address them.

**Adjournment** – The meeting was adjourned at 10:46 am.

Respectfully submitted,

*Tammy Cummings*

EFBOA, Secretary