

**EFBOA**  
**2023 ANNUAL MEETING**  
05/06/2023

**I. CALL TO ORDER**

The Zoom meeting was called to order by Lanny Roberts, Interim Board President, at 10:00am. Roll Call: 30 Members attended the meeting. Celia Kalousek co-hosted the meeting.

**II. APPROVAL OF MINUTES**

Approve prior Annual Meeting Minutes for Motion.  
Moved, Seconded, Unanimously Carried (MSUC). No changes.

**III. TREASURER'S REPORT**

The Report is attached. Tina Petitto, Treasurer, reviewed the Profit and Loss Statement and the Balance Sheet. She noted that \$108,000 in dues had been collected. Accounts Receivable totaled \$88,000 largely due to 5 Parcel Owners who have been in arrears for several years. The EFBOA continues its efforts to recover these costs.

**IV. ROADS**

The Report is attached. Tammy Donnelly, Roads Committee Chair, reviewed the current expenditures for road improvements as well as the budget for the 2023/24 Fiscal Year. She also addressed Infrastructure Improvements, Road Paving, ROW Encroachments, and Unpaved Driveways.

**V. ARCHITECTURAL REVIEW**

The Report is attached. Jim Swan, ARC Chair, cited a number of current approvals as well CZM and DPNR enforcement issues. He asked Parcel Owners to repost their Permits and to submit Architectural Drawings to the Committee for the record.

**VI. INTERIM PRESIDENT'S REPORT**

**Wetlands:** The EFBOA filed a Complaint against the Virgin Islands Government. This Complaint was filed on June 8, 2021 and asks the Court to compel the Tax assessor to withdraw its demand for payment on Island Resources Foundation's conservation land in Fish Bay and issue tax clearance letters to allow the conservation parcel to be transferred to a new entity to insure their permanent protection from development. This Complaint was filed along side a larger Complaint filed by the IRF with a similar goal. The Board has been reviewing this situation for several years and when it was proposed that the Board take action, the Board voted in favor of the Complaint as it was agreed upon that it was in the best interest of the Members of the Association. The Complaint documents have been posted on the Website.

**HMGP Grant:** The Board sent out a Poll for the Membership to weigh in on the potential for a Special Assessment to fund the grant. The reason for the Special Assessment proposal was because this is a REIMBURSABLE GRANT and the EFBOA's annual funding cannot support a Grant of this size. The Poll numbers came back largely in favor of declining the Grant vs. having a Special Assessment. The Board is working to secure another manager and outside funding for the HMGP Grant and has not found anyone as of yet.

Updated Covenants and Bylaws: The Board is working to update the Covenants and Bylaws this year. The updates will be sent out to the Membership for review as soon as the revisions are completed. The changes are relatively minor, but they address outdated language and procedures as well as new issues like light and noise pollution and flying drones over the Fish Bay neighborhood. The Association will need at least 80% approval of the entire membership for the updates to be accepted, so please participate when the time comes.

EFBOA Complaint: The Board is dealing with an on-going Complaint against past and current Board Members and is working with our representative to resolve the Complaint. Because it is an on-going lawsuit the Board cannot speak to the details. The documents are part of the public record and are available online.

**VII. ELECTION OF DIRECTORS**

The Ballots were issued on April 6, 2023, 30 days prior to the Annual Meeting. The deadline for submission was May 5, 2023 at 5:00pm. The votes were tabulated by Jon Roll, Election Chair, and Nelson Uzzell acting as the Independent Observer.

Election Results:

Lanny Roberts	Director/President	45
Jim Swan.	Director/Vice President	45
Cheryl McDaniel	Director.	46
Tina Petitto.	Director.	45
Elizabeth Lowe.	Director.	45
James Provost	Director/President.	1
Michael Milne.	Director/ Vice President	1
Brenda Wallace	Director.	1

Therefore, Lanny, Jim and Cheryl will each serve a 3 Year Term ending in May 2026. Tina and Elizabeth will each serve a 1 Year Term ending in May 2024.

**VII. NEW BUSINESS**

New Webpage: Michael introduced the New Webpage and demonstrated how it can be used to access the Maps, Covenants and Bylaws, Meeting Notes and Reports, and a quantity of other information regarding Fish Bay.

Meet and Mingle: Unfortunately the get together April 6 at the Sun Dog Cafe was rained-out. The Association plans to have two events scheduled in this coming year to facilitate communication and to encourage participation in Fish Bay activities.

**VIII. QUESTION AND ANSWER SESSION**

Question: Can the Financial Statements be distributed earlier? Tina responded that the Fiscal year ends on April 30. The Statements are issued as soon as possible, following that date.

Question: How is Depreciation Calculated? Tina said that the only asset that is depreciated is the Roads.

Question: What is the status of the HMGP Grant? Lanny said that the EFBOA is in constant communication with VITEMA and is trying to find a partner to manage and finance the Grant. Love City Strong considered it, but ultimately said that they could not take on another project. It is a Reimbursable Grant which means that the contractors must be paid up front with costs to be reimbursed at a later date. This incurs a substantial financial risk. Also, once the Grant is accepted, the full scope of work must be completed and the Association is required to cover any overage. In the Poll issued last fall, 70% of the respondents voted against the Special Assessment. The Board will continue to look for a partner to manage and fund the Grant.

Question: What is the status of the IRF Lawsuit? IRF is taking the lead. The EFBOA is working to ensure that the Wetlands in Fish Bay continue to be protected and that they do not end up being sold to a developer.

Question: Why are we not voting at the meeting? The Election of Board Members by Ballot provides the 200 Parcel Owners an opportunity to vote. Live meetings in the past have only drawn about 15-20 Members. Zoom meetings allow for a greater number of Members, both on and off the island, to attend.

Question: Does the EFBOA have a provision for hurricanes and natural disasters? We have, as a policy, a Savings account of \$70,000 to deal with emergencies. In 2017, Fish Bay was one of the first communities on St John to have its roads cleared.

Question: What is the black tarp by the bridge? It is a temporary fix to the erosion issue. It will be replaced by a mesh which will allow vegetation to grow in the swale.

## **IX. ADJOURNMENT**

Lanny welcomed Cheryl to the Board and extended his thanks to Celia and all those in attendance. The Board encourages Members who would like to be involved or have input to please reach-out. Email us your thoughts, we appreciate hearing from you.

There being no further business, the meeting was adjourned at 11:00am.

These minutes were approved by the Board of Directors.

Jon Roll, Secretary  
05/06/2023

