

EFBOA
ANNUAL MEETING
05/07/2022

I. CALL TO ORDER

The Zoom meeting was called to order by Tammy Donnelly, Board President, at 10:00am.
Roll Call: 40 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, noted that line items have been added to the Financials for Legal Fees in response to requests from the prior Meetings. Liens have been filed on all Parcels with Dues delinquent for the prior, 2020/2021, Fiscal Year. The Association now has an Electronic Payment function in place. The Budget for all General Expenses has remained on par with prior years, except for Roads, which has increased to \$70,000 for this Fiscal Year. Legal Fees cannot be budgeted at this time. There is no need for a Special Assessment this year.

IV. ROADS

The Report is attached. Lanny Roberts, Committee Chairman, reviewed the current expenditures for road improvements as well as the budget for the 2021/22 Fiscal Year. He also addressed infrastructure improvements as well as the status of the FEMA Hazard Mitigation Grant Program. He encouraged homeowners to pave their driveways in order to prevent the runoff and silt from spilling onto the roads.

V. ARCHITECTURAL REVIEW

The Report is attached. Gerald Bechstein, Committee Chairman, cited a number of current approvals as well as violations. He noted that Covenant violations are addressed on a case by case basis by both the Committee and DPNR. The Committee can review building plans and cite violations, but only DPNR can enforce the codes. In response to a question he said he did not know whether Parcels S and 71-15 had approval for three-storey construction. He will follow up. He also said that a Parcel may have multiple buildings, but no more than two kitchens. The camper/tent on Parcel 153 should be removed. Jim Swan will be the new Committee Chairman.

VI. OTHER ISSUES

Wetlands and Greenbelt: The Board is working with Counsel to resolve the tax lien issues.
Bylaws: Two Association members who are attorneys are providing recommendations. These will be forwarded to the EFBOA Counsel to update the Covenants and Bylaws.
Meet and Greet: Tina has offered to host a get together of Association Members at her house in July or August. This will be an opportunity to meet new members and to encourage participation in EFBOA activities.

VII. ELECTION OF DIRECTORS

Estate Fish Bay Owners voted on three new Directors this year. Directors serve a term of three years.

Gerald Bechstein's term expired in May and he has chosen not to run again. Tammy Cummings, Secretary, resigned in September last year and Jon Roll was voted-in as Acting Secretary. An additional position has been added to bring the Board of Directors to nine members. This will eliminate 4-4 ties, and will promote staggered terms in the future.

Ballots were sent-out to the Membership on April 8, providing each Parcel the opportunity to vote for a slate of three Candidates or three Write-In Candidates of their choosing. The Ballot could also be used as a Proxy, wherein a Member may designate another Member to vote for them.

The deadline for submission was May 6 at 5:00pm.

The Ballots were tabulated by Nelson Uzzell, acting as the Independent Observer, and Jon Roll, Acting Secretary.

Election Results:

Michael Barry	58
Jon Roll	57
Alexandra Anns	54
Elissa Runyon	3
Michael Milne	1

Therefore the new Directors are Michael Barry, Jon Roll and Alexandra Anns. Their terms will expire in 2025. The results will be posted on the website.

VII. QUESTION AND ANSWER SESSION

Question: Some homes have bright lights that are often left on all night. What can be done about light pollution? Tammy Donnelly responded that the Board should be informed and that it will reach-out to the Homeowner to correct the problem.

Question: How can the Board be contacted? Tammy said that the email address and phone numbers of each Board member will be posted on the website. Questions concerning Roads and Architectural Reviews can be sent directly to the Committee Chairmen. Emails to individual Board Members should be copied to the Board email address for continuity.

Question: Iguanas are a major pest. What can be done? Tina Petitto said that it's a tough issue, since Iguanas are a protected species on St John and Homeowners must proceed with caution.

Question: When will live Annual Meetings be resumed? Tammy Cummings responded that 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 island to attend.

Question: What is the status of the litigation? Tina responded that the Board, on the advise of Counsel, will not comment on the Complaint filed last year. The Board's position on this matter has been posted on the website.

Question: The only Yellow Flamboyant off Marina Drive is dying, what can be done? The Roads Committee will follow-up.

VIII. ADJOURNMENT

Michael Barry, Jon Roll and Alexandra Anns made brief statements.
Many thanks to Celia and all 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
05/12/2022