

**EFBOA**  
**ANNUAL MEETING**  
05/08/2021

**I. CALL TO ORDER**

The Zoom meeting was called to order by Tammy Donnelly, Board President at 10:00am. The Roll Call is attached. 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 accounts receivable totaled roughly \$80,000 due to non-payment of annual dues. The Owners in arrears have been contacted. This is a substantially lower figure than prior years. The dues are invoiced-out in January and due in January.

Attorneys fees were expensed over the calendar year to address Wetlands issues, ROW Encroachments, dues collection, and violations of EFBOA rules.

Two Homeowners, who are attorneys, have volunteered their time to assist in updating the Covenants and Bylaws, which will help reduce costs.

**IV. ROADS**

The Report is attached. Lanny Roberts, Committee Chairman, emphasized the need for homeowners to pave their driveways in order to mitigate silt runoff. He also said that the EFBOA has had many of the hurricane-related downed lines removed over the past years. Any that remain are the Homeowners responsibility to remove.

**V. ARCHITECTURAL REVIEW**

The Report is attached. Gerald Bechstein, Committee Chairman, noted that neighbors should keep an eye out for violations. They can be reported to the Committee or directly to the DPNR Hotline.

**VI. WETLAND UPDATE**

Tammy Donnelly confirmed that the Government Tax Assessor has attempted to tax the EFBOA and has put a lien on all EFBOA Wetlands and Greenbelts. The EFBOA is prepared to file a lawsuit, but will first submit the [change.org](https://change.org) Wetland Petition that has been sent to all Members and posted on the Website. It has information about the issue and Homeowners are encouraged to read and sign the petition.

**VII. GRANT**

Mary Vargo, Project Manager, provided a progress report. FEMA awarded the Stormwater Management and Road Improvement Grant in 2019. Mary then worked with VITEMA and the Office of Disaster Recovery to ensure that Fish Bay was in compliance with federal regulations. A Request for Proposal was prepared for Phase 1: Land Survey, Hydrologic and Hydrology Studies, Engineering Design, and Architectural Design and Permitting for 5 sites. Two of the sites are at the bridges on Marina Drive and the three remaining sites are along Sky Top and Sky Top Road. Bids are due May 14, 2021. A Selection Committee will evaluate the bids and recommend an award.

Phase 1 will take 8 months. Phase 2, Construction, will follow, contingent on the successful completion of Phase 1.  
The Project Management fee is included as part of administrative budget cost of the Grant.  
The ad for the RFP ran in the Daily News. Members can request a copy of the bids at efboa@gmail.com.

**VIII. ELECTION OF DIRECTORS**

No valid nominations were presented.  
Mary Moroney agreed to serve an additional term. Expiration May 2024.  
Term limits and staggered terms will be addressed when the EFBOA Bylaws and Covenants are updated in 2022.

**IX. OTHER BUSINESS**

Tammy Donnelly thanked the Members who cleaned-up and refurbished the Native Plant Garden.  
Jim Swan thanked the volunteers who helped with the feral dog and cat problems in Fish Bay. He also noted that drones have been reported flying over members homes and pools. The Board will determine ways to address the issue.

**X. QUESTION AND ANSWER SESSION**

Bill Wheedon: Can you explain who owns the non-profit that controls the IRF land and why the change in leadership? Tammy Donnelly said that Island Resource Foundation currently holds the Wetlands and Greenbelts in Fish Bay. It wants to dissolve and remove itself from the territory. After the lien is resolved with the Government, we will be looking for another land conservancy to acquire the land.

Lori Malloy: What percentage of landowners in Fish Bay have signed the Wetlands Petition? Tammy Cummings, Secretary, responded that 138 Members had signed the Petition. Homeowners are also encouraged to have others, outside of Fish Bay, sign the Petition.

Question: When violations come up, how are these complaints addressed and how are they shared with the Membership? Gerald Bechstein said that individual violations are addressed at Board meetings and on a case by case basis. We deal directly with the Homeowner first to correct the problem.

Question: Violation of non-payment of dues? Tina Petitto answered that the properties are liened and if payment is not made prior to the time the property is sold, the money is collected at the time of the transfer.

Question: What is the status of numbering poles for emergency services? Mary Moroney answered that parcel numbers have been applied to the poles as a temporary fix until a paint can be found that adheres to the fiberglass. There may be more than one number per pole with arrows indicating the direction to each parcel.

Lori Malloy: Does the Board support term limits and staggered terms for directors? Tina Petitto replied that the Board encourages people to step forward and become involved. Simply volunteering to help is a good first step. Tammy Cummings said that terms

started out being staggered, but have evolved into the current situation. Term limits and staggered terms will be addressed when the Covenants and Bylaws are updated.

Question: Can the Wetlands be donated to the NPS? Would they be subject to a transfer tax? Tammy Donnelly replied that the Board is making sure that these conservation lands are transferred to a conservation group located the USVI which is in good standing. We don't know what that entity may be. We are focused on getting the lien issue resolved first.

Question: How many Board Members terms expire next year? Answer: All the information is on the website.

**XI. POLL RESULTS**

#1 Light Pollution and Pedestrian Water Access (Tie)

#2 Walking lane on Marina Drive

Jim Swan said the poll is a tool to help the Board understand membership feedback going forward.

**XII. ADJOURNMENT**

Many thanks to Celia and all in attendance. The Board seeks your help in updating the Bylaws and for their eventual approval. Anybody who would like to be involved or have input, 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, Acting Secretary