

EFBOA
2024 ANNUAL MEETING
05/11/2024

I. CALL TO ORDER

The Zoom meeting was called to order by Lanny Roberts, Board President, at 10:00am.
Roll Call: 17 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, introduced Tammy Ahles who will be taking over the Treasurer's duties. She reviewed the Profit and Loss Statement and the Balance Sheet. She noted that the assets in the checking and savings accounts totaled \$121,796 and accounts receivable totaled \$114,915. She reviewed the assets and liabilities and noted a net operating income of \$48,892. There are several property owners who have been in arrears for several years. The EFBOA continues its efforts to recover these costs.

IV. ROADS

The Report is attached. Cheryl McDaniel, Roads Committee Chair, reviewed the current expenditures for road improvements as well as the budget for the 2024/25 Fiscal Year. She highlighted the emergency culvert repair that was done last fall at a cost of \$34,710. She also showed pictures of the other work that was undertaken. She described a process that she has set up to log the road needs and improvements. Finally, she encouraged members to report roads issues so that they can be addressed by the Committee.

V. ARCHITECTURAL REVIEW

The Report is attached. Jim Swan, ARC Chair, said that the plans for Baranowski, Parcel G, had been reviewed, but he had not received any other new submissions. Lanny said that he had reported an incident of waste disposal on site and other minor violations to the CZM/DPNR hotline.

Question: When will the ARC Report be issued?

Answer: Following the Annual Meeting, on the EFBOA Website.

VI. PRESIDENT'S REPORT

Wetlands: The Complaint filed by the EFBOA against the VI Tax assessor has been dismissed with prejudice (ie. permanently dismissed) and with both sides agreeing to not seek attorney's fees.

The IRF is finalizing the settlement with the Government, so that the Fish Bay Wetlands will be preserved in perpetuity.

Lanny quoted from an email sent by the IRF Attorney: ' I'm hopeful that all the homeowners would find common ground in being pleased that the goal of the EFBOA lawsuit was ultimately attained, as IRF's property is no longer subject to the possibility of

sales tax and development, and the IRF is taking steps to see that the property will remain conservation land for the indefinite future.'

The IRF Attorney also said the he and the EFBOA Attorney had agreed to keep the two Complaints separate, but that they would touch base from time to time and coordinate their efforts.

Lanny also indicated that the Trust for Virgin Islands Lands (TVIL) was interested in combining the 8 acre Gift Hill School parcel with the IRF parcel as part of the NOAA Grant being pursued by the Government's Division of Territorial Parks and Protected Areas. This is a complex issue, since the land was originally gifted to Gifft Hill by the Fish Bay Developer and any proceeds from the future sale of the land would revert back to Fish Bay. The EFBOA will retain Counsel to address this issue.

Complaint: On November 9, 2023 the EFBOA entered into mediation with the Plaintiffs to resolve the case, but, unfortunately, this effort was not successful.

On April 6, 2024 the EFBOA held an Open Meeting on Zoom where each side presented its case. The recording of the Open Meeting is posted on the Website.

The case is now scheduled to be heard by the Superior Court of the Virgin Islands on June 29, 2024.

Question: Why did the EFBOA pursue the Complaint against the Government when it had no standing in the case?

Answer: The IRF issue goes back to 2017 and the EFBOA was receiving no response from the VI Government. The Board decided that it needed a voice in this dispute since the future of the Wetlands was critical to the future of Fish Bay community.

Question: Why is the EFBOA withholding payment to its attorney?

Answer: The Board is withholding funds because the Attorney exceeded the scope of work that had been agreed to.

Question: Why isn't the Temporary Restraining Order posted on the Website.

Answer: It is. Along with other documents in the case and a link to The Virgin Islands Public Court Documents regarding the Complaint.

VII. ELECTION OF DIRECTORS

The Ballots were issued on April 11, 2023, 30 days prior to the Annual Meeting.

The deadline for submission was May 10, 2023 at 5:00pm.

The votes were tabulated by Jon Roll, Election Chair, and Karen Ovcina of Boatman Point acting as the Independent Observer.

Election Results:

| | | |
|----------------|-----------|----|
| Tammy Ahles | Director | 44 |
| Elizabeth Lowe | Director | 43 |
| Jenn Manes | Director. | 43 |
| Tina Petitto. | Director. | 43 |

Therefore, Tammy, Elizabeth and Jenn will each serve a 3 Year Term ending in May 2027.

Tina will serve a 1 Year Term ending in May 2025.

Format for the 2025 Annual Meeting:

In response to the Membership, the 2025 Annual Meeting will be on Zoom and In-Person. The Board will secure a meeting space, probably the School for the Arts, so that Members can gather at one spot. Celia Kalousek, on Zoom, will be the overall facilitator, while the Board President will preside over the In-Person part of the Meeting. This will allow for the full participation of all the Members of the Fish bay Community.

VII. NEW BUSINESS

Cheryl McDaniel said that the Meet And Greet that she hosted at her home was a success and that the Board plans more of these events in the future.

Bylaws: The EFBOA Bylaws have not been updated since 2003. Times and technology have changed and the documents are in need of an upgrade. In fact many of the rules are contradictory. The Board will send revisions for approval by the Membership this summer. The Board is also preparing standard operating procedures for the Officers and Committees.

Contact Information: Please update your contact information. A form has been sent to each Member and is posted on the Website. Parcel Owners can elect to have the information shared with the Membership or kept private.

Website: The Website continues to be upgraded. Check it out.

Estate Fish Bay Sign; A new sign has been designed for the entrance to Fish Bay and will be installed soon.

VIII. ADJOURNMENT

Lanny welcomed Jenn 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
05/11/2024