EFBOA
BOARD OF DIRECTORS MEETING
06/09/2025

I. CALL TO ORDER

Lanny Roberts, Board President called the Meeting to order at 5:30pm. The meeting was held via Zoom. A quorum was present.

II. ROLL CALL

Board Members present: Cheryl McDaniel, Tammy Ahles, Jon Roll, Jenn Manes, and Matt Schnell.

III. APPROVAL OF MINUTES

Approve prior meeting minutes for Motion.
Moved, Seconded, and Unanimously Carried (MSUC) as submitted. No changes.

IV. TREASURER'S REPORT

The Balance Sheet and Profit and Loss Statement are attached.
Tammy Ahles, Treasurer, said there currently is $53,974 in the Checking Account and $70,224 in the Savings Account. Parcel Owners continue to pay their dues, so funds are still coming in. Those that pay by credit card, will be invoiced for an additional $15 (3%).

2025-2026 Annual Budget: Tammy presented a spreadsheet and the Board made adjustments to several line items. The final Budget is attached.
Moved, Seconded, and Unanimously Approved. (MSUC).

Although Alfredo's Landscaping has done a good job, it was agreed that the next Landscaping Contract should be put out to bid. Bob Stallbaumer (Agave landscape Design) and Property King are the other qualified bidders.

V. ROADS

Lanny said that he and Matt Schnell, Roads Chair, and Mike Dickinson will made a review of the roads issues and set priorities for the coming year.

VI. ARCHITECTURAL REVIEW

Jon Roll, ARC Chair, noted that the plans for Purtell, Parcel U, have been approved. Lanny and Jon sent emails to Hebl, Parcel 200A3-C citing the illegal dumping of fill on her site. It has also been reported to the CZM. There has been no response from the Owner.

VII. WETLANDS

Letters have been received from the Trust for Virgin Islands Lands, TVIL, and Gift Hill School advocating the sale of the 8 acre Gift Hill School Parcels to the Vi Department of Territorial Parks and Protected Areas and asking for the EFBOA's position regarding the sale. It was agreed that the Board will send a letter to the School indicating that while it is of utmost importance that the land remain protected as undeveloped conservation land, it is not in the best interest of the either the EFBOA or the School to sell the Parcels to the Government at a price substantially below fair market value at this time.
Jenn Manes agreed to compose the letter for approval by the Board.

VII. BYLAWS, COVENANTS, AND ARTICLES OF INCORPORATION

Cheryl McDaniel said that, following the Annual Meeting, no additional comments regarding the Documents have been received. Since the Documents were sent to the Membership in March, there has been substantial time for questions and comments, so it is time proceed with a Vote.

According to the EFBOA Attorney, the Bylaws require a simple majority of all votes received for approval, while the Covenants and Articles require a 2/3 vote from the full Membership.

Since the Bylaws have the most upgrades and corrections, it was agreed to first move forward first with a Vote of Approval from the Membership. Jon and Cheryl will compose a brief cover letter to accompany the upgraded Bylaws.

VIII. OTHER BUSINESS

Matt Schnell said that St John Rescue can install a defibrillator in Fish Bay for a $1000 donation. Matt will ask for more detail, such as a proposed site for installation, and get back to the Board.

Fish Bay Entrance Sign: Lanny said that he is preparing a frame for the sign in his shop and that it will be installed shortly.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:40pm.

These minutes were approved by the Board of Directors.

Jon Roll, Secretary
06/20/2025