

EFBOA
200B-1 and 200C-REM FISH BAY PARCELS
PRESENTATION SUMMARY
09/22/2025

I. INTRODUCTION

Alex Anns moderated the meeting and went over the rules and Zoom etiquette for this presentation. The meeting was held via Zoom and commenced at 6:00pm.

II. ROLL CALL

Board Members Present: Lanny Roberts, Cheryl McDaniel, Tammy Ahles, Jon Roll, Alex Anns, Jenn Manes, and Matt Schnell.

Guest: Kitty Edwards, Director, VI Division of Territorial Parks and Protected Areas. (TPPA)
A list of Association members attending the meeting is attached.

III. POWERPOINT PRESENTATION

Cheryl McDaniel, EFBOA Vice President, provided a history of the wetlands parcels and noted the 2024 sale of the former Island Resources Foundation parcels (50-acres) to the TPPA creating the Nancy Woodson Spire Nature Reserve. The TPPA has now offered to purchase parcels 200B-1 and 200C-REM (8-acres) to be incorporated into the Nature Reserve. The terms of the sale were presented as well as the Conservation Easement that will protect the land from future development. EFBOA will receive \$150,000 and Gift Hill School will receive \$250,000.

The PowerPoint presentation is posted on the EFBOA website along with a description of the Conservation Easement provided by the Trust for Virgin Islands Lands (TVIL)

IV. Q AND A

Questions that had been received prior to the meeting were addressed during the PowerPoint presentation.

Q- Will this land be open to public use by anyone? Will that impact our private roads?

A- Yes. It is a public park. The impact will be mitigated by the fact that the Nature Reserve prohibits the construction of a parking lot. The TPPA and EFBOA will need to restrict overnight parking and enforce rules and regulations concerning the use of the Nature Preserve. Kitty Edwards said that the TPPA is committed to working with neighborhoods to address community concerns in the planning process.

Q- My concern is that the Government will not keep it preserved.

A- Kitty Edwards responded that TPPA has put layers of protection in place. The Conservation Easement provides additional, federal protection.

Q- How does this new use affect the EFBOA liability policy?

A- The TPPA will be responsible for the Nature Preserve. The EFBOA policy already covers the roads.

Q- If the EFBOA had ownership of the parcels, what would the annual taxes be?

A- We don't know. The EFBOA could apply for 501c3 tax exempt status, but it will take several months.

Q- There is minimum 50' setback from the water for any structures, so the structure would be positioned well back from the beach.

A- We have scouted a good location for the structure a proper distance from the beach. It will conform to CZM standards.

Q- Are foot bridges envisioned over the gut?

A- Given the heavy flow of water at certain times of the year, a bridge would be impractical. There will be multiple entrances and trails to afford access at different times of the year.

Q- Has the School agreed to these terms?

A- Yes. That is why we are requesting a vote from the membership.

Q- Who would pay for these trails under these terms?

A- Kitty Edwards responded that the TPPA has funding in hand now for basic improvements like picnic benches and debris removal. She has applied for a Grant due to come on line in 2027 to create an active recreational area including, trails, bird blinds, and other features. The EFBOA will pursue an agreement with TPPA to participate in the planning process and to undertake small projects within the Nature Reserve. She also encouraged Fish Bay to form an informal 'Friends of the Park' group to help make the park a real asset to the community and to get the kids off Marina Drive and into the park.

Q- Is the TPPA aware of any historical ruins on the site?

A- A survey of historical ruins will be part of the planning process as per DPNR guidelines.

Q- What happens if NOAAs and this project's budget is eliminated?

A- Kitty Edwards responded that this is a constant concern in the government. The TPPA was awarded a \$69 million grant and she is expending the funds as efficiently and wisely as possible.

Q- What would happen if the Membership votes no?

A- The ownership of the two parcels would remain as is.

Q- How does the income from this sale affect the EFBOA 'non profit' status?

A- The EFBOA will work with its CPA to determine a way to deal with the funds so that it does not endanger our tax status.

V. NEXT STEPS

-The Zoom presentation and meeting summary will be posted on the EFBOA website.

-Additional Q and A will be collected and shared on the website.

-Vote: A ballot has been emailed out to each member using Election Buddy.

-Zoom: Board members will be available to answer questions Saturday, Sept 22 at 10:00am.

-Close of Voting: Sunday Sept 28 at 6:00pm

VI. ADJOURNMENT

There being no further business, the Meeting was adjourned at 7:00pm.
PLEASE VOTE.

Jon Roll, Secretary
09/23/2025

EFBOA

9-22-25 ZOOM Presentation

Attendance

1. Lanny Robert – 200A1-2
2. Cheryl McDaniel – 200C2A, 2REM, 200-1
3. Jon Roll - 5
4. Tammy Ahles - 42
5. Alex Anns -68
6. Matt Schnell - 83-2
7. Jenn Manes -93
8. Kitty Edwards -TPPA Director
9. Vonetta Norman – TPPA
10. Art & Adriane Travis - 116
11. Millie Pontious -52
12. Jason Bowers – 56
13. Michael Milne -131
14. Zlata Popov -10
15. Tammy Cummings -A
16. Mark Shekleton -33
17. Elissa Runyon -130
18. AM Sist Parcel – 82
19. Lori Malloy -62
20. Gerald & Linda Bechstein - 49
21. Dave McDaniel – 200C2A, 2REM, 200-1
22. Patti Krieger -20
23. Lisa Fledderjohann/Reiner -11(L)
24. Dan & Donna Ristuccia - 157
25. AE Beckwith - 106