

**EFBOA**  
**2025 ANNUAL MEETING**  
05/10/2025

**I. CALL TO ORDER**

The Annual Meeting was called to order by Lanny Roberts, Board President, at 10:00am at the Gift Hill School Lower Campus meeting room. Celia Kalousek co-hosted the meeting on Zoom.  
Roll Call: 29 Members attended the meeting.

**II. APPROVAL OF MINUTES**

Approve prior Annual Meeting Minutes for Motion.  
Moved, Seconded, Majority Approved, Vote Carried. No changes.

**III. TREASURER'S REPORT**

The Report is attached. Tammy Ahles, Treasurer, reviewed the Profit and Loss Statement and the Balance Sheet. She noted that the assets in the checking account were \$52,595 and savings accounts were \$70,218. The accounts receivable totaled \$97,280. She reviewed the assets and liabilities and noted a net operating income of \$61,135. Since some recent bills came in at the end of the month, these numbers will be finalized shortly. There are several property owners who have been in arrears for several years. The EFBOA continues its efforts to recover these costs.

**Q.** How is the figure for bad debt determined?

**A.** The \$35,000 figure is used for accounting purposes.

**Q.** How are past due accounts handled?

**A.** After two years a lien is placed on the property.

**Q.** Is the \$1,200 annual storage cost a necessary expense?

**A.** A lot of work has been done to scan and archive EFBOA documents on Google Drive. There are more old documents remaining, so they still need to be properly stored until the scanning is complete.

**IV. ROADS**

The Report is attached. Mike Dickinson, Roads Committee Chair, reviewed the current expenditures for road improvements as well as the Budget for the 2025/26 Fiscal Year. He explained that there were significant costs this year for roadside maintenance and culvert cleaning because of the heavy rains. He highlighted the road repairs and paving on Cococloba Trail.

**Q.** The Report shows a Budget for next year's roadwork, will the Board present a Budget for the other anticipated expenses?

**A.** Yes. The Budget is being prepared and will be posted on the Website. The expenses are largely consistent year-to-year.

**Q.** Do you have a list of priority projects?

**A.** At this time priority will be given to paving the roads to properties that do not have direct access to the main roads.

**Q.** Many Owners' driveways have a gap between the property line and a main road. Has any progress been made on a blanket easement to solve this problem?

**A.** The Roads Committee and Board understands and will continue to work to address this issue. We have the easement survey as a reference from several years ago.

**V. ARCHITECTURAL REVIEW**

The Report is attached. Jon Roll, ARC Chair, said that the plans for 5 Lots have been approved. The Owners of 3 additional lots have submitted questions, pending approval.

**Q.** The Report states that land clearing can proceed without DPNR approval. Is this accurate?

**A.** Since the definition of "land clearing" is subject to interpretation, the Committee will delete this sentence from documents in the future and indicate that CZM and DPNR approval is needed prior to starting any work on project.

**Q.** There appears to be illegal dumping of fill on a Parcel (200A3-C). Will this be reported to the CZM and DPNR?

**A.** Yes. Thank you.

**VI. PRESIDENT'S REPORT**

IRF Wetlands: There is good news. The Island Resources Foundation's (IRF) approximately 47 acres of Wetlands Parcels have been sold to the VI Department of Territorial Parks and Protected Areas, concluding several years of litigation. It has been designated the Nancy Woodson Spire Nature Preserve. It will be preserved as undeveloped conservation land in perpetuity. The Documents have been posted on the Website.

Gift Hill Wetlands: The Government is also interested in acquiring the 8 acre Wetlands Parcels that were gifted to Pine Peace School (now Gift Hill School) by Cocoloba Development Associates (now the EFBOA) in 1983. The Deed to Gift Hill School has restrictions on the sale/transfer of the land, and the Board is now gathering information, so that it can determine the best way to propose to the Membership and proceed, if the Membership approves.

The Membership will be asked to vote approval of the final agreement.

Complaint Update: The outcome of both the Temporary Restraining Order and the Complaint filed by the Plaintiffs against the EFBOA Board is still awaiting action by the Courts.

There was a discussion during the Annual Meeting regarding aspects of the case.

**VII. ELECTION OF DIRECTORS**

The Ballots were issued on April 10, 2025, 30 days prior to the Annual Meeting. The deadline for submission was May 9, 2025 at 5:00pm.

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

Total Ballots Cast: 55

Matt Schnell Director 53

Jon Roll Director 50

Alex Anns Director. 50

Therefore, Matt, Jon and Alex will each serve a 3 Year Term ending in May 2028.

#### **VIII. BYLAWS, COVENANTS, AND ARTICLES**

Cheryl McDaniel, Vice President, has worked on updating the Documents over the past two years. She described the process to move forward in the document, attached. As stated in the letter to the Membership, the Bylaws were last updated in 2004. The Fish Bay Community has grown considerably since these Documents were written and now totals over 160 Parcel Owners, many who live off-island. Technology has also advanced over the past two decades. Email, Zoom, Websites and other electronic improvements make it possible to communicate with the entire community, not just those who are able to attend a meeting in person. The edits are intended to make the Documents more relevant to our current times, bring consistency between all Documents and allow the governing Documents to be a guide for Fish Bay Members and the Board.

We ask for your comments and questions.

The Membership will be asked to vote on the final Documents.

**Q.** The hybrid Zoom/ In-Person format used today is a great improvement and should be made mandatory for Annual Meetings in the future.

**A.** Agreed. Thank you.

#### **IX. COMMUNICATIONS**

Alex Anns, Communications Support, reviewed the following initiatives:

Website: The Website is updated frequently and we ask the Membership to visit it to stay abreast of events and issues in Fish Bay.

Membership Contact Information: We are updating the list, please send changes to your address information, so that we can keep the Document current.

Welcome Packet: The packet is being finalized and will have emergency numbers and other important information for new Parcel Owners. It will be posted on the Webpage.

EFBOA Email Address: Your emails are monitored daily and we do our best to respond.

Meet and Greet: Cheryl McDaniel hosted the event in mid-February. There was a good turn out.

**Q.** Can the Membership Contact Information be posted on the Website?

**A.** Yes we will post the information on those Members who have given their Consent.

**B. Q.** Can you create a "Members Only" section of the Website

**A.** We will look into it. It will require some research.

**Q.** Can the Board Meeting Minutes be posted on the Website?

**A.** Yes, the quarterly Board Meeting Minutes can be posted, but we will need to be sure that we are not violating any privacy issues.

**Q.** Can the EFBOA Committee Members be posted as well?

**A.** Yes. Thank you.

**X.     ADJOURNMENT**

Lanny welcomed Matt to the Board and extended his thanks to Celia, Gift Hill School, Morgan Barlas (IT Support) 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 11:30am.

These minutes were approved by the Board of Directors.

Jon Roll, Secretary  
05/16/2025