

EFBOA
BOARD OF DIRECTORS MEETING
03/06/2026

I. CALL TO ORDER

Lanny Roberts, Board President called the Meeting to order at 5:40pm. The meeting was held via Zoom. A quorum was present.

II. ROLL CALL

Board Members present: Lanny Roberts, Cheryl McDaniel, Tammy Ahles, Jon Roll, Alex Anns, 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

Tammy Ahles, Treasurer, reviewed the Balance Sheet and Profit and Loss Statement, attached. There currently is \$84,047 in the Checking Account and \$70,278 in the Savings Account. Tammy, in consultation with the EFBOA CPA, Jeff Rocha, has increased the bad debt allowance. Tammy and Lanny will meet with Jeff to make a full review the EFBOA Financials.

Progress has been made in reducing the number of delinquent accounts. Parcel Owners that have not paid their dues will be notified by the EFBOA Bookkeeper, Tammy Cummings. The properties of those Parcel Owners who have not paid for multiple years have been liened.

V. ROADS

Matt Schnell, Roads Chair, said that Jonathan Sturgis has prepared a bid for a number of projects. Matt, Lanny and Mike Dickinson will meet with Jonathan to set priorities after he returns to St John, March 9. The remaining budget for paving is approximately \$45,000. The selected projects will be presented to the Board for approval. The Roads Report is attached.

VI. ARCHITECTURAL REVIEW

Jon Roll, ARC Chair, said that the drawings for Parcel 200 A3-C , the one with illegal fill, have received CZM approval. The Owner of Parcel 91 asked for guidance on the EFBOA and Virgin Islands approvals process. ARC will review his construction plans once they are submitted.

VII. WETLANDS

We are making progress. The final documents for the land sale have been received and reviewed by EFBOA Counsel, Kevin L'Amore.

We are still awaiting the Conservation Easement prepared by the Trust for Virgin Islands lands (TVIL). And the Memorandum of Agreement (MOA), or similar document, from the VI Division of Territorial Parks and Protected Areas.

Lanny will follow up on their status.

VIII. BYLAWS

The Vote for approval of the Updated Bylaws concludes March 10. So far, 63 Parcel Owners have responded. Alex Anns has sent several reminders and Cheryl McDaniel has made a number of phone calls asking for participation. Since 2 1/2 years of effort has gone into this initiative, it is unfortunate that so few Members have Voted. The Board has provided information to the Membership and ample opportunity to Vote. Perhaps more Votes will be cast in the days ahead. According to the EFBOA Counsel, the Bylaws require a simple majority of all Votes received for approval.

IX. ELECTION 2026

This year 3 Directors will be elected to 3-year terms, concluding in 2029. And 1 Director will be elected to a 1-year term, concluding in 2027. This will bring the Board back up to 9 Directors, elected to staggered terms. Lanny and Mike Dickinson have agreed to run for 3-year terms. Colette Rethage has agreed to run for a 1-year term. The letter asking Members to submit the names of candidates for the Directors' positions will be emailed March 9. The Ballots will be issued April 9. Ballots will be completed electronically/via email. The Election concludes at 5:00pm May 8 and the winners will be announced the next day, during the Annual Meeting.

X. ANNUAL MEETING 2026

The Annual Meeting will be held at the GHS Lower School Meeting Room at 10:00am, May 9, In-Person and via Zoom. Celia Kalousek has agreed to be Moderator and Morgan Barlas will provide IT Support. A Board Meeting will be scheduled in late April to go over all the requirements for the Annual Meeting.

XI. COMMUNICATIONS

Alex has distributed the Welcome Packet to Board Members and asks for comments prior to posting it on the EFBOA Website. The Contact List has been distributed to the Membership. Alex has also made a number of upgrades to the Website and asks for comments. She has made a lot of progress. It is really looking good.

XII. OTHER BUSINESS

Arrows: Gerald Bechstein has painted a test on Marina Drive at the entrance to Fish Bay. He will paint arrows at 5 other locations.

Dogs: The NPS has eliminated the two strays that were endangering the Fish Bay community. A number of emails have circulated regarding barking dogs. The dog owners have been responsive and, hopefully, the good neighbor policy will prevail.

XIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30pm.

These minutes were approved by the Board of Directors.

Jon Roll, Secretary, 03/11/2026

