

EFBOA
2026 ANNUAL MEETING
05/09/2026

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: 26 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 \$50,847 and savings account were \$70,290. The accounts receivable total for dues is \$142,312 minus the \$96,700 allowance for bad debt, making total accounts receivable \$45,612. We increased the allowance for bad debt by \$30,000 to account for 100% of the likely accounts not paid. This is reflected in the Profit and Loss Statement. Additionally, the Adjusted Previous Year's Accrual of \$31,018 was for legal fees that we paid this year for the Complaint. The books will be final in the next week. We will post the final documents on the Website. Additionally, when the books close, the Board will create the Budget for the 2026/27 Fiscal Year and vote approval. It will also be posted on the Website.

Q. Why do we continue to pay for a storage unit?

A. To store EFBOA Documents. A large number of Documents have been digitized and archived, but we still need to retain the hard copies. Some road signage is also stored there.

IV. ROADS

The Report is attached. Matt Schnell, Roads Committee Chair, reviewed the current expenditures for road improvements as well as the Budget for the 2026/27 Fiscal Year. He explained that there were reduced costs this year for roadside maintenance and culvert cleaning because there was less rain than last year. Roadway paving was undertaken on Arawak Road near Parcel 10 and on Fish Bay Lane.

Q. When will the roadway be paved at the end of Reef Bay Rd?

A. Reef Bay is next on the list. The goal is to provide one-lane access to all Fish Bay Parcels and then address road widening and improvements.

B.

Q. Will Parcel 122 be notified about any scheduling?

A. Yes. Adjacent Parcels will be notified of any work.

V. ARCHITECTURAL REVIEW

The Report is attached. Jon Roll, ARC Chair, said that the Plans for 3 Lots have been approved. Parcel 200A3-C, where illegal dumping was noted, has undergone environmental review and has received approval by DPNR. Work has not yet

commenced on the site. The Owner of an addition lot has submitted questions, pending approval.

The ARC works with the Fish bay Owners to understand and expedite the approvals process and to ensure conformance with the EFBOA Bylaws and Covenants.

VI. PRESIDENT’S REPORT

IRF Wetlands: As we indicated last year the Island Resources Foundation’s (IRF) approximately 47 acres of Wetlands Parcels were sold to the VI Department of Territorial Parks and Protected Areas. It has been designated the Nancy Woodson Spire Nature Preserve and will be preserved as undeveloped conservation land in perpetuity. The Documents have been posted on the Website.

Wetlands Parcels 200 C-REM and 200 B-1: Territorial Parks was 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 had restrictions on the sale/transfer of the land, so the EFBOA worked with GHS on the sale of the land. The sale was approved in a Vote by EFBOA Membership concluding on September 28, 2025 (81 Yes, 7 No) and the documents are now being finalized. The Conservation Easement prepared by the Trust for Virgin Island Lands will ensure that the land will remain undeveloped. The Parcels will also become part of the Nancy Woodson Spire Nature Preserve.

EFBOA Bylaws: The Updated Bylaws were approved in a Vote by the Membership concluding on March 10, 2026 (63 Yes, 7 No). They will now be amended and then posted on the EFBOA Website.

Complaint Update: A Status Conference was held by a new Judge in April. A Motion for a Summary Judgement was made by the Plaintiffs and an opposition filed by the Defendants close to two years ago. We are waiting for a ruling from the court.

VII. ELECTION OF DIRECTORS

A request for Nominations was sent to the Membership on March 9, 2026. One Nomination, for Bobi Lee Stallbaumer, was received.

The Ballots were issued via Election Buddy on April 9, 30 days prior to the Annual Meeting. The deadline for submission was May 8, at 5:00pm.

The votes were tabulated by Jon Roll, Election Chair, and Alex Anns.

Total Ballots Cast:		80
Bobi Stallbaumer	Director	76
Mike Dickinson	Director	75
Lanny Roberts	Director.	73
Colette Rethage	Director	74
Michael Milne		2
Bart Simpson		1
Brenda Wallace		1

Bobi, Mike, and Lanny will each serve a 3-Year Term ending in May 2029. Colette will serve a 1-Year Term ending in May 2027.

Q. Election Buddy only accepts a Ballot with Votes for 4 people, can it be adjusted so that I can Vote for fewer candidates?

A. We will check to see if the App can be adjusted.

VIII. ACCOMPLISHMENTS PRESENTATION

Cheryl McDaniel and Jenn Manes made a Presentation, attached, highlighting the initiatives undertaken by the Board over the past 3 years to improve governance, participation, and communication in the Fish Bay Community.

- Docusign
- Electronic Voting: Election Buddy
- Emailing Listserve Platform: MailChimp
- SOPs and Procedures
- Updated Bylaws
- Safety Reminders
- Community Events
- New Heritage and Onboarding Committee

IX. COMMUNICATIONS

Alex Anns, Communications Support, reviewed the following activities:

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.

New Member Welcome Packet: The packet is posted on the Website. We ask for comments and suggestions.

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. She has offered to host again in 2027.

X. ADJOURNMENT

Lanny welcomed Bobi Stallbaumer and Colette Rethage to the Board and extended his thanks to Celia Kalousek, Gift Hill School, Morgan Barlas and AJ Phillips (IT Support), Jenn Manes (refreshments), 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
05/12/2026

