

ESTATE FISH BAY OWNERS' ASSOCIATION ROADS COMMITTEE REPORT

May 9th, 2026

Reporting for the period of May 2025 - April 2026

2025/2026 ACTUAL ROAD IMPROVEMENTS and ROAD RELATED COSTS:

Road Repairs and Paving Total Cost	\$37,475.00
Roadway Paving - Arawak near lot 10 extend road	\$19,500.00
Roadway Paving – Fish Bay Ln. near lot 93 extend road	\$17,975.00
Next section planned for Reef bay towards lot 123	
Roadside and Maintenance Total Cost	\$19,675.00
Contract with Alfredo’s Landscaping to trim all roads and cut overhanging trees, four (5) times annually and maintenance of garden one (1) time annually	
Road Liability Insurance	\$2,525.00
Insurance policy renewal	
Total Road Improvement & Road Related Costs	\$59,675.00

2026/2027 FISCAL YEAR ROAD IMPROVEMENTS and ROAD RELATED BUDGET:

Road Repairs and Paving Budget	\$50,000.00
Roadside and Maintenance Budget	\$30,000
Road Liability Insurance Budget	\$2,600.00
Culvert Cleaning Budget, & Misc.	\$5,000.00
Total 2026/2027 Road Improvement & Road Related Budget	\$87,600.00

ROAD COMMITTEE NOTES;

Infrastructure Improvements

We continue to address damaged sections of paving and additional new paving sections to strengthen our ROWs based upon use and level of urgency. The highest priority items/sections have been laid out in years past by the Board and the continued responses and requests from our community. All owners are invited to send in information related to any areas of concern that may be missed by the Board and will be considered as we move forward with all infrastructure projects. The Board is also working together with a new project manager on the FEMA Hazard Mitigation Grant Program and will update the EFBOA owners as to the status and timing of these potential projects is confirmed.

Road Paving

Over the years EFBOA has paved the roads on a priority basis determined by, among other factors, road use and potential adverse environmental impact. While many of the major roads are fully paved, there are a number of roads that still consist of only one (1) paved lane and sometimes an unpaved lane. We suggest that EFBOA Board review the HOA's funds and make recommendations.

ROW Encroachments

There are a number of encroachments into the ROW by individual owners that have been addressed this past year and will need to be addressed on a case by case response as each issue arises due to many conditions specific to each property.

Unpaved Driveways

The HOA Covenants (2003), Item 1 require that all driveways be paved so as to mitigate runoff and silt from spilling into the ROW or potentially into the road. In a few instances this has not been done causing runoff and silt within the ROW. The Board will be sending notices to the property owners who are yet to be in compliance with the requirements as laid out by the covenants.