**Estate Fish Bay Owners' Association**

**Wednesday, September 9, 2026**

**EFBOA Board Meeting MINUTES**

## I. CALL TO ORDER

a. Lanny Roberts, Board President called the Meeting to order at 5:45pm. The meeting was held via ZOOM. A quorum was present.

## II. ROLL CALL

a. Board Members present: Lanny Roberts, Jon Roll, Alex Anns, Jenn Manes, Matt Schnell, Mike Dickinson and Bobi Stallbaumer

## III. APPROVAL OF MINUTES

a. Approve prior meeting minutes for Motion.
b. Moved, Seconded and Unanimously Carried (MSUC) as submitted. No changes.

## IV. TREASURER'S REPORT

a. Tammy Ahles, Treasurer, was unable to attend the meeting but did provide EFBOA Financial Statements to be shared/reviewed by the Board during the meeting.
    i. Balance Sheet to date attached/posted
        1. Checking Account: $47,739.35
        2. Savings Account: $70,313.73
    ii. Profit & Loss Statement to date attached/posted
b. Reminder that Annual Dues Invoices will go out Jan 1, 2027, and cash flow will improve
c. Reminder to Roads Committee to develop plan for 2026-2027 road improvements toward budget spending
d. Progress continues to be made toward reducing delinquent accounts and monitoring parcels that are past due
e. No additional questions from the Board regarding Financials

## V. ROADS

a. Matt Schnell, Chair of the Roads Committee, explained there have not been major updates or status changes regarding active Road projects.
    i. The Roads Project list is being collected and will be reviewed/prioritized for 2026-2027 work
    ii. Discussion regarding the damaged bridge/retaining wall off Arawak included that a more detailed assessment needs to happen regarding the structural integrity of the bridge before deciding whether to repair or rebuild it. This is on-going.

iii. Recent share – A EFBOA member reported a large tree had fallen down on the ROW blocking their driveway. Lanny Roberts, Board President, reported right away and was able to have the tree removed with his equipment. Great work!
iv. A NEW Roads Issue Submission Form has been designed on Google Forms – EFBOA and is available on the website for Members to access and officially submit any Roads Issues. This will assist in organizing & prioritizing road work.
v. Few members reported abandoned vehicles in the community – request for towing warning/sticker to be placed on vehicles

## VI. ARCHITECTURAL REVIEW COMMITTEE (ARC)

a. Jon Roll, Chair of the ARC Committee, discussed updates within the Architectural Review.
    i. New parcel owners inquired about keeping a small Coachmen unit on their property during construction – and it was explained to them that was against our community Bylaws/Covenants.
    Request from Parcel 37 was discussed and project work is within construction limits. A letter of approval will be sent to the Owner.

## VII. WETLANDS

a. Lanny Roberts, Board President, said the sale of Parcels 200B-1 and 200C-Rem is moving along, with funds expected to go into ESCROW this week.
b. A new development came up regarding a proposal from TVIL (Trust for Virgin Island Lands). TVIL, their representative Sarah Haynes, recently provided document drafts including the Conservation Easement, currently under review by NOAA & DPNR. In addition, to a Wetland Delineation document required by Land Trust Alliance standards in acceptance of the Conservation Easement.
    i. In addition – a $40,000 stewardship fund contribution was requested, with the intention to cover the costs of insurance and annual site inspections for the next 20 years. The annual inspections allows TVIL to ensure the terms of the easement are being upheld.
c. After in-depth discussion amongst the Board members regarding the TVIL updates & proposal the Board agreed to request more details about how this benefits the Membership and propose making annual payments instead of a one-time payment. In addition to presenting to the Membership and getting Memberhsip approval. Voted by Board: Moved, Seconded and Unanimously Carried

## VIII. BOARD COMPLAINT

a. No updates to share

## IX. COMMUNICATIONS

a. Alex Anns, Board Secretary, shared that Improvements in Membership communications continues. With regular “update” emails being distributed to keep Members informed.
    i. Recent Survey regarding full-time vs part-time residents came back 50/50
    ii. Email/Messages continue to be monitored, replied to in a timely fashion and shared with appropriate Board members as needed

iii. Balancing requests from Members that don't require Board involvement vs. documenting reports and assisting when able. Want to still encourage Members to communicate about ongoing issues.

b. SOPs outlining Board procedures & instructions are on-going
c. Interest in scheduling next Member Meet & Greet
    i. Targeting late February 2027 – finalizing with Cheryl McDaniel – as she as offered to host again.

## X. HERITAGE & ONBOARDING COMMITTEE

a. Jenn Manes, Chair of Heritage & Onboarding Committee, plans to partner up with Cheryl McDaniel to plan first steps with this new exciting committee

## XI. OUTSTANDING

a. Confirmed sharing of EFBOA Board Member contact information with the Skytop Board.
b. Confirmed that no further communication has been received regarding the Moran ROW- Cocaloba development area

## XII. NEW BUSINESS

a. Recently it was presented to the Board from St. John Rescue, if the community might be interested in adopting an AED through their "Adopt-an-AED Program"
    i. This was discussed and the main concerns involve liability & safety.
        1. Kids accessing the boxes in the community
        2. Improper use or tampering
    ii. Board agreed it is a wonderful program and would be an important and valuable asset to the community
    iii. Fish Bay Member Cyndi Good as offered to maintain the device if acquired
    iv. It was agreed to contact St. John Rescue – obtain additional information regarding the program, costs associated, other HOAs on island participating, review of agreement & maintenance requirements by EFBOA legal & insurance provider.
    v. Obtain approval vote by Membership
b. CoastSnap Program – was recently presented to Fish Bay Member Cheryl McDaniel from the Coral Bay Community Council. The Coast Snap Station initiative uses citizen science to monitor changes while helping to engage the community in ocean stewardship. Specifically, CoastSnap sets up a metal post & cell phone mount along coastlines where citizens can access and use their smartphones to contribute/upload data & images to help monitor how the coastline is changing.
c. Fish Bay is of interest due to the mangrove forests, sandy expanse & sargassum vulnerability
d. Cheryl McDaniel was contacted due to her parcels & proximity to the shoreline.
e. The Board discussed and learned more about the CoastSnap Initiative during the meeting. We shared that it really is her decision if she wants it on her property, but as we understood it, it would encourage people to come on her property to use the monitoring equipment and take a picture of the coastline. The Board agreed a better location would be the Nature Preserve area and the request from the Coral Bay Community Council would be better directed to the VI Division of Territorial Parks and Protected Areas.

## XIII. ADJOURNMENT

a. The meeting was concluded with no further business or items to discuss.
b. Meeting adjourned at 6:53pm

These minutes were approved by the EFBOA Board of Directors.

Alex Anns, Secretary
09/15/2026

**Reminder:**
**Next Quarterly EFBOA Board Meeting:**
**November 4, 2026**