

The Rainbow Times

R A I N B O W B A Y P R O P E R T Y O W N E R S A S S O C I A T I O N , L T D .

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is published by the
Rainbow Bay Property Owners
Association, Ltd., Eleuthera,
Bahamas
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Board of Directors:

- **R. Perry Pinder**, *President*
- **Charlie Moore**, *Vice President*
- **Matt Hoopes**, *Secretary*
- **George Chiulli**
- **Donna Hoffman**
- **John Kavali**
- **Richard Longchamps**

Treasurer:

- **Bill Hoffman**

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P R E S I D E N T ' S L E T T E R

Dear Members:

Once again the Spring Annual General Meeting is right around the corner scheduled for March 8th 2008. As two years have passed since the election of RBPOA Board of Directors, there will be an election of the Board this year as Board Members are now elected to serve 2 year terms. I am pleased to announce that there has been very strong interest this year with 12 Association members seeking election for only 7 positions on the Board. This is indeed a good sign of serious interest by the members to become involved and contribute to the running of RBPOA. I encourage all members to take the time to review the biographies of those members who are running for election, and to select the candidates they feel are most eligible to serve. I strongly urge all of you to cast your ballot, either in person or by mail.

Since my last address in the Fall Newsletter in November, there have been a few events that are worthy of mention and they are:

- **Ocean Drive Wash-out**: The damage reported in the Fall Newsletter on the Ocean Drive Wash out has been repaired partially to allow passage at least for single lane traffic. Tommy Pinder and crew were able to fill in and roll the inner lane of the washed out area near Hidden Beach so that vehicles can pass without danger. The Board intends to review long term solutions to this problem going forward. This particular patch of Ocean Drive has been extremely vulnerable to damage over the years and the Board would like to address some long-term possible solutions before incurring overly exorbitant cost to repair the road entirely.

- **Quarry Road Repair**: Heavy rains over

much of 2007 have taken their toll on a number of quarry roads in Rainbow. I am pleased to announce that the Board has unanimously decided to contract Leonard Culmer to repair 11 select quarry roads in the Subdivision (see list later in this Newsletter). The work is expected to be performed in late January and early February and thus should be completed prior to the AGM in March. This work has been deferred until now so as to be scheduled in the dry season.

- **Building Permits**: Again 2007 has proven to be a rather active year for residential construction in the Subdivision. George Chiulli is the appointed Director responsible for application approval. Though for the most part the approval process has gone smoothly, there have been some instances where property owners have submitted their plans to Town Planning for approval prior to obtaining RBPOA approval. It should be re-iterated here that no plans are to be submitted to town planning in Governor's Harbour without first having the signed approval from RBPOA. Further, if it is found that plans have been submitted to Town planning without RBPOA approval, RBPOA reserves the right to inform the Administrator in Governor's Harbour of such breach.

Changing of the Guard: It is with some regret that I announce this as my final year as President of RBPOA. Changing family and business responsibilities have necessitated me to shift my priorities of late to the extent that I do not feel that I shall be able to contribute the necessary time and focus for President in 2008. I do however intend to run for the Board again this year where I shall hope to retain many of the duties relating to liaising with our legal

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2008 ANNUAL GENERAL MEETING

The 2008 Annual General Meeting is scheduled for March 1, 2008. However, as in the past, it is highly unlikely that a quorum will be present. Therefore *the actual Annual General Meeting will be held on Saturday, March 8, 2008*, at 10 A.M. in the Association Building near Rainbow Inn.

4. President's Report
5. Secretary's Report
6. Treasurer's Report
7. Continuing Business
8. New Business
9. Adjournment

Agenda

1. Call to Order
2. Acceptance of 2007 Minutes
3. Results of Board of Directors Election

The Annual Beach Party will follow the meeting on beautiful Rainbow Beach. Plans are to have James Cistern chef extraordinaire, Billy Stubbs, cater this yearly event of Rainbow.

ELECTION OF BOARD OF DIRECTORS

The Secretary announces the following list of candidates standing for election to the RBPOA Board of Directors for the two-year term 2008-2009:

George Chiulli*
 Donna Hoffman*
 Matt Hoopes*
 Arvid Hvidsten
 John Kavali*
 Richard Longchamps*
 James Marshall
 Jonathan Morris
 Patricia Morrison
 R. Perry Pinder*
 Barbara Vesey
 John Watts

*Incumbents elected in 2006.

There are seven seats on the Board of Directors. There are twelve candidates. As a result, a mail ballot is required. Registered members may vote for up to seven candidates.

The Official **Election Ballot and Proxy Statement** is enclosed on the back page of this newsletter. Please complete the Ballot section to vote for the candidates of your choice.

If you cannot attend the Annual General Meeting, please complete the Proxy Statement to designate someone to vote on your behalf on matters that come before the Annual General Meeting. You may not authorize anyone to vote for you in the Directors election. Please adhere to the following voting instructions.

Voting Instructions

Cast your vote for not more than seven (7) candidates by placing an "X" in the box to the left of the name of the can-

didate(s) of your choice.

Return your ballot in one of the following ways:

1. MAIL IT TO:

Matt Hoopes, Secretary
 RBPOA
 Post Office Box 620864
 Orlando, Florida 32862

It must be received by February 26.

OR, for members residing in the Bahamas:

2. MAIL IT TO:

Matt Hoopes, Secretary
 RBPOA
 P.O. Box EL25145
 Governor's Harbour
 Eleuthera, Bahamas

You may also hand-deliver it in a sealed envelope to Matt Hoopes at Honey Creeper Road in Rainbow Bay.

It must be received by March 1.

OR if voting in Person:

3. TAKE YOUR BALLOT TO:

RBPOA Maintenance Building
 Rainbow Bay, Eleuthera
On Friday, March 7, 2008
Between 8 A.M. and Noon.

If you are voting at the Maintenance Building, bring your **Election Ballot and Proxy Statement** with you. Deposit the Ballot and Proxy Statement in the ballot box provided. The label on the Election Ballot and Proxy Statement indicates the number of lots you own which entitles you to the same number of votes. If you own one lot, you have one

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BOARD NOMINEE BIOS

George Chiulli*

George was first elected to the RBPOA Board of Directors in 1992 and served as President from 1994-2001. "During my tenure as President, I and previous treasurer Ed Hofler laid the foundation for the current accounting of funds, including the Road Reserve Fund. This is currently being carried on today in a very extraordinary way by William Hoffman. The bottom line; associations cash position in June 1992 went from \$2,000.00 to over \$100,000.00 at the end of my presidency. This was accomplished by the conservative fiscal thinking of the Board and a great deal of volunteer work by many various Board members. This dedication and responsibility continued through Donna's and Perry's tenures as President. After 20 years, I retired as a USAirways Captain. Currently, I am Captain on an Airbus 319 for Skybus. I reside in Florida, fly my Aztec to my home in Rainbow Bay monthly."



Donna Hoffman*

Donna was first elected to the RBPOA Board of Directors in 1996. She served as Secretary from 1997 until 2001 and President from 2002-2005. She also published the RBPOA Newsletter from 1996 through 2005. She is a management consultant specializing in helping non-profit organizations. She devotes much time to volunteer activities and is President of the Lake Ajay Village Homeowners Association in Florida, an easy commute to Rainbow Bay. "My husband Bill and I have been property owners in Rainbow since 1983. I have been privileged to serve on the RBPOA Board since 1996, and I am the immediate past president. During my tenure as President, with great help from a terrific team, we developed a budget and financial plan for the future, formed committees to encourage community involvement, beautified park sites and made major improvements to the roads, street signs, gazebos and tennis court. Our most important accomplishment was building community spirit for people to come together, have fun, help each other and keep Rainbow shining. Every member of the Board and of the community contributes in his or her own way for the betterment of all. All members should be well-represented whether you have a home there or visit once in a



while or just enjoy owning a little piece of this jewel in the sea. I believe my experience has served the members well, and I hope that you will give me the opportunity to serve one more time."

Matt Hoopes*

Matt has been a member of the RBPOA Board and Secretary since 2002. He compiled and edited the book *Rainbow Rising: A Journal of Rainbow Bay's Early Days*. Matt spends the month of June in a cabin on his private island off the coast of Lubec, Maine and he spends the rest of the year at his home in Honey Creeper Road in Rainbow Bay. "After two years of serving on the Board, I was appointed as secretary in 2002 and have tried to fulfill the duties of that position ever since. While retired from the classroom, I still work as a alumni correspondent for a New England boarding school where I taught Journalism, starting in 1975. I've lived in my home in Rainbow on Honey Creeper Road year round, going on twelve years now. I've enjoyed over-seeing/working on assorted Rainbow community projects for years, as well as volunteering on various fund-raising committees in Governor's Harbour. Having been here for years, I've gotten to know many local individuals and local ways and feel that that has enabled me in helping questioning new-comers settle into our Rainbow community."



Arvid Hvidsten

"I am the owner of several properties in Rainbow and would like to run for the Board based on the following qualifications. I have been involved with real estate for about 30 years and I hold a real estate license in Florida. I've owned and sold many rental properties and I've had several buildings built. I know how to read drawings, know about construction, and I'm used to negotiating with contractors. I also have good contacts with different governmental offices in Nassau. I was a Board member for several years at the Holiday Isle Yacht Club in Fort Lauderdale I believe I can be an asset to the Board and subdivision."

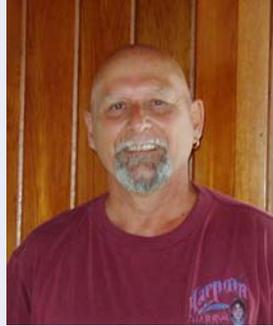


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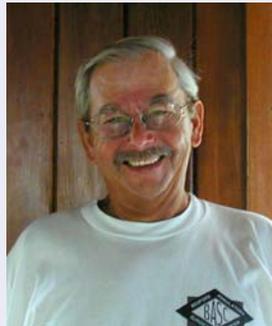
John Kavali*

John was appointed to the RBPOA Board in March 2006. Born in Akron Ohio, he enlisted in the Navy and flew sea planes. After the service he moved to California and studied Aeronautical Engineering. He obtained pilot and mechanic licenses, and joined Western Airlines which later merged with Delta Airlines. He spent 30 years with the airlines and wound up running overhauls for Delta in Atlanta. He took an early buy out in 1996 and moved to Cape Coral Florida. Because he was too young to not work, he got his Real Estate License and spent the next 8 years doing what Realtors do. Finally he called it quits and moved to Eleuthera on a full time basis in 2005.



Richard Longchamps*

Dick was appointed to the RBPOA Board in March 2006. He and his wife Gail have owned a home in Rainbow Bay for 18 years. Dick was in retail management for 40 years, and dealt with problem-solving and team-building. Now that he & Gail are both retired, they plan to spend 6 months each year in Rainbow and 6 months in Florida. "Serving on the Board since the spring of 2006, I have gained a great insight into the needs of our growing community. Through the hard work and effort of the Board, it has made us what we are today; The best organized association on Eleuthera. People look at "Rainbow Bay" as a shining example. My wife and I are proud home owners for 18 years and it gives me great pleasure to give time and effort serving this spirited community by being a Board member."



Jim Marshall

"As I'm now retired at 64, Deborah and I will be able to spend more continuous on Eleuthera than we have since first coming to Eleuthera in 1990. In 2008 we plan to be in our home on Look-out Hill Road, which we bought in 1997, for at least 5 months. I have an MBA from USC and a Masters of Divinity from a semi-



nary in Philadelphia. I worked for 19 years as Market Research Manager for a large computer services company in Toronto and then for 15 years as Program Coordinator, Economic Justice & Social Well-Being for the national office of The United Church of Canada. I am currently Secretary for the board of East York Barbershoppers in Toronto, and also served three years as President. I have also served on the board of Patmos Art Gallery in Toronto (1973-1982) and on the board of the Fred Victor Centre in Toronto (1992-1998). I look forward to sharing my gifts and skills with the Rainbow community."

Jonathan Morris

"I am a Bahamian citizen, and have resided full time in Eleuthera for the past 12 years. I own several properties in the Rainbow Bay Subdivision, both individually and with family and business partners. I am very familiar with Rainbow Bay having worked at the Rainbow Bay Inn for several years and also through selling real estate for Damianos Sotheby's International Realty. I am confident I have a lot to offer to the Rainbow community in personal and professional services and look forward to working with the community to maintain and protect our common interests."



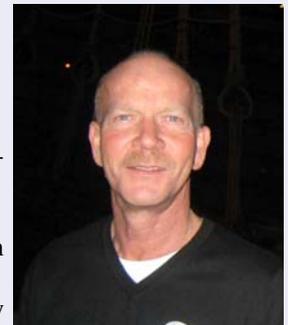
Pat Morrison

"I am a married Canadian retired nurse. My husband and I have lived in Rainbow Bay for 7 to 8 months a year, having moved here initially in 1994. I have previously served on the Multiple Sclerosis Society of Canada Board and also the Gull Lake Community Board in Canada as well as several committees on Eleuthera. My goals are to work with the R.B.P.O.A. Board to maintain the community spirit, to promote and enhance the physical presentation of Rainbow Bay, and encourage participation and interaction from all members."



Perry Pinder*

Perry is a Bahamian citizen with residences in Nassau and in Rainbow Bay. Perry was elected President of RBPOA in March of 2005, and since his election, is spending more and more time at his home in Rainbow Bay. He was first elected to the Board in 2003. Perry



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is involved currently in the operation of his family's business. He is a Chartered Accountant and a member of both the Canadian General Accountants Association and the Bahamas Institute of Chartered Accountants.

Barbara Vesey

“We have owned property in Rainbow for four years and have started our new vacation home this year. I reside in SW Florida where I work as a Realtor for Preferred Properties of Cape Coral. I have a son who is attending University of Miami Law School and my husband recently retired. I am currently serving on the Board of Directors of El Galeon Gulf Condo Association where we have a condo. I have been on the Board for the past six years, serving as President for two. This experience would certainly assist me on while serving on the Rainbow Board and would be a way for me to get more involved in keeping Rainbow Bay the wonderful community it has become.”



John Watts

John Watts and his Bahamian wife, Jean (nee Cartwright) purchased a home in Rainbow Bay last February to get away from the hustle and bustle of Nassau where since his arrival in the Bahamas forty years ago, he has enjoyed a career in the offshore international banking world. He was initially employed by Scotiitrust, a subsidiary of the well known Canadian Scotiabank. During 1988 he moved on to head a privately owned



French bank with strong ties to the mutual fund industry which was sold at the end of 1999 to a private Swiss bank where he remained as its president until his retirement four years ago. Although retired, he remains on the Boards of two banks/trust companies in Nassau as well as a number of Bahamian incorporated mutual funds. John and Jean have two married daughters and five grandchildren. They have very much enjoyed their first ten months in Rainbow Bay and making friends with the residents and the local Eleutherans. John's hobbies include being an avid gardener as well as a do-it-yourself person.

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counsel on Association matters. I have enjoyed tremendously the varied issues that have presented themselves during my 3 year term as President, and I am most grateful to my fellow Board members who have been so incredibly supportive of me during my tenure. It has truly been a rewarding experience. I would also like to take this time to express my sincere thanks to all those members who have donated so much of their time and efforts in making Rainbow a better place and I encourage all members both old and new to continue this wonderful community spirit.

Sincerely,
Perry Pinder

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vote; if you have two lots, you have two votes, etc.

There is only one official ballot for each registered lot owner. No other form of ballot including facsimiles, copies or electronic mail is acceptable. All ballots including those dropped into the ballot box and those sent to the Secretary will be counted by scrutineers appointed by the Board.

G U I D E L I N E S F O R R E N T E R S

In response to one owner who frequently rents a house in Rainbow Bay, Matt Hoopes prepared the following list of guidelines for the renters. Of course these should also apply to all residents and guests as well.

1. Please remove whatever you bring to the Rainbow beaches.
2. When at Rainbow Beach, please do not chain boats, etc. to the shade huts.
3. Please take all house hold (bagged) garbage to Rainbow's Trash Mahal, and please do not leave un-bagged items outside the building.
4. Check your renter's info re: use of the tennis courts, & please wear tennis shoes.
5. If you don't lock the house you've rented when you go to the beach, etc. be certain to hide extra \$ & passports/tickets carefully.
6. As Rainbow is not a 'resort,' beaches might not be as clean as one wanted/expected. Please feel free to collect washed up trash, & deposit it above the high tide mark.

2007 TREASURER'S REPORT

Invoices for 2008 will be prepared after this newsletter has been published. They should be mailed in early February, and they will be due by June 1. The fee schedule remains unchanged in 2008:

2008 Fees	Development	
	Undeveloped	Developed
Zoning		
Residential	\$ 60.00	\$ 200.00
Commercial/Inn Site	100.00	300.00
Multi-dwelling	100.00	300.00

Please note that you may now pay fees or make donations with a credit card or with PayPal by visiting our website at <http://rainbowbay.org/Payments.html>.

The annual financial report of the Association for calendar year 2007 is presented on page 7. Since our accounting is done on a cash basis, when payments are received and made affects the report. Consequently, some expenses can show big variances from year to year. Fee receipts for 2007 were up about 23% from 2006 due to the new schedule as well as an increase in paying members. Past due collections were also up 13% because most attorneys handling property sales in Rainbow Bay now check with the Treasurer about outstanding fees and many of the lots in arrears have been caught up. Donations were down by 46% from last year, but income from advertising and services was up by nearly 38%. Bank interest was almost the

Legal Update

The Association's attorneys, Glinton, Sweeting and O'Brien, report that there has been no disposition of the lawsuit filed against RBPOA by Arvid Hvidsten. Mr. Hvidsten filed a suit against the Association as a result of the Board's decision to disapprove his replacement building plans for a condominium development near the tennis courts. Although the Board had approved his original plans, it agreed with the opinion of the Ministry of Financial Services and Investments that the new plans were excessive for the area.

**Twenty Years Ago
From the January 1988 Newsletter**

"During the last several months it has come to the attention of the Board of Directors that certain highly unethical practices have been engaged in by unscrupulous Real Estate Agents/Brokers. These will remain anonymous at this time for legal reasons...."

"At this writing three new buildings in Rainbow Bay are at or near completion and one other is scheduled to begin construction in February. The new Association maintenance/office/garage building has been started and concrete work is near completion. Other materials have been ordered and by Spring we may see it completed...."

same as in 2006.

Total expenses—excluding road repairs—for 2007 were about \$5,800 higher than last year. The on-going road trimming and "beautification" of park sites was the major maintenance expense (\$8,900). Beginning in 2007 we have hired local help two days per week, including the summer, to maintain the park sites, beaches, tennis area and Trash Mahal. Equipment maintenance plus freight, shipping and customs for replacement Kubota tires and wheels was \$4,700. Insurance includes both 2006 and 2007 property and liability coverage. The newsletter costs include the bill for printing the Fall 2006 edition plus both 2007 editions.

The Reserve Funds overall increased by about \$33,000 in 2007. The Road Fund was used to pay patching-and-smearing costs of \$12,350. It was replenished by a transfer of \$42,847 from maintenance fees and donations, bringing it to \$80,917 at the end of 2007. The Equipment Fund was augmented by depreciation and donations. The balance in the Equipment Fund at the end of 2007 was \$5,535. Depreciation will continue to be accumulated, so that when we need to replace the equipment again, the majority of the funds will be available without needing special assessments or allocations from the maintenance fees.

We particularly wish to thank the following generous members who have contributed to the road fund or made other donations:

James G & Jo-Ann P Adams	William & Donna Hoffman
Sabino & Josephine Benvenuto	Matthew Meigs Hoopes
Paul N Bontempo	Shirley L Hughes
Olive J Buddington	Tomas R & Lesa O Kuhns
Beresford & Lucille Bunting	Richard M & Barbara Langworth
George J & Elvira Cheevers	Angelo Vincent Loscalzo
Anthony Robert & Pauline H Chung	David S McDowell
Marco & Nancy Conrod	James M McKenna
Mariano R & Susan DiGiovanni	Francis J & Margaret M Meegan Jr
Zinnia DiLemmo	Edward Anton Meyer, Jr
Carl E Eckstrand	Rebecca Callahan & Brett A Newman
John Charles & Lovina Garbochesky	John E & Diane R Nichols
Thomas E & Sophia L Hanson	R Perry Pinder
Robert P & Phoebe G Harper Jr	Mark E Schapiro
Raymond G & Barbara T Hartman	Steve R & Cindy C Smirnoff
Sandra Mae Hebert	Rogers Craig & Catherine L Stevens Jr
Peter & Marcella B Heesch Jr	Royal O'Harold Willie

The web site remains an effective self-supporting means for conveniently disseminating information to our members and for receiving feedback and questions from owners, prospective owners and the general public. We strive to reply to all emails in a timely manner, and to keep information on the web site current. We have recently added a page that allows you to make payments using your credit card or PayPal.

Bill Hoffman, Treasurer

**RBPOA Comparative Financial Report
2006 & 2007**

	<u>1/1/06 - 12/31/06</u>	<u>1/1/07 - 12/31/07</u>	
INCOME			
Association Fees - Current	47,395.00	58,247.35	
Association Fees - Past Due	13,677.00	15,483.00	
Donations	3,197.56	1,715.00	
Advertisements & Other	1,760.00	2,492.00	
Interest Earned	1,792.52	1,804.63	
TOTAL INCOME	67,822.08	79,741.98	
EXPENSES			
Bank Fees & Currency Exchange	791.75	303.51	
Insurance	500.00	1,896.35	
Maintenance			
Roads & Parks	6,680.00	8,875.00	
Beaches & Tennis Court	123.00	1,015.00	
Road Signs	114.86	667.80	
Equipment Maintenance	989.43	3,430.11	
Building	-	-	
Boat Ramp	2,650.00	165.00	
Maintenance - Other	265.00	752.99	
Legal & Accounting	3,052.81	2,715.13	
Freight, Shipping & Customs	-	1,264.83	
Government Registration	1,000.00	-	
Newsletters	1,751.62	4,826.22	
Office Expense			
Annual Meeting	566.80	576.90	
Postage & Mail	970.63	680.27	
Printing	812.99	104.40	
Supplies	657.13	699.26	
Utilities / Telephone / Fax	901.58	444.95	
Web Site	1,068.08	363.92	
Miscellaneous	315.10	575.05	
Safety & Security	34.00	-	
Taxes	627.01	272.86	
TOTAL EXPENSES	23,871.79	29,629.55	
NET INCOME	43,950.29	50,112.43	
Transfer to Reserve Funds	(56,129.46)	(46,169.23)	
Gain on sale of equipment	3,262.50		
Capital Expenses: Trash Building	(7,375.00)		
Change in Working Capital	(16,291.67)	3,943.20	
RESERVE FUNDS			
Road Fund			
Allocation & Donations	46,502.37	42,847.23	
Expenditures	(44,291.60)	(12,349.60)	
Balance	50,419.03	80,916.66	
Equipment Fund			
Allocation & Donations	7,044.09	100.00	
Depreciation	2,213.00	3,222.00	
Expenditures	(32,220.70)	-	
Balance	2,213.00	5,535.00	
Other Funds Legal, Beach, Tennis)			
Allocation & Donations	370.00	-	
Expenditures	(350.00)	-	
Balance	6,785.22	6,785.22	
Inventory	850.00	375.00	
Deposits	(610.00)	(510.00)	
Checking Accounts & Petty Cash	32,279.38	53,964.18	
TOTAL CASH & CREDITS	91,936.63	147,066.06	

Note: 2006 data has been updated and revised from 2006 Treasurer's Report.

" ETCHED IN QUARRY "
A P P A R E N T L Y C R U M B L I N G : R E C E N T A S S E S S M E N T S &
E X P L A N A T I O N O F P R O P E R T Y T A X E S

Most property tax bills have been delivered, causing quite a stir in Rainbow as many have doubled in amount due. Having recently spoken with Derek Elden, the gentleman in charge of Eleuthera's property evaluation and tax assessments, I can pass on SOME of the answers to many of the questions our residents have been asking. I can't, however, promise solutions that these answers will calm, or reassure those who feel they have been unfairly treated. It appears that each case needs to be settled individually, and the timing of individual settlements is a real unknown.

Several residents have mentioned that they did not receive a tax bill or statement for their property. Apparently, if one's property and house is not valued at more than \$250,000, there will be no bill or statement sent to the owner.

Several residents received their bills and discovered they had not received the promised \$250,000 exemption, even though, in several cases, they had written documents from Derek Elden stating that they would receive the same. If they have these documents, then, apparently, an error has been made in the Nassau office. The owners need to make an appointment to see Derek Elden in person (phone: 1-242-335-1484; fax: 1-242-335-11492) They will also need to write an accompanying letter explaining their complaint.

Other residents were unaware that in order to receive the \$250,000 exemption, the property owners had to see Derek Elden in person and sign a statement declaring that the property was not rented as a source of income. If one does rent their house, they lose the \$250,000 exemption and they are charged 2% of the value of the entire property, not the 1% for those who do not rent.

A number of residents feel that their unimproved lot (s) or their house has been assessed for far more than the market value. In that case, the owner needs to arrange to have a private assessment completed (there are two or three individuals on the island licensed to do these) and pay for the assessment (ranging from \$300 to \$1000) themselves. They then need to take the assessment, along with an accompanying letter to Derek Elden's office in North Eleuthera.

Perry Pinder, President of Rainbow's Board of Directors, has written Derek Elden a letter in which he requests that the recent appraisals in the Rainbow area be reviewed as there appears to have been an inequality of valuation with houses in the same area with tax bills ranging from \$900 to \$ 117,000. Gen-

erally speaking, residents are aware of the rising property values on Eleuthera and are willing to pay an increased property tax, but they feel the taxes have to be levied fairly and at this point that doesn't seem to be the case.

Derek Elden has assured me that he wants to work things out fairly and that he looks forward to working with Rainbow residents. It does appear that many of the assessments were made 'across the board,' and without knowledge of the different locales in Rainbow by members of the Valuation Section in Nassau (phone: 1-242-322-5200). He did mention that the stated taxes should be paid while appeals are being made in order to avoid a 10% fine, starting at the beginning of January. The original deadline for an appeal was listed as November 11, but apparently that date has been extended, although for how long was not stated.

Matt Hoopes

RAINBOW BAY PROPERTY OWNERS ASSOCIATION
P.O. BOX EL-25145
Governor's Harbour, Eleuthera, Bahamas
FAX: 242-335-0535

November 30 2007

Mr. Derek A. Elden
Ministry of Finance
P.O. Box EL-0822
Upper Bogue, Eleuthera

Fax: 242-335-1492

Re: Property assessments in Rainbow Bay Subdivision 2007

I am writing in furtherance to our telephone conversation last month pertaining to the assessment of residential properties in the Rainbow Bay Subdivision. We have some concerns over the correctness of a number of the assessments as it appears that in some cases individual home owners have in some instances seen their Real property taxes quadruple. Additionally, many residents have complained that the \$ 250,000 exemption has not been applied to their tax bills in some instances. In light of the number of complaints we have been receiving from various residents, we would therefore like the Ministry to re-review the assessments of the Subdivision with a consideration of adjusting those assessments where deemed necessary.

Should you have any queries regarding this matter, please do not hesitate to contact the undersigned.

Yours truly,

Richard Perry Pinder
President, RBPOA

COMINGS & GOINGS

'Rainbow Bay!' What a great place to welcome in the new year! Winter residents have arrived and the rentals are filling up quickly.

Xmas eve was a Maritime party held by Pat and Stu Morrison. They served a delicious seafood chowder and the Szczesniak girls entertained us with Christmas Carols and Maddalena did a reindeer dance. A warm and wonderful evening was had.

Party of the Season? Vanessa & Bernard Clement were the gracious hosts of a gala party on December 28th. Everyone was so beautifully dressed and great food was served by a chef from Nassau. Both their families were in attendance and made us all so very welcome. Barbara Langworth stole the show with her gold lame dress, very chic. We all had a marvelous time bringing in the New Year.

Rainbow Inn had a great crowd for New Year's Eve. Rumor has it that nobody wanted it to end so they continued to the wee hours high up on the hill. That's what life is about, having fun & meeting old and new friends, at least in Rainbow Bay, it is.

John & Jean Watt and Stella & Dave Randall held a great

cocktail party that really put diets over the edge. Good food and drinks were had by all. Charlie Moore's father spent the Xmas holiday on the Island.

There were lots more parties but these were the outstanding ones that included all the residents of Rainbow that were on the island.

We have so many new residents and their families and friends that we'd like everyone to get involved in the community. A great place to meet and greet is Rainbow Beach. Come down and some of the long-timers will introduce you to everyone and tell you about our activities. Maybe we can even get the Board to build a new bulletin board on the beach so that notices of events can be posted. We're planning pot lucks (why is food always such a hit?) music (get your dancing shoes out) and lots more.

Grab your towel, cool pack, and sun tan lotion and meet at the beach. Remember 'Life is a beach' See you there!

Gail Longchamps & Anita Kavali

THE WOMEN OF RAINBOW BAY

There is an old Indian saying: "It takes a village," and this is as true in Rainbow Bay as elsewhere. In Rainbow, while the burden of fixing roads, shoveling beach sand and overseeing Association projects usually, but not exclusively, falls to the men, it is the women who typically (but not exclusively) make sure that there are opportunities for people to come together to build and perpetuate a sense of community spirit. At these gatherings, folks exchange stories and experiences, offer assistance, and keep people informed, The Social and Welcoming Committee has been very successful with Pat Morrison and Gail Longchamps taking the lead in organizing community socials and adorning the hall (RB Building). They are frequently assisted by Lilli Koelbl, Anita Kavali, Christine Harding, Gigi Arcoute, Brenda Hofler and other women of Rainbow. Barbara Langworth followed up on Nid Sawetawan's efforts to organize a star-gazing group which nearly everyone

participated in. Vanessa Clement's holiday party is legend as are Jovanka's get-togethers; she also tends the garden site. Enid Morris, Betty Rice, Christine Harding and yours truly wrote the Rainbow Bay Survivor's guide; we update it periodically, and Enid and Anita make essential information available to newcomers. Lilli gives crafts and cooking lessons, and nearly all the women participate in the Ladies Lunch Bunch. Over the years, the women have helped to remove picnic tables and gazebos from the beach for hurricane protection, paint road signs, maintain gardens and improve the Community Building. All of these efforts contribute substantially to making Rainbow a lively and lovely neighborhood and are a great credit to the women of Rainbow Bay.



Wine & Cheese at Kavalis

Donna Hoffman

M A I N T E N A N C E M A T T E R S

Ocean Drive. In the last newsletter, we reported on the damage to Ocean Drive caused by the May rage that closed it near Hidden Beach. Early in December, Tommy Pinder and John Kavali used the Kubota to make the road passable. It is only a single lane and not in the best of shape, but one can drive through there without too much trouble. John left the Road Closed signs in place for the protection of the Association, knowing full well that this is still a very dangerous area. "Travel at your own risk".



Ocean Drive is now passable.

Quarry Road Repairs. Last year, Bob Poehlman, John Kavali and Bill Hoffman surveyed the quarry roads and identified a dozen spots that were in desperate need of repair. Their plan was to add fill and to install culverts in some of these areas to allow the water to flow beneath. John Kavali contacted local contractors for bids, and the Board approved hiring Leonard Culmer Constructon for the project. However Mr. Culver said that culverts would only fill up with dirt and rocks, so he recommended the best way to address these areas would be to bring in some quarry, crown the road, roll and pack them down well, then shave off the sides to allow natural run-off. Some areas will need to be tarred to prevent erosion from water running over the road. The areas to be repaired are:

1. Treasure Hill Road between Lost Gold and Dubloon Lane
2. Treasure Hill Road between Seven Shilling and Crown Lane
3. Treasure Hill Road near Sea to Sea Road
4. Smile Lane
5. Spy Glass Road off Buccaneer Road.
6. Moonraker Road at Honey Creeper Road
7. Ship Sighter Road at Hill Climb Road
8. Honey Creeper Road near Esfakis house
9. Honey Creeper Road near Ocean Drive
10. Smuggler Hill Road near Ocean Drive
11. Signal Light Road near Randall house
12. Buccaneer Road by Fischel house

Street Signs. Many thanks to John and Anita Kavali and Lilli Koelbl for repainting all of the road sign posts in Rainbow Bay.

Park Sites. The third walled flower bed in the Triangle Park at Wandering Shore and Queens Highway has been completed by Max Brave under Matt Hoopes' supervision. Matt and Barbara Fischel donated funds and flowers for the site.



John Kavali with repainted sign.

Emergency Contact Info

Enid Morris and Anita Kavali are compiling a list of Emergency Contact Information. This list is for home owners only and we are asking for the following information. 1. Owners Name 2. Rainbow Tel # 3. Rainbow street and or House name 4. Caretaker name and Tel # 5. Off Island Tel # 6. E-mail address 7. Contact person on and /or off Island. This information will be compiled and put on CD. One will be given to the board and one will be given to the police. Rest assured that this information will only be used to contact in an emergency, such as burglary, fire, Hurricane damage, and medical (If you are on Island and get hurt or worse, we will know who to contact). We will have these forms at the next RBPOA meeting. If you are not attending the next meeting, then please send an e-mail to jak@batelnet.bs with this info.



Triangle Park.

RAINBOW BAY PROPERTY OWNERS ASSOCIATION, LTD.

OFFICIAL 2008 ELECTION BALLOT AND PROXY STATEMENT

NAME: _____ No. of lots: ___ LOT No.(s): _____
(Please print name.) (show Lot—Block—Section numbers)

Signature: _____ Date: _____

Board of Directors Election Ballot: Please cast your vote for up to seven (7) candidates by placing an "X" in the box to the left of the name of the candidate(s) of your choice.

<input type="checkbox"/>	George Chiulli*
<input type="checkbox"/>	Donna Hoffman*
<input type="checkbox"/>	Matt Hoopes*
<input type="checkbox"/>	Arvid Hvidsten
<input type="checkbox"/>	John Kavali*
<input type="checkbox"/>	Richard Longchamps*
<input type="checkbox"/>	James Marshall
<input type="checkbox"/>	Jonathan Morris
<input type="checkbox"/>	Patricia Morrison
<input type="checkbox"/>	R. Perry Pinder*
<input type="checkbox"/>	Barbara Vesey
<input type="checkbox"/>	John Watts

* indicates incumbent

Proxy Statement: If you are unable to attend the Annual General Meeting and wish to designate a proxy, please indicate your choice in the space provided. If you are attending the Annual General Meeting in person, leave this section blank. (The proxy does not apply to the Board of Directors Election Ballot.)

I, the above-signed member of the above named Company hereby appoints (check only one)

The Board of Directors **OR** _____, Member

to attend and vote on my behalf on any and all matters that come before the Board and/or Membership at any and all meetings from March 1, 2008 through March 8, 2008.

Instructions: Return your *Election Ballot and Proxy Statement* in one of the following ways:

Mail your Election Ballot and Proxy Statement to: Matt Hoopes, RBPOA Secretary, P.O. Box 620864, Orlando, Florida 32862. It must be received by February 26, 2008.

Members residing in the Bahamas may wish to mail their *Election Ballot and Proxy Statement* to Matt Hoopes, Secretary, P.O. Box 25145, Governor's Harbour, Eleuthera, Bahamas, OR hand-deliver the signed *Election Ballot and Proxy Statement* in a sealed envelope to Matt Hoopes at Honey Creeper Road in Rainbow Bay. It must be received by March 1, 2008.

Bring your Election Ballot and Proxy Statement in person to the RBPOA Maintenance Building, Rainbow Bay, Eleuthera Bahamas between 8 A.M. and noon on Friday, March 7, 2008.

Ballots and proxy designations will be counted and recorded by scrutineers.

Note: This form must be original. Copies or facsimiles will not be accepted..



RAINBOW BAY
PROPERTY
OWNERS
ASSOCIATION,
LTD.

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Orlando, FL 32862 USA

Post Office Box EL-25145
Governors Harbour, Eleuthera, Bahamas

Phone: 407-892-9358
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E-mail: info@rainbowbay.org

WE'RE ON THE WEB:
<http://www.RainbowBay.org>

Presorted
First Class Mail
Paid

Return postage
guaranteed

First Class Mail
Address Service Requested

C L A S S I F I E D S

RBPOA will list your house or property for sale on the Web site. A fee of \$100 will keep your ad on the site for twelve months, complete with a photo and brief description. Your listing will also be included in the next Newsletter. Send your copy and your check, payable to RBPOA, to P.O. Box 620864, Orlando, FL 32862

Doubleview Oversized Corner Lot.

Section C, Block 47, Lot 1. 11,000 sq ft. 45+ ft elevation. Panoramic view of Caribbean to southeast, south & southwest. Exceptional yet protected view of Atlantic Ocean to the north & northwest. Easy access to Queen's Highway. Asking US\$31,950. Fees & costs paid by buyer. Contact: Jonathan Morris. Tel: 242.332.2820. Fax: 242.332.3622. Cell: 242.557.7917. Email: Jonathan.Morris@sothebysrealty.com

Jonathan.Morris@sothebysrealty.com

Exceptional Oversize Ocean View. Lot 39 Block 12 Section A. Oversized 16,990 sq ft. 35-50 ft elevation above sea level. Caribbean ocean view to south, southeast, southwest. US\$65,000.

Contact: Sabah Yousif. Tel: 703-249-8643. Email: sabahyousif@aol.com.

185 Feet of Caribbean Waterfront.

Section D, Block 39, Lots 84 & 85. This is your chance to own two lovely waterfront lots on a cul-de-sac. Now you can get away from it all to your own private slice of paradise in beautiful Eleuthera. Don't miss this chance at Caribbean

treasure that has breathtaking sunsets and is steps away from turquoise waters. Call today! \$139,900 per lot or \$250,000 if sold together.

Contact: Steve or Robin Perreault. Tel: 401-683-5994. Email:

Eleu_lots@yahoo.com.

Caribbean Sea Waterfront. Section A, Block 39, Lot 13. New on the market. 90' x 140' (12,600 sq. ft.) on Wandering Shore Drive. Beautiful Caribbean Sunsets. \$119,900 cash or \$47,900 dn & \$6,000 /mo for 12 months.

Contact: Dewey Lipscomb. Tel: 863-293-2740. Email:

dlipscol@tampabay.rr.com.