

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:

- **John Kavali**, *President*
- **John Watts**, *VP*
- **Matt Hoopes**, *Secretary*
- **Donna Hoffman**
- **Richard Longchamps**
- **Pat Morrison**
- **Perry Pinder**

Treasurer:

Bill Hoffman

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President's Letter

Dear Members and Friends:

First off, I would like to take this opportunity to thank all of the Board members for their vote of confidence in electing me President of the RBPOA. Rest assured, I will try to exemplify and maintain one of the most hard working property owners' associations in the Bahamas.

We have had a number of good things happen this year. Here are a few of the activities that have been going on.

Roads; Early in 2008 we finished the work on the worst parts of the quarry roads. I am happy to report that they have held up exceptionally well during the rainy season. We are in the process of getting estimates for resurfacing some of our intersections. We have also purchased a pallet of cold patch material and will begin filling pot holes on our roads soon. This is a new material that sounds very promising as well as economical. We haven't begun this yet because the weather has been cool and this material needs the warmth of the sun to make it workable. Last month, we had a crew working on cutting back the growth that tends to encroach into the roads. They worked very well together and the job was completed in a week.

Tennis Court; In June, we had the tennis court resurfaced. Mr. Sherman Culmer got the bid for the work and actually completed the job ahead of schedule. I would like to take this opportunity to thank Mr. Culmer for a job well done.

Boat Ramp; The boat ramp near the Association Building had a deep hole in the water on the right side. At low tide, when launching a boat from a trailer, the trailer would drop off and get stuck. We put 26 bags of cement in the hole, and I believe that it is now okay to use.

Beaches & Parks. We have an on-going process to maintain the beaches and other park sites. Max generally spends two days each week raking, mowing, trimming and picking up to keep Rainbow Bay shipshape. Our final project for last year was re-roofing the beach huts. Max took on this project and did an excellent job.

Hurricanes; Hurricane Hanna came to visit us in September. Hanna gave us a lot of wind but not a lot of rain. The salt in the air and on the homes and electrical wiring has caused some concern. If you are a home owner, it would be a good idea to wash everything down next time you're here. BEC had many problems because of little rain and a lot

(Continued on page 7)

2009 Annual General & Extraordinary Meetings

The 2009 Annual General Meeting is scheduled for March 1, 2009. 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 14, 2009*, at 10 A.M. in the Association Building near Rainbow Inn. Make plans now to attend the meeting and the Annual Rainbow Beach barbeque which follows the meeting.

Nominations for the Board

The Board of Directors is elected for two-year terms. The last election was held on March 8,

2008, so the next election of Board members will not occur until 2010.

Extraordinary Meeting

There will be an Extraordinary Meeting following the Annual General Meeting for the purpose of amending the RBPOA Bylaws. The proposed amendment will change the quorum from a majority of lot owners to a fixed number. This would avoid the confusion of scheduling the meeting for two different dates in the future. Please see the detailed article on the proposed change on page 3.

Minutes of 2008 AGM

The 2008 Annual General Meeting was held at the Rainbow Bay Property Owners Building in Eleuthera on March 8, 2008

President Perry Pinder called the meeting to order at 10:00 AM.

The Record of Attendance is appended hereto.

Perry introduced the current members of Board: George Chiulli, Donna Hoffman, Matt Hoopes, John Kavali, Dick Longchamps, Charlie Moore; and Treasurer, Bill Hoffman.

Perry greeted the members and then turned the floor over to Stew Morrison who announced that long-time homeowner Bob Rice had passed away on March 3rd. A moment of silence was observed in Bob's memory.

Voted (Unanimously) to accept the Minutes of the 2007 Annual General Meeting.

Confirmation of new Board of Directors. Perry announced the results of the election of the Board for the two-year term 2008-2010. In alphabetical order, they are:

- Donna Hoffman
- Matt Hoopes
- John Kavali
- Dick Longchamps
- Pat Morrison
- Perry Pinder
- John Watts

President's Report. Perry reviewed the Board's work for 2007 and called on various members to report on projects.

- Dick Longchamps detailed the work done on 11 quarry roads by Leonard Culmer. The areas had crushed quarry applied, rolled, oiled and sanded.
- Freddie Ferguson reported on the progress in getting cable TV into Rainbow. It is an on-going request and might be completed in 2009.

Perry described the new process in place for approval of building plans and asked

members to allow adequate time for the approval process, though in most cases it would take no more than 2 weeks.

Perry requested that those who rent their houses to be certain to give renters the Association's rules regarding garbage disposal, etc. He also mentioned that abandoned cars, building containers and trailers must be removed from Rainbow's roads.

Perry plans to meet with Rep. Alvin Smith to discuss the Rainbow property assessments and revaluation presently underway by the Property Tax Evaluation Department in Nassau. Residents should contact Derek Elden of North Eleuthera to review their taxes.

Treasurer's Report. Bill Hoffman presented a detailed account of dues collected and expenses. Dues can now be paid on-line this year via 'Pay Pal.'

[The full Treasurer's Report was previously published in the Spring 2008 newsletter.]

Other Business. Perry thanked both George Chiulli and Charlie Moore for their many years of service as directors.

Questions/suggestions from various members:

- Building contractors should be held responsible for damages to roads.
- Entrances to Queens Highway by Loring & Koelbl homes are dangerous & need to be redesigned.
- Those who rent on a continuous basis should pay additional fees.
- Enid Morris and Jim Marshall are gathering contact information from home owners so that police can reach owners or caretakers in case of a break-in or emergency.
- The Board needs a speedy procedure to stop construction on buildings not complying with RBPOA building requirements.
- The Board does an outstanding job and members should appreciate the work that the Board does.

- Out-going President Perry Pinder was thanked for his two years of leadership.

Perry concluded the meeting by inviting all in attendance to join the Annual Beach Party, to be held on Rainbow Beach immediately following the Annual General Meeting.

Voted (Unanimously) to adjourn at 11:30 PM.

Respectfully submitted,
Matt Hoopes, Secretary

Record of Attendance

Chung, Anthony
Chung, Pauline
Costa, Joyce
Esfakis, Marina
Ferguson, Freddie
Harding, Chris
Harding, Clive
Harvey, Ann
Helkitis, Melanie
Hoffman, Bill
Hoffman, Donna
Hofler, Brenda
Hofler, Ed
Hoopes, Matt
Hvidsten, Arvid
Hvidsten, Nadiya
Jovanovik, Jovanka
Kavali, John
Knowles, Cindy
Langworth, Barbara
Lazar, Ursula
Lightbourn, Sandy
Longchamps, Gail
Longchamps, Richard
Loring, Seldon
Loring, Tuulikki
Marshall, Deborah
Marshall, James
Moore, Charles
Morris, David
Morris, Enid
Morris, Jonathan
Morrison, Pat
Morrison, Stew
Mowen, David
Mowen, Erica
Nentwig, Ron
Nentwig, Sue
Ormand, Ron
Ormond, Bess

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Proposed Amendment to RBPOA Bylaws

The Rainbow Bay Property Owners Association, Ltd. (the "Association") wishes to amend Article 37 of its Articles of Association (the "Quorum" provision) in order to eliminate the unrealistic requirement that in the first instance a majority of lot owners is required to constitute a quorum.

Because the Subdivision has 1,700 lots and over a thousand owners, and because historically only several dozen members ever attend the Annual General Meeting, the existing Article 37 does not reflect how the Association actually operates. As presently drafted, Article 37 requires the Association to adjourn a meeting for one week if a quorum is not present within 30 minutes of the scheduled time for the meeting. This creates an unnecessary burden on its members, given that most members live off the Island of Eleuthera and are required to make special travel arrangements to attend a meeting. The Association has adopted the practice of scheduling a

meeting that everyone knows will not have a quorum (so nobody attends), followed by an adjournment of the meeting to a date that as many as possible can attend.

Additionally, since the Articles of Association were initially drafted, the Bahamas laws have changed to require that when a quorum is not present, the meeting shall be adjourned for TWO weeks instead of one (See Section 70(3) of the Companies Act, 1992). The Articles need to be amended to reflect this revised time period.

Our attorney recommends the RBPOA amend its Articles to provide that a quorum shall be constituted by a *specific number* of members, rather than by "such number of members...who between them own a majority of the lots in the Subdivision". This

(Continued on page 5)

The Wassermans Come to Rainbow Bay

We are delighted to welcome Richard and Rhonda Wasserman as the new proprietors of the Rainbow Inn.

Before purchasing the Rainbow Inn, Rhonda worked in clothing shops and later opened her own travel agency in Ottawa, Canada. She developed a knowledge and appreciation of island life while sending clients to the Bahamas, the West Indies and other Caribbean destinations. But with changes in the travel industry, especially after 9/11, she decided to change her career and lifestyle. She wanted something that would allow her to get away from the hectic pace and to work with her family. She began to research small inns and B&Bs in the Caribbean. She eventually settled on the Bahamas because, like Canada, it is a member of the British Commonwealth. When she saw an article in the New York Times that described Eleuthera as a blank canvas waiting to be painted, she focused on it. The Rainbow Inn was for sale and met all her criteria.

way. The Wasserman's noted that Ken Keene, long-time owner of the Inn, has been a wonderful mentor and instructor

Daughter Eve currently works as a customer service agent for Porter Airlines in Ottawa, Canada. She has experience in the restaurant business and is very proud of her parents for their willingness to start a new way of life. She plans to help them out whenever she can arrange her schedule to be in the Bahamas.

Son Zev is very active in many areas. He is a master diver, rock climber, and amateur ecologist. His fiancée, Mish, is from Australia and has already taken on responsibility for refurbishing the décor of the Inn's lodging rooms. Zev will be the property manager (the new Charlie Moore). According to his mom and dad, he is very resourceful and has renovated all the rooms at the Inn

Magic is their 10-year old English Golden Retriever who has easily adapted to the easy pace of Rainbow Bay and, obviously, enjoys

lolling about in the sun.

The Wasserman's plan is to take it slow -- to maintain the status quo for the time being, with longer term plans for some improvements. The Inn currently has seven units, with 4 studio rooms, and additional cottages may be on the horizon.

The restaurant will remain much the same but will soon open for lunch, serving sushi, wraps and home-made fries and Happy Hour drinks from 5:30 to 6:30 PM daily.

Juicy, barbecued steaks and New Zealand rack-of-lamb offer steakhouse choices for patrons. Some additional dishes will be added to the menu, such as salads and healthier fare. They are also thinking of adding afternoon BBQ's and becoming a site for weddings and catered events. Dr. Seabreeze still entertains on Wednesday and Friday evenings. Two new chefs, Brenda Stubbs from JC and Penstone Petty from Rainbow Bay, share the kitchen. The charming Twana still takes care of the bar,

helps with serving and greets old and new friends with her associate Donna. The restaurant is open for dinner from Monday through Saturday. It is still closed on Sunday. The only change so far is a no-smoking policy, but there is an outside table for those

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Richard, a former real estate broker in Ottawa, has no experience with inn-keeping and admits the learning curve is steep. They have a great attitude and want to run the Inn as a family team, the Eleuthera

20 Years Ago - June 1988 Newsletter

"Seven new homes are under construction in Rainbow Bay with more being planned for next year....The Eleuthera Light and Power Co. is erecting a new power station on the former Plantation property in Hatchet Bay...Also being completed at this time is a new telephone office at the same site. When completed, residents of Rainbow Bay may avail themselves of private residential telephone service.... Governors Harbour Airport has completed a new International arrivals building...."

Poisonwood (*Metopium toxiferum*)

Poisonwood, also known as Florida poison tree or hog gum, is related to poison sumac and poison oak, all members of the cashew or sumac (*Anacardiaceae*) family. This beautiful tree grows abundantly in the Bahamas and can also be found in various ecosystems in southern Florida. Its range in tropical America extends from Florida to the Bahamas, Honduras, and the West Indies. Beware! Contact causes severe and prolonged misery and should be strenuously avoided. The sap contains alkaloids that cause serious skin and mucus irritations after skin contact. Any part of the tree may carry the sap so handling any part of the poisonwood should be avoided. If you live or visit Eleuthera, the ability to recognize and identify poisonwood is beneficial. You can find poisonwood inhabiting hammocks, pinelands, and sandy dunes near salt water.



The wood is dark brown streaked with red and is heavy and hard, but is not strong. The wood has no commercial value. The gummy sap of the bark has been used medicinally but with extreme caution. The fruit of the poisonwood is a favorite food source for the rare white-crowned pigeon. Other birds and animals also enjoy the fruit.

Treatment

As soon as exposure to poison wood occurs, the entire body should be thoroughly washed with soap and water. Research has shown that urushiol can be removed in significant amounts only if washed off very early. After 10 minutes, only 50% can be removed; after 15 minutes, only 25%; after 30 minutes, only 10%; and after 60 minutes, none of it can be removed. Strong soap and scrubbing need not be used since these irritate the skin and remove the urushiol no better than mild soap and gentle washing.

<http://www.telemedicine.org/botanica/bot6.htm>
<http://www.sfrc.ufl.edu/4h/Poisonwood/poisonwo.htm>

Identifying Characteristics

Size/Form	Poisonwood is an evergreen shrub or medium tree that reaches heights of 25' to 35' or taller. It characteristically has a short trunk with stout arching limbs and drooping branches that form a spreading, rounded crown. Poisonwood is often a shrub in the pinelands and a larger tree in the hammocks.
Leaves:	The leaves are odd-pinnately compound, alternately arranged, 6" to 10" long, and have 3 to 7, usually 5 leaflets. Each leaflet is 3" to 4" long by 2" to 3" wide and broadest near the base or middle. The oval to elliptical leaflets have smooth, glossy, dark green upper surfaces and are paler underneath. The leaf stem is smooth or finely hairy and swollen at the base. The leaflet base is wedged, rounded, or heart-shaped and the tip is acute or rounded. In addition to its leathery appearance, the leaflet has a margin that is thickened, slightly curled, and entire. Many leaflets will be blotched with irregular spots of black resin.
Fruit:	The fruit is a yellow-orange drupe that is about 1/2" long. The fruit hangs loosely in clusters and each drupe contains one, 1/4", hard, brown seed.
Bark:	The reddish-brown or gray bark is thin and has dark, oily patches from the gummy sap. Older trunks have scaly bark.
Habitat:	Poisonwood grows near salt water on shorelines and in sandy dunes, tropical and coastal hammocks, and rockland pinelands.

Board Meetings

March 8, 2008.

Immediately after the General Meeting, the new Board met to elect officers for the 2008-2009 term. John Kavali was unanimously voted President. No Vice President was selected. No changes were made for Secretary or Treasurer. Unless immediate issue(s) require attention, the next meeting will be held in November.

May 3, 2008

The May Board meeting was attended by John Kavali, Matt Hoopes,

Dick Longchamps, Pat Morrison and Perry Pinder. Other members were excused.

The Board agreed to use a new letterhead. There was discussion about signatories on bank accounts, and Dick Longchamps was re-affirmed as the second signatory on the US account. John Watts was appointed as vice president.

There was discussion about road access-ways, building regulation compliance, collections and overseeing tennis court repairs. John

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Wasmans Come to Rainbow Bay

(Continued from page 3)

who need to puff.

New Year’s Eve was a huge success with more than seventy-five people partaking of the Inn’s victuals at two seatings and dancing to live Rake and Scrape music into the wee hours of the morning.

The sale of the Inn was finalized on December 20. Ken Keene stayed until the closing, offering insight and moral support during the transition period. He is now residing in Chang Mai, Thailand. His parting words of wisdom to the new owners were “Lots of time and lots of hard work.” He urges everyone in Rainbow Bay to support the Inn and its new proprietors. The Inn has long provided a familiar hub for Rainbow Bay residents, local Eleutherans and island visitors. It is a critical part of the fiber of Rainbow Bay and a welcoming haven for all.



Rhonda, Eve, Mish, Zev, and Richard

You can find more information, including photos of the upgraded accommodations, at their website, www.rainbowinn.com.

Winter Residents Gather at Unique Village

Winter residents from Rainbow Bay and many settlements near Governor’s Harbour gathered at a tribute just for them sponsored by the Bahamas Ministry of Tourism. This lovely event was held on March 10 at Unique Village and featured a cocktail and hors d’ouvres reception. Many Bahamian dignitaries were on hand to let the winter residents know how much they are appreciated. Attendees were feted for various reasons. Posing on the steps among others are Rainbow residents, Reverend David and Mrs. Enid Morris (upper right) and RBPOA Board member, Donna Hoffman, (second from left at bottom) who was recognized for having come to Eleuthera for the greatest number of years of those present.



Proposed Amendment to RBPOA Bylaws

(Continued from page 3)

number should be sufficiently below the number of members that the Association expects to attend its Annual General Meeting, so that there is a higher probability that the meetings will not have to be adjourned. There is no statutory minimum number of members required to constitute a quorum for a meeting. The Board suggests the number be set at 30 but this can be discussed at the Extraordinary Meeting.

Following is the suggested language for the amended article (added language is underlined and deleted language is *italicized*). The Association will need to determine the specific number of members that should constitute a quorum. Three-fourths of the membership at the Extraordinary Meeting after the AGM will be required to pass this amendment, instead of the usual simple majority

“37. A quorum for any meeting of the Association shall consist of *such number of* no less than 30 members, either in person, or represented by proxy, *who between them own a majority of the lots in the Subdivision*, provided that if within the period of thirty minutes after the time of commencement of such meeting, such quorum is not present, the meeting shall stand adjourned to the same day *in the next week* two weeks thereafter, at the same time and place as the Board may determine, and if at the adjourned meeting such quorum is not present within thirty minutes after the time of commencement, the members present in person or by proxy shall constitute a quorum. Subject to there being a quorum as herein defined any question before a meeting of the Association shall be decided by a majority of votes given in person or by proxy, unless a higher number of votes is required by another provision of these Articles.”

Where the Action Is!

Updated versions of the Rainbow Bay Survival Guide are available upon request, thanks to Enid Morris, Donna Hoffman & Anita Kavali.

Rainbow Bay was alive with activities this spring season. Tennis was in full force, from the men's group to the mixed doubles. Many of the residents were hosting get-togethers, serving great food and drinks, celebrating special occasions, but most important of all, just meeting and greeting "Olde & New Friendships".

In February, Gail Longchamps hosted a morning coffee session at "Rainbows End", to talk over new ideas and organize activities for the season. Just about every lady in residence attended. Great planners this group! We did miss Lili Koelbl, (our craft leader), as she was back in Florida helping her husband Bob recuperate from surgery.

Enid Morris pulled one over on Matt Hoopes. She & David, along with Pat Morrison, gave a surprise birthday party for Matt. He was completely shocked. It's really hard to keep secrets in this small community. Dick Longchamps baked up one of his famous cakes—a sand castle cake. It was a

fabulous evening.

Our annual meeting and picnic were attended by a record number. Charlie Moore had to go to the Inn for a truckload of chairs. Many new people didn't know we have to bring our own chairs. Maybe someday soon we can purchase chairs for our hall. The weather was gorgeous for the picnic on the beach, and of course, we enjoyed Billy Stubbs' finger lickin' ribs & chicken.

Always a favorite of all, was the annual St. Paddy's pot luck and sing-along at the Association Building (see photo on page 7). We enjoyed our new tables that were elegantly decorated by our in-house "designer" Tuulikki. The Rainbow decorating committee, (Barbara, Gail, Pat Jovanka, Enid, Tuulikki, Donna) certainly performed their magic on the hall. Martha Stewart eat your heart out!!! We did miss our dear friend, Nid Sawetawan, as she had surgery last season. A great time was had by all, Irish or not. Sam Spence and Jim Marshall sang a

duet dedicated to our old friend Bob Rice, who recently passed away. He and Betty never missed these dinner dance, sing-a-longs. GLs' keyboard was a buzzin' all evening.

The ladies had a wonderful luncheon, held at The Cove, 21 in attendance. Everyone signed a card for Maureen Pohlman wishing her well. She is surely missed.

We are hoping that as the winter season approaches, the 'newer' ladies will join the seasoned veterans for a fantastic social season. With everyone putting their talents together, from cooking, crafting, party planning, music, to sports, Rainbow Bay will be the best place to be this side of paradise.

Between sunrise and sunset bring your camera to Rainbow Bay, and take your best shot!

See you on the beach,

Gail Longchamps
Social Events Committee

Board Meetings

(Continued from page 4)

Kavali agreed to follow up on tagging trailers for removal. The newsletter publication schedule was also discussed. The webmaster, Bill Hoffman, was authorized to establish a secure section of the website for sensitive, members-only information.

The Board expressed its thanks to Leonard Culmer for work on the quarry roads and to Tommy Pinder for his quick response on the washed out road near Hidden Beach.

November 29, 2008

The November Board meeting was attended by President John Kavali, VP John Watts, Secretary Matt Hoopes, and Donna Hoffman. Other Board members were excused for various reasons. Also attending were Attorney Andrew O'Brien and Treasurer Bill Hoffman.

The Board discussed the procedure for signing checks and agreed that John Kavali and Bill Hoffman would remain the principle signatories on amounts not exceeding \$1,000. Payments in excess

of \$1,000 would require two signatures, and all Board members would be on the signature lists (except Donna who declined).

The Board took up the matter of abandoned homes and/or foundation. President Kavali has been in touch with the Building Inspector's Department in Governor's Harbour and learned that they are equipped to deal with such issues. The Board will provide information on the sites at issue to the Department and will monitor the situation to see what actions result.

Several other items were discussed including collection procedures, the newsletter; potential changes in minimum square footage for new buildings; additional repairs to the tennis court; proliferation of realtor signs and the problems they cause in mowing; road maintenance; and, re-thatching of beach gazebos. The Annual General Meeting was called for March 7 and will be adjourned to March 14, 2009. Attorney O'Brien will draft language to remedy the current cumbersome quorum process, to be communicated via the newsletter and voted upon at an Extraordinary Meeting immediately following the AGM.

RAINBOW BAY PROPERTY OWNERS ASSOCIATION, LTD.

OFFICIAL 2009 PROXY STATEMENT

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

Signature: _____ Date: _____

Proxy Statement: If you are unable to attend the Annual General Meeting & Extraordinary General Meeting and wish to designate a proxy, please indicate your choice in the space provided.

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 7, 2009 through March 14, 2009.

Instructions: Return your Proxy Statement in one of the following ways:

Mail your Proxy Statement to: Matt Hoopes, RBPOA Secretary, P.O. Box 620864, Orlando, Florida 32862. It must be received by March 6, 2009.

Members residing in the Bahamas may wish to mail their Proxy Statement to Matt Hoopes, Secretary, P.O. Box 25145, Governor's Harbour, Eleuthera, Bahamas, OR hand-deliver the signed Proxy Statement in a sealed envelope to Matt Hoopes at Honey Creeper Road in Rainbow Bay. It must be received by March 13, 2009.

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

President's Letter (Continued from page 1)

of salt spray. They had to go around with the fire truck and wash down transformers and wiring. Hurricane Ike was devastating to the southern Bahamas and our thoughts and prayers go out to them. While hurricanes Laura and Kyle were nowhere near our Island, they did send us some heavy surf. As always the Hidden Beach bend was left with good sized rocks along with some erosion. We've got it cleared up for the most part.

As we enter the New Year, we are looking forward to taking on new projects to keep Rainbow Bay the best place to live or visit on Eleuthera.

This year we have combined the Fall and Spring newsletters into one edition. Our next newsletter will be published next Fall.

Sincerely yours, John Kavali

Commercial Advertisements

The RBPOA Board has decided to accept commercial advertisements in the newsletter for a nominal fee, so long as the advertisers provide a service to the Rainbow Bay community. Of course we will have to be selective. We have limited space, and although we cannot endorse anyone, our readers would need some assurance that the business is reliable. If you are interested, email us at info@rainbowbay.org.

Record of Attendance (Continued from page 2)

Patis, Tom
Perez-Laudy, Gil
Pinder, Richard P.
Randall, Dave
Randall, Stella
Rhodes, Kelly
Rhodes, William
Russell (Knowles)
Sharon

Saxton, Mimi
Serfass, Bob
Serfass, Loretta
Simpatica Ltd
Spence, Sam
Updegraff, Mark
Updegraff, Bobbi
Vesey, Barbara
Watts, Jean
Watts, John
White, Michelle



Note to Renters

Some members who often rent their homes to visitors and tourists have made an additional contribution toward the upkeep of Rainbow Bay as compensation for the added stress on our facilities.. Please consider doing your fair share.



**RAINBOW BAY PROPERTY
OWNERS ASSOCIATION, LTD.**

Post Office Box 620864
Orlando, FL 32862 USA

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

Phone: 407-892-9358
Fax: 407-891-7190
E-mail: info@rainbowbay.org

WE'RE ON THE WEB:
www.rainbowbay.org

Presorted
First Class Mail
Paid

Return postage
guaranteed

**First Class Mail
Address Service Requested**

Classifieds

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

Beautiful Caribbean Views. Section B, Block 23, Lot 10. 45 ft elevation off Man-O-War Road. A short walk to beaches or Hidden Cove. Asking US\$45,000.
Contact: Laurie Evans. Tel.: 912-660-8630.
Email: alco6000@msn.com.

For Sale by Owner. Super-sized 17,090 sq. ft. lot, 35 to 40 ft. elevation, with views of the

sea west, southwest and south. Lot 29, Block 52, Section D. \$55,000 firm. Buyer pays all legal costs: 3% government transfer tax and Seller's legal fees of approximately 2%.

Contact: Silvia Sanza. Email: twicereal@aol.com.

Double View Lot. View of the Atlantic and a great broad open Caribbean view. Sec A, Block 3 Lot 28 on High Point Road (there is a reason they call it High Point Road!). Elevation 125 ft. (one of the highest elevations in Rainbow Bay). Just up the hill from the tennis courts and the Inn. Taxes & RBPOA fees paid for 2008. Asking US\$38,900 for quick sale. Fees & costs to be paid by purchaser. Plans and building assistance available.

Contact: Doug Vaughn. Tel: 561-596-1543. Email: drvaughn1@yahoo.com (please specify Rainbow Bay in subject line).

House with Fabulous Caribbean View! Section A, Block 14, Lot 17. 9,800 sq ft. 40+ ft elevation. 760 sq foot, two bedroom house with detached garage. Comes with all contents including appliances and a van! Premium area and steps to tennis, boat launch and the Rainbow Inn. Asking US\$135,000. Fees up to date.

Contact: Jonathan Morris. Tel: 242.332.2820. Fax: 242.332.3622. Cell: 242.557.7917. Email: Jonathan.P.Morris@SothebysRealty.com.