

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

Dear Members:

Hello and a belated Seasons Greetings to all of you property owners and your families. I hope that the New Year brings peace to all of us in these trying times. You know, there is the Economy, there is TSA, and there is Eleuthera. My bet is on Eleuthera.

This is the fourth year without a direct hurricane hit, and our community is looking lush and as well groomed as ever. With Tommy Pinder's road-side mowing and gardener Max Brave's attention to the Parks, Beach and Tennis Court areas, and our new approach to reducing our roadside scraggly Casuarina trees to neatly trimmed hedges along Queens highway, Rainbow is in really good shape.

The roads are an ongoing headache for us. It seems that just when we think that we have it under control, a good rain comes along and more cracks appear as well as those not-so-nice pot holes. I have purchased a pallet load of cold patch material. It works really well, however you just can't use it on the small holes and cracks. You have to wait until they become car wreckers for it to compact properly. I guess that if I didn't have this to complain about then it would be something else.

On another note, this year the Board has accomplished a lot on all members' behalf. All of our roads are continuously being maintained with a cold patch material. We insure that all the building application guidelines are adhered to, which enhances property values. We have made some additions to the maintenance building area. These are just a few of the thing that we do.

The roads on the North end of the Island are slowly coming together, starting at the Glass Window bridge through Upper and Lower Bogue. The progress is slow; however it is moving. They still have to pave the section from the highway split through Lower Bogue to the Airport. If someone wants to move to the Bahamas and start a new business with a Bahamian Partner, auto front end alignments would be the way to go. Still no progress on the road to the airport past James Cistern.

I am looking forward to seeing many of you at the up-coming meeting in March. We have a lot to discuss and a couple of surprises.

Sincerely,
John Kavali

2 0 1 0 A N N U A L G E N E R A L M E E T I N G

The 2010 Annual General Meeting is scheduled for *Saturday, March 13, 2010*, at 10 A.M. in the Association Building near Rainbow Inn. With last year's by-law change, we no longer need to schedule the meeting for two dates to ensure a quorum, so please schedule your visit accordingly. Thirty individual lot owners are needed to form a quorum now.

Agenda

1. Call to Order
2. Proxy Report – proxy designations & numbers received
3. Acceptance of 2009 Minutes
4. Confirmation of the election results of the new Board

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(Continued from page 1)

5. President's Report
6. Treasurer's Report
7. Report on Building and Road Maintenance
8. Report on BTC's Internet (DSL) service and Telephone reception
9. Consider an increase in the minimum square footage for residential buildings from 600 square feet to 1,000 square feet.
10. Old Business
11. New Business
12. Termination

IMPORTANT NOTE: The Board is currently checking with the Association's attorney to determine if it is necessary to consider Agenda Item no. 9 in an Extraordinary General Meeting. Please consider this as notice that, if necessary, an Extraordinary General Meeting will be held immediately following the Annual General

Meeting. The only item to be considered would be the increase in the minimum square footage for residential buildings from 600 square feet to 1,000 square feet.

Items for discussion at the meeting will include: a reminder to those who rent their homes of their responsibility to make sure renters know how to properly dispose of household refuse at the appropriate location; a change in the height allowance from 16 feet to 18 feet; and changes in the hotel tax.

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 Bayers.

Meet & Greet

An informal gathering of members and the Board will be held from 6:00 to 7:30 PM on Thursday, March 11th on the new deck at the RBPOA Maintenance Building.

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 2010-2012:

David Chiulli
 George Chiulli
 Alan Fischl
 Anne Harvey
 Bill Hoffman**
 Matt Hoopes*
 John Kavali*
 Richard Longchamps*
 James Marshall
 Charlie Moore
 Patricia Morrison*
 John Watts*

* Incumbents elected in 2008.

** Treasurer since 1997.

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 and Extraordinary 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 candidate(s) of your choice.

Sign your ballot and place it in a sealed envelope. Submit it in one of the following ways:

1. MAIL IT TO:

RBPOA Secretary
 Post Office Box 620864
 Orlando, FL 32862

It must be received by March 6.

OR, for members residing in the Bahamas:

2. MAIL IT TO:

RBPOA Secretary
 P.O. Box EL-25145
 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 Noon March 12.

OR if voting in Person:

3. TAKE YOUR BALLOT TO:

RBPOA Maintenance Building

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BOARD NOMINEE BIOS

David Chiulli

“My name is David Chiulli, Jr. and I live in Ocala, Florida, with my wife, Anne, and our two sons. I am a State Certified Residential and Building Contractor and have owned my own company since 1985. Over the last 25 years I have been responsible for the creation and completion of many projects throughout Central Florida.



Eleuthera and Rainbow Bay have been dear to me and my family since the early 1970's. My parents, David and Blanche Chiulli, built their home which is located on Ship Sighter Road in 1976. Every summer and school vacations my parents would pack up the family and travel from Massachusetts to enjoy the sunny days on Eleuthera. These times are forever embedded in my memory and have changed my life. As of 2005 my wife and I purchased the home from my parents and are starting our own memories with our family, guaranteeing another generation of Chiulli's in Eleuthera! Over the last three and a half decades I have had the opportunity to meet many wonderful people in Rainbow Bay. All of us share the same bond, our love for Eleuthera and foremost, Rainbow Bay. Based on this, I would like to serve on the RBPOA Board. If I were elected to the Board, I would bring my knowledge and expertise in the construction field, and my desire to maintain the integrity of Rainbow Bay. We must never take Rainbow Bay for granted. Remember the past, focus on the present, and look forward to the future.”

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; the Association's 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 made funds available for the costly road improvements. After 20 years, I retired as a USAirways Captain.”



Well, it's been an exciting two years for me since the last board election. Traveling the globe including six months last year in India as an Airbus Captain for Indigo. I've decided to run for the Rainbow Bay Property Owners Association board, again. Notice I emphasized property not home owner's nor the year round residence club. If you want your rights as property owners represented then vote for me, as some people think if you don't have a home you have no rights.

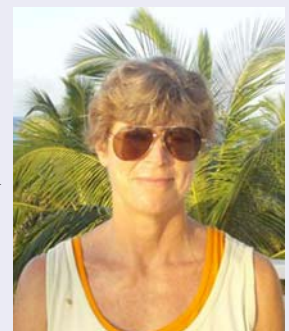
Alan Fischl

“My wife and I have owned our home in Rainbow for 27 years and we both love it here. I grew up in New York City, graduated from Phillips Exeter Academy in 1948, Yale in 1952 and Virginia Law School in 1955. I served in the US Navy from January 1956, both as a line officer and a JAG officer, and was honorably discharged in May 1959 as a lieutenant, senior grade. I practiced law with several large New York City law firms from 1960 to 2000, specializing in corporate and commercial law. I have been retired since 2000 and, following my wife's retirement from teaching in 2007, have been spending six months each year in Rainbow Bay and six months on Long Island, New York. Hopefully, with my background in law, I will be able to make a contribution to the RBPOA as a Board member..”



Anne Harvey

“I am a native and current resident of Lexington, KY. I have been coming to Rainbow since 1975 when my parents built our house on Treasure Hill Road which I now own with my sister, Leigh Harvey. I majored in computer science in college and worked for IBM for seven years as a system engineer for large computer customers. I was the co-owner and general manager of a contracting company in Lexington for twenty years. I am currently retired. I have three grown children. I am an avid golfer, snorkeler, kayaker, and swimmer. I currently study yoga, Indian philosophy, and am training to teach meditation. I would be honored to serve on the RBPOA Board.”



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Bill Hoffman**

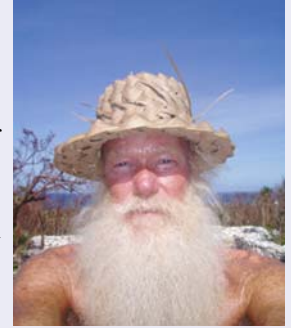
Bill and his wife Donna have been Rainbow Bay owners for 28 years. Bill is an aeronautical engineer and software developer who has worked on major airport plans around the world. Donna served on the RBPOA Board of Directors for 15 years including 3 as President. Bill was appointed Treasurer of the RBPOA in 1997 and has held that position since. He computerized the RBPOA membership and accounting systems and has been instrumental in collecting over \$188,000 in past due fees or 27% of total fees collected since 1997. These revenues have enabled the Association to replace the Kubota and make substantial road improvements much sooner than they could have otherwise done. Bill established and maintains the *RainbowBay.org* website and has produced the semi-annual Rainbow Bay Newsletter for all but two years since 1996. "Since Donna decided to retire from the Board this year, I feel compelled to run to continue her focus on encouraging community involvement, and to have a voice on the Board for financial matters. As Treasurer, I am more aware than anyone that the non-homeowner property owners contribute 85% of the RBPOA fees; however, the Board is controlled by homeowners. I fervently believe the non-homeowners who pay most of the freight should have ade-



quate representation in all decisions by the RBPOA Board. Also, it is my opinion as Treasurer that we must engage in careful financial planning to provide for community maintenance over the long term, and we must stick to our budgets unless there are emergency situations. I would greatly appreciate your support to represent all owners in Rainbow Bay."

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. "I have been on the Board since 2000. 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 fifteen 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



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RAINBOW BAY PROPERTY OWNERS ASSOCIATION, LTD

DIRECTORS CODE OF ETHICS

The following code of ethics has been drawn up to avoid the possibility of a conflict of interest arising out of activities undertaken by individual Directors or the Board as a body. Each newly elected or appointed Director is required to sign and date this document and submit it to the Secretary as an indication of understanding and support of the code and his or her responsibilities.

1. The Directors shall fulfill their responsibilities without compensation for services provided.
2. Directors are expected to be familiar with and conduct the business of the Association in accordance with the Memorandum Of Association, the Articles of Association under the provisions of The Companies Act of the Commonwealth of the Bahamas, and RBPOA Policies and Procedures which may change from time to time.
3. Each Director shall observe the laws and regulations of the Commonwealth of the Bahamas.
4. Each Director shall abide by and implement the provisions of the Memorandum and Articles Of Association, Rainbow Bay Restrictions and Conditions, and such policies and procedures as the Board may from time-to-time adopt.
5. No Director or immediate family member of a Director shall be compensated for any service performed in behalf of the RBPOA whether in direct or indirect payment, compensating service or relief from financial obligation to the Association. Directors are entitled to reimbursement for reasonable expenses incurred on behalf of the Association as provided in the RBPOA Policies and Procedures.
6. No Director shall have a business relationship with any real estate brokers, law firms or other service provider which gives the appearance of or results in a conflict of interest.
7. Directors shall treat property owner listings as property-owner confidential material.
8. Each Director shall sign this Code of Ethics upon becoming a member of the Board; refusal to sign the Code shall be deemed a resignation from the Board. In the event of impropriety or a breach of the Code, the Board shall investigate the matter and, in its sole discretion, shall make a determination regarding the continuation of the individual as a Director.

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local ways and feel that that has enabled me in helping questioning new-comers settle into our Rainbow community.”

John Kavali*

John was appointed to the RBPOA Board in March 2006 and was re-elected in 2008. 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 and re-elected in 2008. He and his wife Gail have owned a home in Rainbow Bay for 20 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 20 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 moved to our home on Lookout 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 seminary



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.”

Pat Morrison*

Pat was elected to the RBPOA Board in March 2008. “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.”



Charlie Moore

“I live full time in Rainbow Bay and feel I will be able to assist the board in carrying out the day to day activities of maintaining the development. I have served on the board twice before. Now that I have retired more time is available for RBPOA projects and duties.”



John Watts*

John was elected to the RBPOA Board in March 2008. He and his Bahamian wife, Jean purchased their home in Rainbow Bay In 2007 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 Scotiabank, 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 six years ago. Al-



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2009 TREASURER'S REPORT

Invoices for 2010 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 2010:

2010 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 2009 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.

Total income was down about \$5,000 or 7% due to declines in current and past due fees as well as donations. Interest collected was down due to lower interest rates. Partially offsetting these was a \$1,000 increase in advertisements.

Total expenses—excluding road repairs—for 2009 were about \$3,600 lower than last year. However, in 2008 the expenses included \$15,500 for resurfacing the tennis court; otherwise, 2009 expenses would have been about \$12,000 higher than the previous year.

It should be noted that total legal costs were actually \$7,000 higher than indicated on the report; these were offset by applying an outstanding retainer held by our attorneys as well as the balance of the Legal Fund to 2009 legal fees. One reason for the higher legal fees, and the \$4,000 charge for Government Registration in 2009, was the failure by our attorneys to file our registration with the government for three years.

The on-going road trimming and “beautification” of park sites was the major maintenance expense (\$11,500). The \$4,200 increase over 2008 was due to several extra weeks of labor for mowing and brush cutting. The newsletter costs in 2009 include bills for printing and mailing two editions, whereas there was just one newsletter published in 2008.

The Reserve Funds overall decreased by about \$29,000 in 2009. The Road Fund was used to pay \$58,000 for resurfacing 15 sections of our paved roads plus some patching material and repairs to Ocean Drive. It was replenished by a transfer of \$32,792 from maintenance fees and donations, bringing it to \$43,794 at the end of 2009. The Equipment Fund was augmented by depreciation of the tractor and trailer. The balance

in the Equipment Fund at the end of 2009 was \$11,979. 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. As mentioned above, the Legal Fund was used to pay a large share of the year’s legal fees. This fund was originally established to be used for collecting past due fees, but the Board voted to remove this restriction on its use

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

Allan B & Harriet Berman	William & Donna Hoffman
Paul N Bontempo	Rev Joel L King Jr
Olive J Buddington	John W Kissinger
Dan Alan Camphausen	Irvin E Lawrence Jr
Brenda Coleman	Esther C & Victoria D Lillicrapp
Susan J Cooper	Drs J William & Deborah W Louda
Stanislaw & Nicky Daciw	David S McDowell
Stephen P DesGarennes	Maureen K McKerns
Mariano R & Susan DiGiovanni	Edward Anton Meyer, Jr
Zinnia DiLemmo	Karl C & Ruby C Nelson
Kenyon C & Virginia F Eckfield	Mark & Josefina A Newhagen
Carl E Eckstrand	John E & Diane R Nichols
David B Ferguson	Gildardo & Edalina Perez-Llaudy
Ellen C & Ray Garten	Ronald V & Shirley J Porter
Ann Lydia Goldizen	Frank D & Marquerite Randall
Lilla F Grant	Harriet Sarokin Fairchild
Dennis L & Patricia L Grimmett	Rogers Craig & Catherine L Stevens Jr
Elizabeth Smith Hall	Paul L van der Noordaa
Robert P & Phoebe G Harper Jr	David B & Elizabeth A Webster Jr

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 added a page that allows you to make payments using your credit card or PayPal account.

Bill Hoffman, Treasurer

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though 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 three years 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.

RBPOA Comparative Financial Report 2008 & 2009

	<u>1/1/08 - 12/31/08</u>	<u>1/1/09 - 12/31/09</u>
INCOME		
Association Fees - Current	55,519.85	54,125.00
Association Fees - Past Due	16,005.81	14,251.00
Donations	3,789.67	2,040.00
Advertisements & Other	1,720.00	3,093.35
Interest Earned	994.67	288.22
TOTAL INCOME	78,030.00	73,797.57
EXPENSES		
Bank Fees & Currency Exchange	932.88	934.92
Merchant Service Fees	318.47	268.87
Insurance	2,424.27	2,422.77
Maintenance		
Roads & Parks	7,305.00	11,497.00
Beaches & Tennis Court	17,618.25	1,767.54
Road Signs	379.00	501.92
Equipment Maintenance	1,264.86	1,733.26
Building	-	482.49
Boat Ramp	170.00	-
Maintenance - Other	568.30	2,396.65
Legal & Accounting	2,292.32	2,118.13
Freight, Shipping & Customs	90.00	110.00
Government Registration	-	4,000.00
Newsletters	1,921.39	3,381.85
Office Expense		
Annual Meeting	570.55	516.95
Postage & Mail	866.04	878.26
Printing	718.10	732.51
Supplies & Services	972.99	983.92
Utilities / Telephone / Fax	341.84	102.79
Web Site	313.27	441.88
Miscellaneous	144.00	540.25
Safety & Security	70.00	-
Taxes	35.00	-
TOTAL EXPENSES	39,316.53	35,811.96
NET INCOME	38,713.47	37,985.61
Transfer to Reserve Funds	(51,882.58)	(36,213.73)
Capital Expenses: Maintenance Bldg. Deck	-	(4,689.00)
Change in Working Capital	(13,169.11)	(2,917.12)
RESERVE FUNDS		
Road Fund		
Allocation & Donations	48,360.58	32,791.73
Expenditures	(60,015.00)	(58,260.00)
Balance	69,262.24	43,793.97
Equipment Fund		
Allocation & Donations	-	-
Depreciation	3,222.00	3,222.00
Expenditures	-	-
Balance	8,757.00	11,979.00
Other Funds (Legal, Beach, Tennis)		
Allocation & Donations	300.00	200.00
Expenditures	(300.00)	(6,985.22)
Balance	6,785.22	0.00
Inventory	275.00	175.00
Deposits	593.49	(510.00)
Bank Accounts & Petty Cash	49,534.86	52,978.57
TOTAL CASH & CREDITS	135,207.81	108,416.54
EQUIPMENT	32,220.70	32,220.70

Note: 2008 data has been updated and revised from 2008 Treasurer's Report.

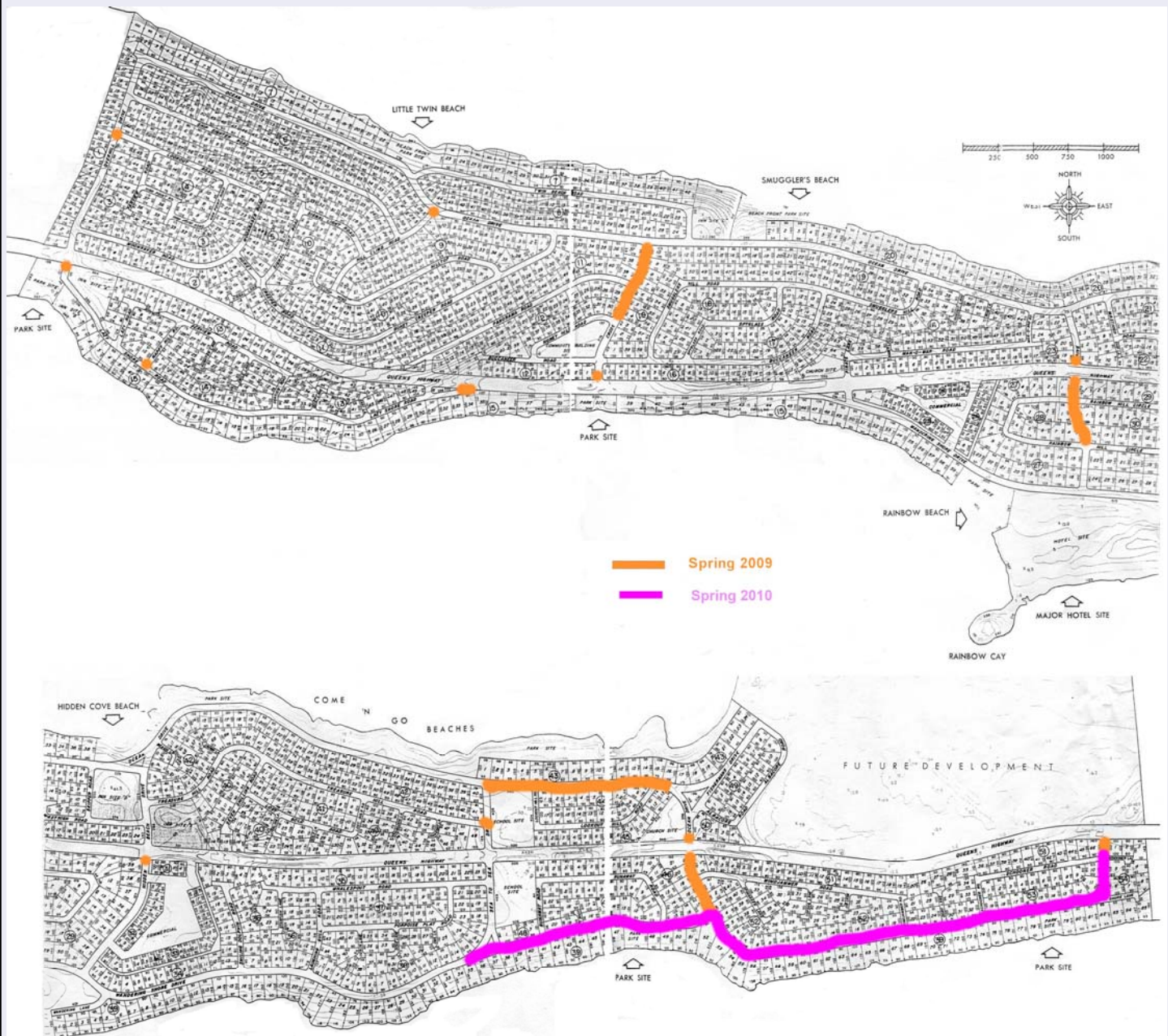
MAINTENANCE MATTERS

Road Repairs. During the spring of 2009 the Board contracted with Leonard Culmer to repair 15 separate areas of the paved roads in Rainbow. Most of these were intersections, but they also included 860 ft on Sleepy Shore (two sections), 1,400 ft on Sea to Sea and 670 ft on Ocean Drive. The total cost of this project was just over \$58,000. In January, the Board signed a contract with Carl Sands to resurface 1 mile from the eastern end of Sleepy Shore to Wandering Shore and then along Wandering Shore to just past the intersection of Sea to Sea. The cost of this contract is \$43,000 which will deplete our Road Funds for the time being. The map below shows where the

improvements have been made.

Street Signs. George Chiulli brought in some new stop signs to improve safety entering the Queens Highway.

Maintenance Building. The Board approved a proposal to add a deck on the Maintenance Building last year, which has been completed by James Scavella last October. The parking lot was expanded to accommodate the deck and the wall was rebuilt. See the photos on the next page.



Road Repairs in 2009 and 2010.



New Deck on Maintenance Building.



New Parking Area & Runoff Diverter.

W E L C O M E T W E N T Y - T E N !

It's time to begin a New Year and a "Rainbow" colored season.

Residents are arriving and ready to shed the old winter blues. What better place on Earth to remedy this malady than Rainbow Bay.

The sun is shining and the seas are warming up. The beaches are here for the taking, no crowds.

We are planning lots of activities, fun for all ages. For the sports enthusiast, RBPOA is now offering beach volley ball. There are always visitors available at the beach for pick-up games.

George Chiulli hosted a cooking lesson for his famous meatballs which was attended by several of the ladies. He also opened his cookbook library to them.

The ladies are really looking forward to our craft classes. Last season, Lilli Koebel got us into making some gorgeous pieces. We did so enjoy the camaraderie, lots of laughter and we got to know each other so much better.

We'll be having ladies lunches, cooking classes, star gazing, bird watching, tennis, and don't forget the Pot Luck Parties. Our new deck will enhance those evenings.

So if your bag is early morning sunrise, romantic sunset skies or sipping our famous "Rainbow Runner" we have it all right here in our own Rainbow Bay.

Hurry soon, We'll be waiting.

*Gail Longchamps
Social Committee Chair*

S E A S H E L L H I S T O R Y I N E L E U T H E R A

Jim Cordy snorkeled his way into seashell history on Eleuthera where he has discovered two new species of marine snails called gastropods. He and his wife Bobbi have been collecting shells there for 15 years and elsewhere for 40 years. The first snail, *Volvarina jimcordyi*, was confirmed as a new species in 2007. Then recently a mollusk expert in Italy confirmed his second find, earning Cordy another namesake species, *Volvarina cordyorum*.

Cordy said he found the most recent new species while snorkeling in two to four feet of water. "This is probably the

only place they can be found. It looks like it's an inland lake. It's surrounded by land on all sides. It's in a remote area, very hard to get to."

The Cordys travel to Eleuthera at least twice a year to snorkel and collect shells on some of the world's most pristine beaches. He hopes for more Eureka moments in Eleuthera. "I'll go back. There could be other undescribed species there."



Excerpted from Florida Today, January 11, 2010

BUILDING COMMITTEE REPORT

Even during the difficult economic times of 2009, we were kept busy reviewing a total of 17 Building Applications to build either new homes or extensions to existing ones in all areas of Rainbow Bay. We are pleased to say all were approved and that 6 of the 17 applications received last year are under construction with two already completed.

One of our members, Sam Graham, last year built two impressive family homes at Lookout Hill Road and Rainbow Hill Circle. He used a method of construction we have not seen before in Rainbow Bay allowing both of the homes to be completed in a matter of weeks instead of months. Rather than us-

ing the conventional cement block or wood method, his choice was to use a system with a structural steel shell and metal clad Styrofoam panels (see more at www.Elementbuildings.us)

We should like to remind everyone before they submit a Building Application to carefully review the form and read the accompanying Restrictions and Conditions also to be sure that their dues are paid to date and that they have provided answers to every question. A final reminder that the price for submitting a Building Application was raised to \$300 effective January 1st 2010.

THE TAX MAN TAKETH...

We have received numerous inquiries and complaints from our membership about the Bahamas property tax for this year. The government instituted a new tax schedule for 2010, and did not announce or explain it in the tax bills. Last year it was a minimum of \$30 on properties up to an assessed value of \$3,000, and then 1% of the value over that. Now it is a minimum of \$100 up to an assessed value of \$7,000, and 1.5% over that.

We have also received many comments that the Ministry of Finance is very slow to process checks. We have checked with the Ministry who says they prefer to store and deposit them in large batches. They undoubtedly pay attention to "stale date" possibilities.

If you need to contact the tax man, you should direct your inquiry to Prince Rolle, who is the chief of the Real Property Tax Division at the Ministry of Finance:

Ministry of Finance
Frederick House
PO Box N-13
Nassau NP Bahamas
Tel. (242) 322-5200 or (242) 322-6670
Fax (242) 325-5750

As an update to the Fall newsletter article on taxes for homeowners who rent, the latest information can be found at www.tourismtoday.com/prelim/ooch or by calling (242) 356-4624.

(Continued from page 2)

Rainbow Bay, Eleuthera
On Friday, March 12, 2010
Between 10 A.M. and 3 P.M.

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 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.

Twenty Years Ago From the January 1990 Newsletter

"At our first meeting in November the Board appointed Mr. Joshua Culmer to fill a vacancy on the Board until the next General Election in May...."

The Association acquired a used 3/4 ton, 4 wheel drive dump truck to supplement the pick-up which has been in use for quite a few years. It will enable our maintenance people to more easily haul sand, tar and other road materials...."

The raffle held last May netted \$2,500 after awards, and has been placed in escrow for future road improvements...."

The Bahamas Telephone Company has informed us that no more lines are available out of the Hatchet Bay office.... As of now only four telephones have been installed in Rainbow Bay.... In regards to cellular service it is readily available....The monthly charges are considerably higher than regular phone service however."

RAINBOW BAY PROPERTY OWNERS ASSOCIATION, LTD.

OFFICIAL 2010 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"/>	Dave Chiulli
<input type="checkbox"/>	George Chiulli
<input type="checkbox"/>	Alan Fischl
<input type="checkbox"/>	Anne Harvey
<input type="checkbox"/>	Bill Hoffman**
<input type="checkbox"/>	Matt Hoopes*
<input type="checkbox"/>	John Kavali*
<input type="checkbox"/>	Dick Longchamps*
<input type="checkbox"/>	Jim Marshall
<input type="checkbox"/>	Charlie Moore
<input type="checkbox"/>	Pat Morrison*
<input type="checkbox"/>	John Watts*

* indicates incumbent Director. ** indicates incumbent Treasurer.

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 13, 2010 through March 27, 2010.

Instructions: Place your *Election Ballot and Proxy Statement* in a sealed envelope; otherwise it will not be counted. Return it in one of the following ways:

Mail your Election Ballot and Proxy Statement to: RBPOA Secretary, P.O Box 620864, Orlando, FL 32862. It must be received by March 6, 2010.

Members residing in the Bahamas may mail their *Election Ballot and Proxy Statement* to RBPOA Secretary, P.O. Box EL-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 Noon-March 12, 2010.

Bring your Election Ballot and Proxy Statement in person to the RBPOA Maintenance Building, Rainbow Bay, Eleuthera, Bahamas between 10 A.M. and 3 P.M. on Friday, March 12, 2010.

Ballots and proxy designations will be counted and recorded by scrutineers after 3 PM on March 12, 2010.

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



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:
<http://www.RainbowBay.org>

Presorted
First Class Mail
Paid

Return postage
guaranteed

First Class Mail
Address Service Requested

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

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

Amateur Astronomers, Artists and Photographers: You will appreciate this rare double lot reaching 90+ feet elevation for great 360 degree pictures of both oceans, beautiful panoramic sky viewing, and soft twinkling lights from Hatched Bay. Telescope and cameras are safer from surf splash and salt water spray at

high elevations. Conveniently located near Queen's Highway and a short stroll to both beaches on both oceans. Block 40, section C, large lot Lots 24 and adjacent lot 27. US\$89K for both, a great value. *Contact: John Azar. Tel: 586-465-2709. Email: jcazar@aol.com.*

Exceptional Oversized Double View Residential Lot. Lot 3, Block 18, Section B on Smugglers Hill Road. Views are S, SW, NW encompassing both the Caribbean Sea and Atlantic Ocean. Elevation about 60-70 ft. 10,800 sq ft, 90' wide by 120' deep. All taxes & fees paid. Smug-

glers beach is about 1,000' north; waterfront park site is 600' south. Buyer to pay all legal fees & costs of purchase. Price: US\$52,000. *Contact: Paul Cosmadelis. Tel: 352-686-1199. Email: paul-ven@bellsouth.net.*

Caribbean View on Porpoise Play Road: Regular lot size 80 ft x 120 ft. Section C, Block 37, Lot 14. Asking price US\$20,000. Taxes and property owners fees are current. Buyer pays all legal fees. *Contact: Fred. Email: nant-mawr@aol.com*