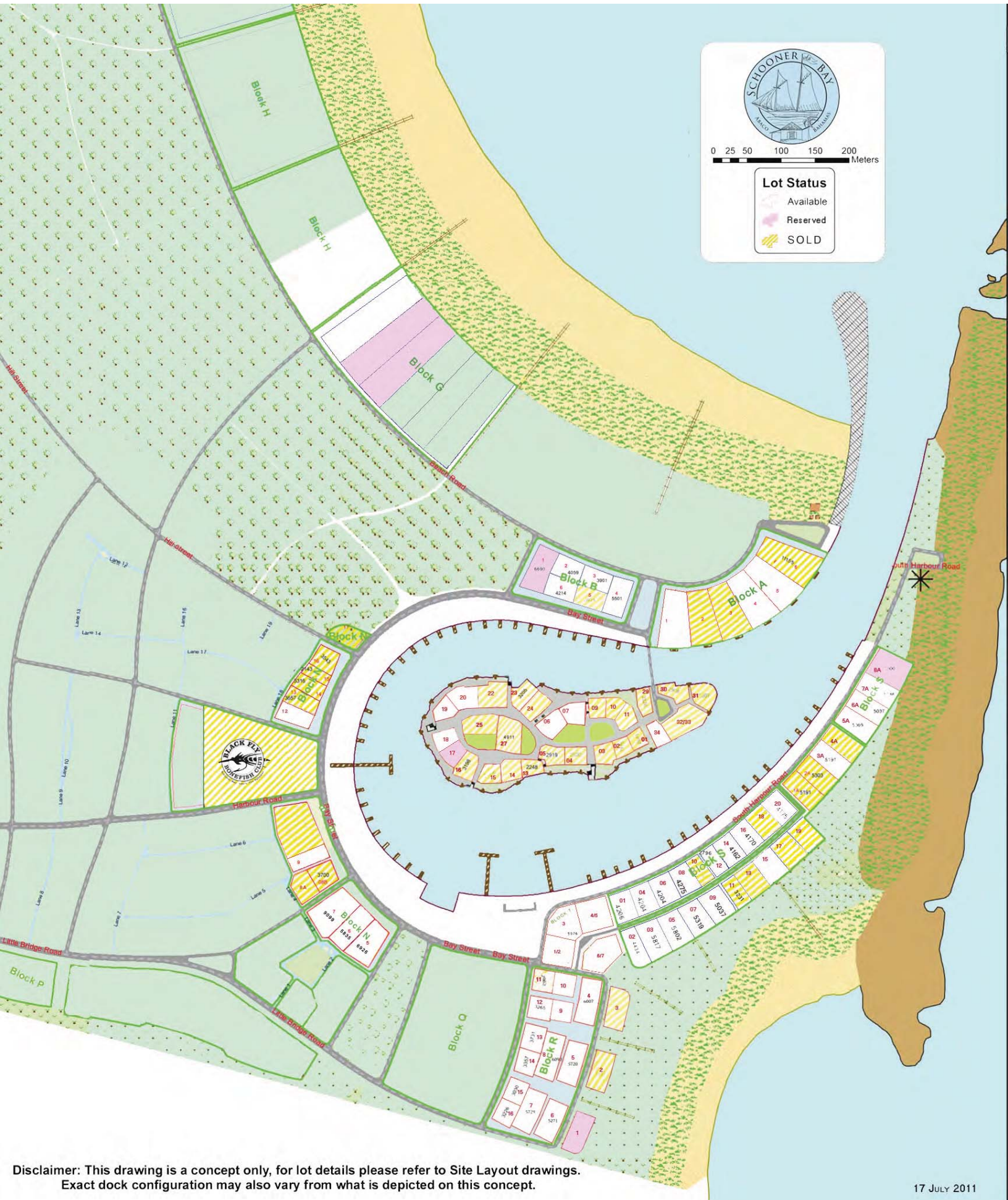




0 25 50 100 150 200 Meters

**Lot Status**

- Available
- Reserved
- SOLD



Disclaimer: This drawing is a concept only, for lot details please refer to Site Layout drawings.  
Exact dock configuration may also vary from what is depicted on this concept.

**Release for Sale: PRE CONSTRUCTION Price List-Phase 1**



**Schooner Bay Lots-Release for Sale - July 18th, 2011**

Lot No.	R.F.S.P.L.	Total Area	Width	Depth	Lot Status
<b>SCHOONER BEACH- Block G &amp; H</b>					
G1	\$ 1,290,000	19,422	74.10	270.34	Available
H6	\$ 2,690,000	44,384	147.00	271.00	Available
<b>BAY STREET-Block N</b>					
N5	\$ 275,000.00	6,926	51.17	103.91	Available
N6	\$ 220,000.00	5,835	50.04	115.51	Available
N7	\$ 375,000.00	9,099	64.70	111.37	Available
N9	\$ 175,000.00	4,000	40.00	100.00	Available
N12	\$ 200,000.00	5,081	62.00	105.00	Available
<b>LITTLE BRIDGE BEACH-Block R</b>					
R4	\$ 360,000.00	6,007	113.62	52.00	Available
R5	\$ 350,000.00	5,720	107.04	52.00	Available
R6	\$ 340,000.00	5,271	99.08	52.00	Available
R7	\$ 310,000.00	5,729	112.56	52.17	Available
R8	\$ 315,000.00	6,176	120.31	52.22	Available
R9	\$ 198,000.00	2,624	50.07	52.47	Available
R10	\$ 195,000.00	2,963	55.01	53.89	Available
R12	\$ 185,000.00	3,265	54.78	59.46	Available
R13	\$ 189,000.00	3,731	65.16	56.23	Available
R14	\$ 179,000.00	3,357	61.02	56.19	Available
R15	\$ 175,000.00	3,030	56.81	51.81	Available
R16	\$ 179,000.00	3,226	60.64	52.00	Available
<b>SOUTH HARBOUR-Block S</b>					
S-3a	\$ 470,000.00	5,191	50.00	100.00	Available
S-5a	\$ 470,000.00	5,369	50.01	100.04	Available
S-6a	\$ 470,000.00	5,037	49.98	99.59	Available
S-7a	\$ 470,000.00	5,188	50.10	97.17	Available
<b>ISLAND LOTS</b>					
U06 & U07	\$ 330,000.00	7,526	114.11	43.85	Available
U18	\$ 165,000.00	2,682	54.39	59.02	Available
U19	\$ 190,000.00	3,025	87.0	51.1	Available
U20	\$ 245,000.00	3,996	87.91	58.55	Available
U34	\$ 155,000.00	2,349	40.8	62.40	Available
<b>NORTH HARBOUR</b>					
A1	\$ 695,000.00	10,447	82.24	139.89	Available
A4	\$ 675,000.00	9,440	82.24	139.89	Available
A5	\$ 685,000.00	9,946	84.94	143.81	Available

**Release for Sale: PRE CONSTRUCTION Price List-Phase 1**



**Schooner Bay Lots-Release for Sale - July 18th, 2011**

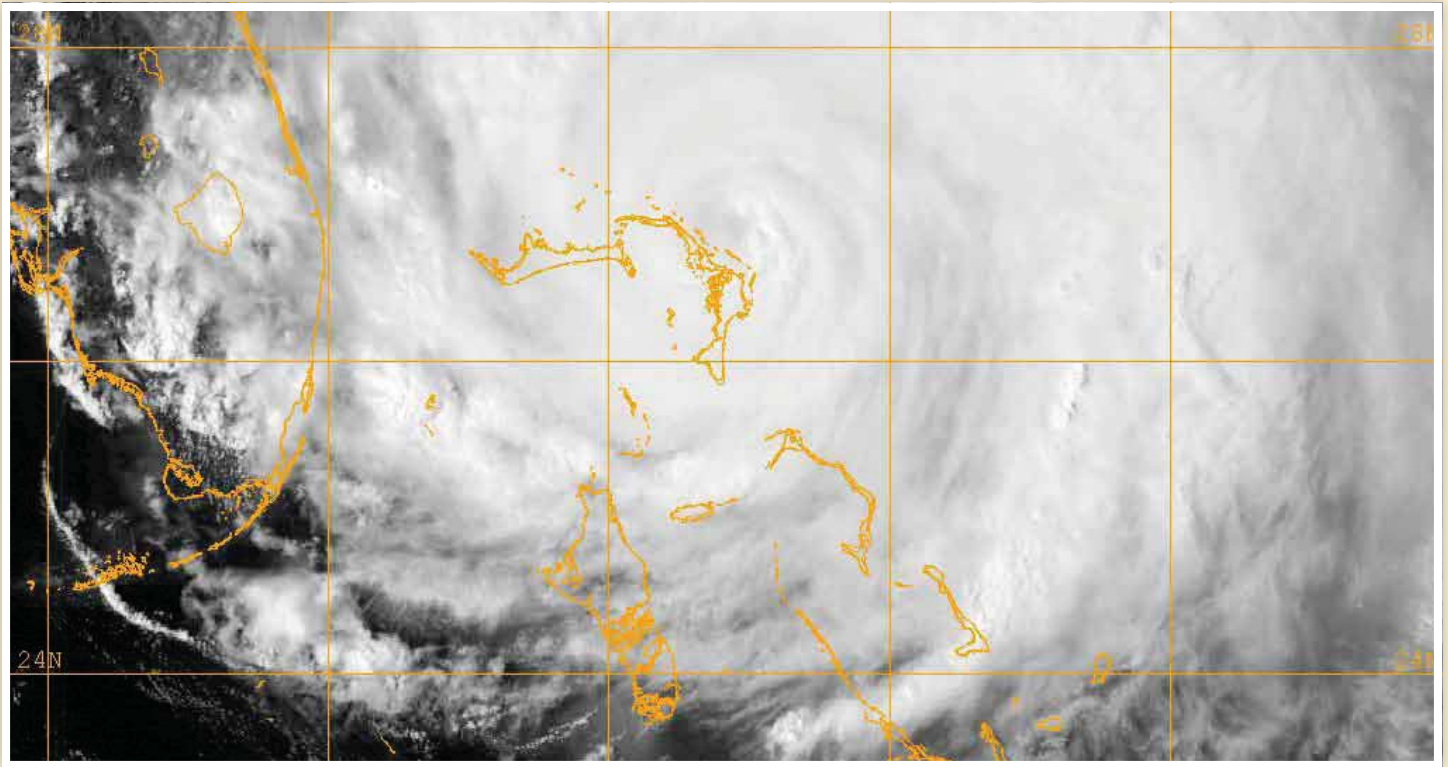
<b>HARBOUR COPPICE-Block B</b>						
B2	\$	245,000.00	4,059	74.41	54.68	Available
B3	\$	240,000.00	3,901	74.42	52.95	Available
B4	\$	365,000.00	5,501	55.01	100.94	Available
B6	\$	235,000.00	3,925	77.16	51.31	Available
<b>SOUTH HARBOUR-Block S</b>						
S1	\$	372,000.00	4,204	58.11	75.00	Available
S2	\$	383,000.00	4,434	39.44	86.28	Available
S3	\$	414,000.00	5,817	60.46	94.50	Available
S4	\$	362,000.00	4,204	58.11	75.00	Available
S5	\$	414,000.00	5,802	67.32	88.72	Available
S6	\$	380,000.00	4,204	58.11	75.00	Available
S7	\$	399,000.00	5,319	63.21	84.50	Available
S8	\$	345,000.00	4,275	58.96	75.00	Available
S9	\$	405,000.00	5,037	61.09	81.97	Available
S12	\$	260,000.00	2,796	35.99	75.00	Available
S14	\$	355,000.00	4,162	57.03	75.00	Available
S15	\$	405,000.00	4,748	58.00	80.00	
S16	\$	355,000.00	4,170	57.14	75.00	Available
S20	\$	380,000.00	4,175	57.21	75.00	Available
<b>YACHT CLUB -Block T</b>						
T1-T2	\$	445,000.00	5,276	69.90	75.01	Available
T3	\$	350,000.00	5,076	97.08	68.95	Available
T4 - T5	\$	475,000.00	5,797	73.94	69.00	Available
T6 - T7	\$	515,000.00	6,732	138.90	54.55	Available
BLUE: DENOTES EXCLUSIVE LISTING WITH A BAHAMAS BROKER						





# NEWS FROM SCHOONER BAY

SEPTEMBER 2011 • ISSUE NO. 14



## IRENE EXPERIENCE AFFIRMS SCHOONER BAY SUSTAINABILITY

### THE STORM

On August 25th, Hurricane Irene passed directly over Schooner Bay. At the time, Irene was a strong Category 3 cyclone gusting over 130 miles per hour and pushing a four-foot storm surge along the Atlantic coast of Abaco. At four feet, the storm surge approached the potential six-foot maximum surge modeled by the National Oceanographic and Atmospheric Association (NOAA) for the east coast of Abaco in a hypothetical Category 5 storm. Winds of the magnitude experienced at Schooner Bay were at the upper extreme of Force 12 on the 12-point Beaufort Scale, which describes such conditions with the simple notation: “devastation occurs.”

### THE AFTERMATH

Devastation did not occur at Schooner Bay. Far from it. The more than twenty homes completed or underway sustained no structural or even superficial damage. The beach, protected by newly propagated indigenous dune plants as part of a three-year re-nourishment project, suffered minimal erosion. The harbour bulkheads and channel groin held fast. The old-growth coppice, which over a hundred years ago sheltered the survivors of the SS Hesleyside after their ship was wrecked in a hurricane, again withstood the elements in the protective lee of the newly-restored dune system. Aside from some minor landscaping damage, Schooner Bay weathered Irene largely unscathed. Even the thatch roof on the beach



## **IRENE EXPERIENCE AFFIRMS SCHOONER BAY SUSTAINABILITY CONT'D**



THE BEACH DUNE SUFFERED  
MINIMAL EROSION.

cabana, which is designed to be forced inward instead of upward in heavy winds, emerged little worse for the wear.

While The Bahamas on the whole fared better than many had feared given the magnitude and path of Irene, to our knowledge no other settlement that suffered a direct hit sustained as little damage as Schooner Bay. Our hearts go out to the people in some of the southern Family Islands like Acklins and Crooked Island that experienced catastrophic losses, as well as in Eleuthera and elsewhere in The Abacos, where damage was significant and lives have been severely disrupted.

### **NATURAL SOLUTIONS FOR NATURAL DISASTERS**

Hurricanes are extremely dangerous events with oftentimes tragic consequences. But, they are ultimately forces of nature, and natural ecosystems in the tropics and sub-tropics have evolved over time to deal with their fury. By preserving, enhancing and utilizing natural systems in the development of Schooner Bay, we believe we have created a coastal community as well-prepared as any in the world to face the ravages

of a major hurricane. Our way of building is not merely an environmentally-conscious expedient, and it is certainly not motivated by industry trends or marketing strategy. It is a critical imperative motivated by an instinctive concern for safety and sustainability, and we believe it will become a standard for development throughout the Caribbean region.

### **ANALYSIS OF SCHOONER BAY HURRICANE DEFENSES**

In the post-storm analysis of the effects of Irene on Schooner Bay, three main themes of storm sustainability and survivability stand out:

- 1. Preparation & Preservation of Natural Systems* – Great care has always been taken at Schooner Bay to work within the bounds of the natural systems that have existed here for centuries. This begins with the coastal zone. The primary dune is part of the entire beach system. The sand in the dune connects to the sand on the visible beach as well as sand off-shore. This dune system represents a flexible and resilient coastal barrier, Nature's best defense against a storm surge. The indigenous vegetation that covers the dune is a skeletal structure much stronger than any rigid man-made structures. The dune also creates a wind shadow that protects interior vegetation from hurricane force winds. Before any vertical construction began, Schooner Bay engineers spent three years restoring the primary dune system using indigenous plant matter found and cultivated in situ. A secondary dune system composed of native coastal plants and sand fill from the harbour excavation was also added. The result is an impenetrable coastal barrier – designed as Nature intended - that protects the village from surge and wind damage and the beach from erosion.



## **IRENE EXPERIENCE AFFIRMS SCHOONER BAY SUSTAINABILITY CONT'D**

- 2. Elevation** – Schooner Bay spent three years and many millions of dollars to raise the rough grade of the entire village up to a minimum. 8-9 ft. above sea level, and all houses have a finished ground floor of at least 12 ft. As a result, water did not flood onto any building lots during the storm and no homes at Schooner Bay were damaged. The entire village has been designed to withstand the maximum flood potential of a major Category 5 storm surge as modeled by NOAA. Our elevation exceeds the minimum elevation of most villages in The Bahamas and is a key component of preventative storm surge design.
- 3. Fortified Structures** - With concrete foundations providing ballast and anchors, solid concrete walls, reinforced steel rafters, specially designed shingle roofs and hurricane shutters on all windows and glass doors, the homes at Schooner Bay received very minimal effects from the winds of Irene. Not a single roof shingle was lost, nor did rain-water enter any of the houses.

**NOTHING IS LACKING,  
NOTHING IS SUPERFLUOUS**

At Schooner Bay, we build this way because Nature

indicates it is the safest, strongest and most sustainable way to build. As we've discussed extensively in the past, every aspect of Schooner Bay is informed by Nature's rhythms and patterns, and the lessons we have learned along the way have been derived from a careful and detailed study of natural ecosystems. Five hundred years ago, no less a design genius than Leonardo da Vinci recognized that "human subtlety will never devise an invention more beautiful, more simple or more direct than does Nature, because in her inventions, nothing is lacking and nothing is superfluous." Nature is the supreme problem-solver, and truly sustainable developments will look to her first for solutions.

In Nature, continuity of life is success, and organisms have evolved within their habitats in a manner that most effectively assures self-preservation. As such, the whole continuum of Nature is literally the quest for sustainability, and Nature is continually evolving and advancing its systems and designs to promote its own longevity. Built communities are the human component of the natural ecosystem, and they too must be developed and evolved in a similar vein. Thus, the driving principle of any development, should it wish to succeed, ought to be sustainability, and that requires a profound integration with the



THE HOMES IN SCHOONER BAY WITHSTOOD THE STORM.



## **IRENE EXPERIENCE AFFIRMS SCHOONER BAY SUSTAINABILITY CONT'D**

natural ecosystem and careful attention to Nature's design processes. If properly executed, the end result is a symbiotic relationship between community and ecosystem, whereby each is enriched and protected by its relationship with the other. Indeed, good development is a marriage of the built environment with the natural environment. As the marriage matures, the differences dividing the two organisms dissolve, their independence fades, and they exist as one.

### **SCHOONER BAY: NO STRANGERS HERE**

Building in such a way requires flipping recent notions of development on their head. As British philosopher Alan Watts has rightly observed, "You didn't come into this world. You came out of it, like a wave from the ocean. You are not a stranger here." Sustainable developments are not super-imposed on Nature's canvas, but instead draw their motive energy from Nature and evolve within her precepts. It is the difference between an intrusive stranger and a welcomed friend. It can be difficult to describe in words why we like one town more than another or what compels us to return often to certain places. But it seems almost certainly wrapped up in this relationship between the built and natural environment. The more harmonious the relationship, the more ineffably "special" the place seems. At Schooner Bay, we strive to integrate

the built realm into the natural realm in the deepest ways imaginable. There are no strangers here.

This matters because what is at stake is no less than the health, happiness and sustainability of our community and our selves. It is not a matter of convenience, but of necessity; sustainability is the developer's imperative! What we find is that building in this manner is refreshingly simple and straightforward. We encounter far less resistance working with Nature than working against Nature. Hurricane Irene confirmed this in several instances, but consider for a moment the thatch roof of the beach cabana. This was a roof designed and constructed using time-tested, region-specific building principles and a beautiful, natural material readily available on-site. Compare this to a similarly-sized building at a nearby development: an expensive, factory-engineered canvas structure with a fabric roof and steel support cables purportedly built to withstand Force 12 winds. After the storm, the "primitive" thatch roof at Schooner Bay remained, while the "state-of-the-art" composite structure was destroyed. The Roman philosopher Seneca perhaps said it best: "[w]hat Nature requires is obtainable, and within easy reach. It is for the superfluous we sweat." In the aftermath of Hurricane Irene, we hope that people will take notice of what nature requires, and we remain optimistic that a new wave of wiser development is upon us.







**TRAVEL + LEISURE MAGAZINE  
RANKS THE ABACOS #2 ON THEIR  
“BEST CARIBBEAN ISLANDS” LIST**



We were thrilled to read that The Abacos clinched the number two spot in *Travel + Leisure's* 2011 “World’s Best” rankings in the category, “Best Caribbean Islands”. Considered one of the world’s premier travel magazines, *Travel + Leisure* has a circulation of nearly 5 million readers and has been publishing its reader-generated “World’s Best” lists for sixteen years. We believe The Abacos’ debut appearance on the esteemed list is one sign of the changing nature of tourism in the Caribbean region, which has long been dominated by large, branded hotels offering visitors packaged experiences, groomed beaches and glittery nightlife. The Abacos, on the other hand, offer travelers a different type of experience, one rich with natural diversity and cultural authenticity.

The historical traditions of The Bahamas are still

evident in the architecture of The Abacos’ many settlements and the lifestyles of its inhabitants. For instance, in few places is the vernacular cottage style of Bahamian architecture as lovingly and authentically preserved as it is in Hope Town. And with the exception of Lisbon Creek in Andros, no other settlement in the country still practices the traditional craft of Bahamian boat-building as faithfully as the shipwrights of Man O’ War Cay. Villages like Sandy Point, Crossing Rocks and Cherokee Sound are still primarily fishing and farming communities, and people make a living off the trade skills handed down from their parents and grandparents. The natural ecosystem supporting these unique communities is also diverse and includes vast tracts of old growth forest, rugged coral coastlines and reefs, idyllic sandy beaches, limitless expanses of shallow flats and lagoons and bottomless blue holes. There is a clear continuity of life in The Abacos, and the presence of living history and unvarnished nature creates a purity of identity that has been all but lost in many of the Caribbean region’s more commercially developed islands.

That the readers of *Travel + Leisure* magazine named The Abacos one of the Caribbean’s top destinations is a recognition of this diverse beauty and cultural authenticity. We believe it is also an indication that visitors are assigning a greater value to these characteristics. Perhaps we are on the cusp of a new wave of tourism, one more interested in authenticity than contrivance, in experience than entertainment. At Schooner Bay, we would welcome this transition not only as a matter of personal taste, but as a practical consideration. When enough people come to value something, they work hard to protect it. And what could be more worth protecting than the natural beauty and cultural legacy of this charmed archipelago?





## **SCHOONER BAY HIRES TOWN MANAGER & HARBOUR MASTER, GLEN KELLY**



We are pleased to announce that Glen Kelly has accepted the position as Schooner Bay Town Manager and Harbour Master. A Bahamian citizen currently living in Nassau, Glen has a graduate degree in marine sciences and a Masters in business administration. He comes to us after a distinguished 17-year career with Kerzner International, owner of the Atlantis resort on Paradise Island. Most recently, Glen served as Senior Director of Guest Activities and Recreation at Atlantis, an executive position that included oversight of sixty managers and front-line staff. Prior to this role, he was Senior Director of Atlantis' Marine and Water Park Division. Glen, his wife Tracy and their two boys will be relocating to Schooner Bay this fall. Early projects will include the development of the Schooner Beach Cabana Bistro as well as the marina facilities in Schooner Bay harbour. Glen's experience, talent and dedication will no doubt be huge assets to Schooner Bay in this critical stage of community development and beyond. Please join us in extending a warm welcome to Glen and his family!



## HARBOUR BRIDGE COMPLETED!



In a critical milestone for development at Schooner Bay, the bridge connecting the harbour island to the village has been completed. The pile caps, piers, bents and decks of the 110-foot-long bridge are made of cast-in-place reinforced concrete, while steel piles driven at various depths into the limestone constitute the bridge's foundation. The bridge is compliant with AASHTO Bridge Design Specifications and suitable for the anticipated loads of heavy construction equipment during the continued development of the island. In

keeping with the scale of a car-less community, the bridge deck is wide enough to facilitate two-lane traffic for golf carts, but not automobiles, and on either side of the deck are sidewalks for pedestrian foot-traffic. With the harbour open and residential construction on the island and in the village well underway, the completion of the bridge is the latest in a series of key milestones marking Schooner Bay's transition from construction site to community.



## GROUND-BREAKING AT BLACK FLY LODGE IN SCHOONER BAY!



On September 5th, another major development milestone was reached when construction crews began moving dirt at the future site of Black Fly Lodge. This marks the commencement of construction of Schooner Bay's first major commercial building! Black Fly Lodge has been designed in the Bahamian

Great House tradition and will be prominently located at the head of the harbour. The classically-designed building will feature a peaked roofline with generous dormer windows and wraparound verandas on the first and second stories. The first floor will host a restaurant with an open-kitchen design, a large living room with comfortable sofas, and a spirits bar opening out onto the garden. Guest accommodations will be comprised of eight suites on the second floor, where stunning views of the harbour and Atlantic Ocean will abound. A cozy private smoking room for cigar aficionados will be located in the third floor attic, where shuttered dormers open to reveal the lodge's best views of the sea.



Schooner Bay's construction crew is putting Black Fly Lodge on the fast-track for completion. The foundation will be poured within the next two weeks, walls will start going up in the next two months, and the lodge's grand opening is slated for January 2013. Land in the garden behind the lodge has been reserved for a handful

of angler's cottages. The two-and-three bedroom bungalows will be privately owned, but when owners are absent Black Fly will maintain the cottages and rent them to visiting guests as part of a revenue-sharing agreement. After closing for the slow summer months of August and September, Black Fly will reopen at the end of this month and is reporting steady bookings for the upcoming fishing season. While the lodge in Schooner Bay is undergoing construction, Black Fly will continue to operate out of its provisional beach-front quarters just up the coast. For bookings or queries please contact Captain Clint Kemp at [blackfly.clint@gmail.com](mailto:blackfly.clint@gmail.com).





## **GUEST HOUSE COMPLETED, LODGING NOW AVAILABLE AT SCHOONER BAY**

We are pleased to announce the completion of the Guest House at Schooner Bay. The four-bedroom harbour-front house will be operated as a bed and breakfast, giving visitors the opportunity to experience overnight stays at Schooner Bay. The house is located at the entrance to the harbour, close by the beach cabana, a prime location offering quick access to the beach, coppice and village. As the transition from construction site to community continues apace, a number of lodging facilities are becoming available, and in October we will be inviting any interested parties to come stay overnight at Schooner Bay. In addition to the Guest House, the three-bedroom Captain's House has also been completed further west along the harbour-front, and will soon be available for overnight stays. Post House, the two-bedroom home studio of Artist-in-Residence, Antonius Roberts, is also available. In total, there will be nine bedrooms available in Schooner Bay this fall for those wishing to explore the community and area more extensively. The new houses will also broaden dining options at Schooner Bay. The fully-equipped Guest House kitchen will be utilized to prepare meals for visitors and guests featuring produce and seafood sustainably harvested on-site. The picturesque Beach Cabana will also be used as a dining facility, and plans are in the works to eventually install a kitchen and transition the space into a beach-front bistro open to the public. Please call James Malcolm at 242-362-4422 for further lodging details.





## SCHOONER BAY TOWN FOUNDER & DESIGNER, AMANDA LINDROTH, FEATURED IN COASTAL LIVING



Schooner Bay's own Amanda Lindroth is subject of the feature article of this month's issue of *Coastal Living*. The magazine, currently available on news-stands everywhere, features an eight-page profile of Amanda's recent restoration of the historic Dunmore Beach Club in Harbour Island. Amanda and her husband, Orjan Lindroth, Schooner Bay's developer, know Harbour Island well, having owned and restored such notable properties as King's Treat and Rock House, now an internationally acclaimed restaurant and resort. The Harbour Island of the past – a place of tidy Loyalist cottages, narrow, rambling passageways and cascading bougainvillea blooms – was a core inspiration for the design and development of Schooner Bay. Amanda has successfully captured the elusive charm and style of Harbour Island's golden age in her re-design of Dunmore Beach Club, where, as the *Coastal Living* article observes, she saw “an opportunity to create a new place that spoke of that old elegance.” As Schooner Bay's designer of record, we have no doubt that Amanda's creative talents and energy will bring “that old elegance” to Schooner Bay as well.



## HARBOUR MASTER'S OFFICE & HARBOUR GENERAL STORE SLATED FOR 2012 CONSTRUCTION



HARBOUR GENERAL STORE & CAFÉ

Plans are being finalized for the construction of a multi-unit harbour facility to house the Harbour Master's Office, Harbour General Store, a coffee shop or bakery, and other basic retail outlets. The wooden row-house complex will be located along the western rim of the harbour, just south of Black Fly Lodge and across from the town boat ramp. Construction of the traditional Bahamian style complex is slated to begin in 2012. The Harbour General Store will stock basic

foodstuffs and household necessities, as well as bait, tackle, ice and refreshments. We are working on an agreement that will allow Schooner Bay residents and guests to have groceries delivered from a large food store in Marsh Harbour to the Harbour General Store in Schooner Bay. This harbour-front block is a first-step toward providing basic services and provisions to Schooner Bay visitors, and is being designed to grow and evolve with the rest of the community.





## **INTRODUCING EAT BAHAMAS & LIVE BAHAMAS AT SCHOONER BAY**

While the Harbour General Store complex will be an appropriate and serviceable early amenity for Schooner Bay, two new initiatives are currently underway that will significantly enhance residents' access to high quality food and support personal wellness and nutrition goals. EAT BAHAMAS will be Schooner Bay's version of a food retail complex akin to the Food Hall at Harrod's or Mario Batali's Eataly in New York. EAT BAHAMAS will be an open-plan building located in Schooner Square with a variety of food experiences including a wood-burning oven for pizzas and breads, a fresh market for local produce, fish and deli items, and a corner for pantry and household necessities. The complex is being planned to grow as the community does and we believe will become a place where visitors from all over Abaco come to shop, eat and explore.

LIVE BAHAMAS is a planned wellness center in Schooner Bay that will include fitness and yoga instruction and spa facilities. Guided nature walks will also be available, and we are in the process of developing iPhone-friendly GPS apps that will both monitor fitness goals and provide information about different points of interest along walking and running routes in the village.

Several details about these initiatives are still being worked out, however, the concepts have significant momentum and you can expect to find more in-depth information about EAT BAHAMAS and LIVE BAHAMAS in upcoming newsletters.



## SCHOONER BAY SPRING FESTIVAL CONFIRMED FOR 2012



James Malcolm, Schooner Bay's Director of Public Relations, is pleased to announce that after the success of the inaugural event in 2011, Schooner Bay will be hosting the second annual Spring Festival in 2012. The exact date is forthcoming, and will most likely be a Saturday at the end of March. Next year's event will have a prominent food and art component, with farmers, chefs, artists and artisans from throughout Abaco and The Bahamas on hand to showcase their creations. All booths and activities will be located around Schooner Bay Harbour, and festival-goers will be treated to live music, art exhibits, food and wine tastings and a farmer's market. Other activities at the family-friendly festival will include 5- and 10-k runs and walks, swim races and sailing regattas in the harbour, and a fishing tournament with multiple species categories. We are currently working with SkyBahamas to arrange affordably-priced air shuttles for the 20-minute flight between Nassau and Schooner Bay, making transportation to and from next year's event quick and easy!



## UPDATE FROM THE BAHAMAS PARROT RESEARCH & CONSERVATION PROJECT

*Ornithologist Caroline Stahahla has been conducting extensive field studies on the birds of The Abacos for a Parrot Research and Conservation Project funded in part by Schooner Bay. In the article below, she shares some of her conclusions and other interesting information about the different bird species that live in and around Schooner Bay. Ms. Stahahla makes the critical point that efforts to protect the Abaco Parrot have the added benefit of also raising awareness for other threatened bird species and ecosystems. For additional information on research efforts or to support the project, please contact Caroline Stahala [cstahala@bio.fsu.edu](mailto:cstahala@bio.fsu.edu)*

Abaco Island is a unique place for birds, with numerous species being endemics, or found only in The Bahamas. People from all over the world come to Abaco to add birds such as the Bahama Woodstar, the Bahama Mockingbird, the Bahama Swallow and the Abaco parrot to their life list. The Abaco parrot is by far the most unique and charismatic of these birds as they are colorful, gregarious, and so rare they can

only be found on the southern third of Great Abaco Island. With only about 2600 parrots and a mere 350 nests each year, they are a special find indeed.

Even at such low numbers, recent research into the parrots habitat use shows us that it requires more habitat (up to 118mi<sup>2</sup>) than other birds found on Abaco. The most interesting information we found was that parrots are local migrants. This means that although parrots do not leave Abaco, they do move around the southern part of the island in a regular seasonal pattern. This same habitat is shared by many other bird and reptile species on Abaco.

The migration takes parrots from the summer habitat of the pine forest to their non-breeding and slowly declining habitat in the coppice. Parrots are most visible during the summer nesting period in the Abaco National Park and adjacent pine forest. During this time the parrots can be seen in pine trees or low to the ground in the open understory. Once the breeding season is over, parrots move into the remaining coppice







## UPDATE FROM THE BAHAMAS PARROT RESEARCH & CONSERVATION PROJECT

found along the eastern edge of South Abaco.

After habitat loss, the greatest threat to the parrot is predation by non-native mammals. A predator control program has been initiated to protect parrots during the breeding season, when they are most vulnerable to being eaten. The ongoing monitoring effort during the parrot breeding season will allow us to determine the effectiveness of the control program.

Perhaps most importantly, the recent studies and conservation efforts on the parrot are providing benefits to many of the other birds on Abaco. In order to maintain a healthy parrot population, there has to be enough suitable pine and coppice habitat. If we can provide enough suitable habitat

for the parrot, which requires the most resources of all Abaco bird species, there will be suitable habitat for other species using fewer resources as well.

Meanwhile, the predator controls that are being implemented to protect the parrot are benefitting other ground nesting birds such as the Antillean nighthawk and Chuck-will's-widows as well. Charismatic species such as parrots, polar bears or pandas are frequently used to draw attention to areas of conservation concern. Thus, birds such as blue-gray gnatcatchers, Western spindalis, Bahama woodstars and many other species benefit from the research and conservation focus on the Abaco parrot.





## TURTLE NESTING UPDATE

In the spring of 2008, as the first construction activities commenced at Schooner Bay, it became evident that Schooner Beach was an important nesting habitat for sea-turtles. Nest sites were immediately recorded using GPS fixes and the most obvious outward signs of nesting were destroyed so as to protect the turtles from poachers. We have kept detailed records of turtle nesting activity on Schooner Beach since then and are pleased to report the following progress: in 2008, five nests were recorded, rising to eight nests in 2009 and then nine nests in 2010. So far this year, we have recorded eleven nests on Schooner Beach, two of which were successful leather-back nests! Unfortunately, earlier in the year we found that some nests had been raided. Lindroth Development Company posted a reward notice for \$10,000 for any information about these nefarious activities and there have been no instances of raiding since. We recently received a letter of thanks for our efforts from Ms. Eleanor Philipp, Director of The Nature Conservancy, Caribbean Program, Northern Caribbean Office, The Bahamas and Turks & Caicos. The nesting activity on Schooner Beach is a sign of our healthy coastal ecosystem and we remain committed to protecting and enhancing this nesting habitat to the best of our ability.



TURTLE TRACKS IN THE SAND



TURTLE HATCHLINGS MAKING  
THEIR WAY TO THE SEA



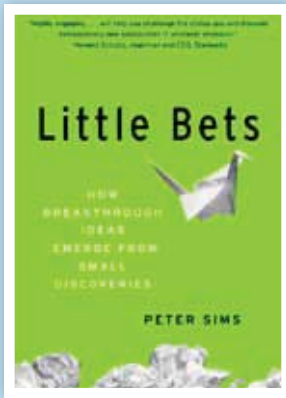
## **SCHOONER SOUNDINGS**

### **MISCELLANY IN LESSER DEPTH:**

- We are pleased to announce that Blue Rooster, the Bahamian-owned clothing and jewelry boutique founded in Harbour Island, will be opening a store in Schooner Bay. Blue Rooster will occupy retail space near the entrance to Schooner Bay, adjacent to Antonius Roberts' art studio, and is scheduled to open for business in December 2011.
- Recent reports confirm that a Grand Bahama-based firm has been awarded a contract for the construction of an upgraded airport terminal at Marsh Harbour International Airport (MHH), The Bahamas second-busiest airport. Upgrades will include a small air traffic control tower much like the one in George Town, Exumas. Other recent upgrades to MHH include a new, extended runway completed in 2009, with the old strip now serving as a taxiway. The new runway, air traffic control tower and terminal facility will permit more commercial carriers to fly into MHH. Once the upgrades are complete, we expect to see more direct routes to Marsh Harbour established from large airports across the southeast United States.
- For those keeping track, there are now five houses completed in Schooner Bay, with fourteen more in various stages of construction and another six awaiting permitting and set to begin imminently. The development of commercial buildings is now underway with the construction of the Black Fly Lodge, and the construction of the Beach Cabana Bistro, Joe's Ribs, The Blue Rooster and the Schooner Bay Harbour Master's Office and General Store will soon follow.
- Farming is at a low this time of year, and with a little extra time on their hands, Schooner Bay's farmers have successfully concocted a special honey from wildflowers gathered on-site. We found it delicious and the experts agree; when we sent the honey off to a tasting, international chefs rated it as good as any of Italy's famed wildflower honeys!
- Schooner Bay recently sponsored the Bahamas National Trust Summer Eco-Camp in Andros Island, where 30 young Bahamian students participated in activities that emphasized environmental stewardship, exposed them to environmental careers and nature tourism and helped them discover the natural history and ecology of Bahamian ecosystems. Students snorkeled on coral reefs, visited the rocky shore, explored cave systems, collected specimens and studied the animals that live in this ever changing environment. A special overnight camping trip to the Blue Hole National Park introduced them to Andros' unique geological features and allowed them to experience and swim in a blue hole.
- Schooner Bay recently welcomed young participants in the Governor General Youth Award Survival Hike along the south coast of Abaco. The students stopped at Schooner Bay on a three-day hiking expedition that was just one part of a two-week program affording them an opportunity to experience life on a Family Island. Our provision of refreshments was eagerly accepted by the young students participating in the rigorous journey!

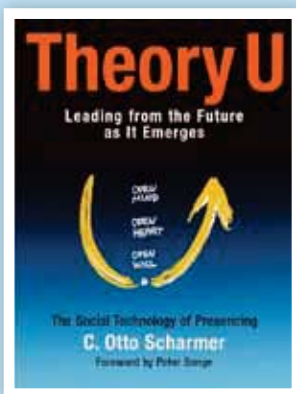


## SCHOONER BAY LIBRARY BOOKS



### **LITTLE BETS: HOW BREAKTHROUGH IDEAS EMERGE FROM SMALL DISCOVERIES** *By Peter Sims*

What do Apple CEO Steve Jobs, comedian Chris Rock, prize-winning architect Frank Gehry, the story developers at Pixar films, and the Army Chief of Strategic Plans all have in common? Bestselling author Peter Sims found that all of them have achieved breakthrough results by methodically taking small, experimental steps in order to discover and develop new ideas. Rather than believing they have to start with a big idea or plan a whole project out in advance, trying to foresee the final outcome, they make a series of little bets about what might be a good direction, learning from lots of little failures and from small but highly significant wins that allow them to happen upon unexpected avenues and arrive at extraordinary outcomes. Reporting on a fascinating range of research, from the psychology of creative blocks to the influential Silicon Valley-based field of design thinking, Sims offers engaging and wonderfully illuminating accounts of breakthrough innovators at work.



### **THEORY U: LEADING FROM THE FUTURE AS IT EMERGES** *By C. Otto Scharmer*

In this ground-breaking book, C. Otto Scharmer invites us to see the world in new ways. What we pay attention to, and how we pay attention is the key to what we create. What often prevents us from 'being present, ' is what Scharmer calls our blind spot, the inner place from which each of us operates. Becoming aware of our blind spot is critical to bringing forth the profound systemic changes so needed in business and society today. First introduced in Presence, the U methodology of leading profound change is expanded and deepened in Theory U.





## SCHOONER BAY LIBRARY QUOTES

*“[Sustainability] can be expressed in the simple terms of an economic golden rule for the restorative economy: Leave the world better than you found it, take no more than you need, try not to harm life or the environment, make amends if you do.”*

*– Paul Hawken*

~

*“Examine each question in terms of what is ethically and aesthetically right, as well as what is economically expedient. A thing is right when it tends to preserve the integrity, stability, and beauty of the biotic community. It is wrong when it tends otherwise.”*

*– Aldo Leopold*

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*“To sustain an environment suitable for man, we must fight on a thousand battlegrounds. Despite all of our wealth and knowledge, we cannot create a redwood forest, a wild river, or a gleaming seashore.”*

*– Lyndon B. Johnson*

~

*“We cannot mortgage the material assets of our children without asking the loss also of their political and spiritual heritage.”*

*– Dwight D. Eisenhower*

~

*“If you want creativity, cut one zero from your budget. If you want sustainability, cut two zeros from your budget. And if you want solidarity, assume your identity and respect others’ diversity”*

*– Jaime Lerner*

~

*“Most of all urban places should live within their ecology and with an abundance of undisturbed and productive ecosystems of the region.”*

*– Anon.*