



MAINSHEET

HAPPY 40TH ANNIVERSARY, BAHAMAS! • Bahamas Independence: 10 July 1973



SCHOONER BAY PROGRESS UPDATE

by CARTER REDD

We are pleased to announce that civil construction is now complete for Phase One, making for a quieter, less dusty village experience. There are some 31 houses completed or well underway in the village, many of which are seeing active use. Blackfly Lodge is a runaway success with international acclaim and wonderful media coverage. New food outlets are springing up around town, community events are becoming more frequent, and a steady stream of transient fishing boats and cruising yachts are adding to the energy and diversity of the

harbour village. Large-scale indigenous landscaping initiatives are also maturing and the continued greening of Schooner Bay is evident everywhere.

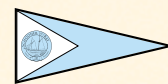
We have made the transition from a construction site to a community, and there has never been a better time to visit. James Malcolm's full-service travel concierge, Destination Schooner Bay (www.dsbbahamas.com), can help sort out any of the logistics associated with air and ground transportation, lodging, dining, provisioning and entertainment. So

much has been happening at Schooner Bay as years of planning and effort come to fruition. We hope that you will bring your family and friends to come be a part of this exciting transformation

The following numbers attempt to objectively record key development milestones to-date. While these numbers can never accurately depict the cumulative effects of Schooner Bay's growth on the community, they do help quantify traditional measures of progress.

- **58** – Properties Owned
- **31** – Houses completed and underway
- **11** – Businesses operating in the community
- **10,000** – Approximate number of trees and plants planted.
- **25,000** – Per-day capacity of installed reverse osmosis water plant (in gallons)

- **50,000** – Capacity of installed closed-loop geothermal system (in gallons)
- **450** – Homes and businesses to be serviced by geothermal system at capacity
- **11.68** – Size of harbour in acres
- **4.02** – Miles of geothermal pipe laid
- **3.75** – Miles of electrical conduit and fibre optics laid
- **3.10** – Miles of water distribution pipe laid
- **2.28** – Miles of paved roads
- **1.04** – Miles of seawall
- **0.83** – Miles of sewage pipe laid
- **0.40** – Miles of wells drilled



SCHOONER BAY HOSTS DINGHY REGATTA

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Visiting Schooner Bay

SCHOONER BAY BY SEA

Schooner Bay offers a secure harbour basin ideally located along the traditional cruising route from the Abaco Cays to points south, with easy access to world-class blue-water and flats fisheries.

The harbour approach is straightforward and well-documented in 2013 cruising guides (see right-hand chart).

Harbour Amenities include:

- Secure dockage for vessels up to 70' with 8' draft at MLW.
- Fuel: diesel and gasoline
- Power (50A 120/240V single phase, 30A 120/240V single phase)
- 24/7 Security

- Wireless Internet access
- Potable water
- On-island shower and laundry vendor
- Bait, tackle and fish-cleaning stations
- General store with basic foodstuffs and marine parts
- Food and beverage provisioning
- Cottage and golf cart rentals
- Elegant, casual dining options
- Friendly, accommodating dock attendants

Please call the Harbour Master at 242-457-7626 or email harbourmaster@schoonerbaybahamas.com for additional information.



SCHOONER BAY BY AIR

Commercial

- Marsh Harbour International Airport is a 30-minute drive from Schooner Bay
- Current facilities can accommodate regional jets, and a new state-of-the-art terminal is under construction and nearing completion
- 8 daily commercial flights from 4 FLA gateway cities to MHH
- 7 daily commercial flights from Nassau to MHH

- A direct route from the Southeast U.S. corridor to MHH is anticipated

Civilian

- Sandy Point Airstrip is a 20-minute drive from Schooner Bay
- Accessible via prop planes and light jets

Schooner Bay offers regularly scheduled and special purpose flights to and from Nassau on its new Britten-Norman Islander twin-engine turbo prop.

Please call 242-376-9858 for more details.



Destination Schooner Bay is a full service vacation, destination travel and rental property management company based in Schooner Bay, Abaco.

Destination Schooner Bay offers the following services:

- Flight bookings
- Cottage rentals
- Rental property management
- Ground transportation
- Activity / excursion planning

- Provisioning
- Catering
- Reservations

As Schooner Bay's preferred destination management concierge, we have developed an extensive network of professional contacts that can help deliver any experience Abaco has to offer.

DSB is locally-owned and operated, so we're always here to organize your vacation or look after your properties while you're away.

Contact James Malcolm at james.malcolm@schoonerbaybahamas.com or 242-376-9858

COMMUNITY



SCHOONER BAY HOSTS DINGHY REGATTA

On August 3rd, Schooner Bay had the distinct pleasure of hosting the Sands Regatta Series, a traditional sailing and sculling regatta. Sponsored by Sands Bahamian Brewery, the regatta showcases a new fleet of E-Class dinghies, traditional craft recently built by Bahamian shipwrights under the patronage of prominent local businesses like Bahamas Ferries, Bahamas Hot Mix, Vasyli International, and of course, Sands Beer. The iconic Sands Beer logo, which features a man in a Bahamian dinghy with a sculling oar, was the inspiration for this series and a great catalyst for reviving the public interest in these charming, historical vessels.

The regatta travels throughout The Bahamas allowing

by JAMES MALCOLM

Bahamians of all ages to participate in an integral part of their cultural history and maritime traditions. The lively competition and good-natured camaraderie not only promote the sport of sailing in The Bahamas, but also raise awareness about traditional Bahamian

boats, and help keep alive the skills required to build and maintain them. Bahamians have historically prided themselves as innovative and highly-skilled boat-builders, though only a small number of craftsmen are left today practicing plank-on-frame construction. With the

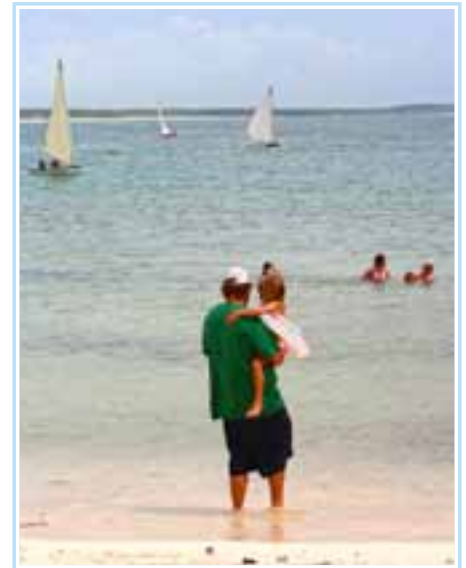
patronage of Sands Beer and the event's other sponsors, the Sands Regatta Series is spearheading a resurgence of interest in traditional boat-building in The Bahamas.

The Schooner Bay edition of this event was attended by His Excellency Sir Arthur Foulkes, the Governor General of The Bahamas, who served as honorary commodore for the regatta. Sir Arthur and his wife, Lady Foulkes, were foremost among some 60 guests who stayed at Schooner Bay for the event. A fleet of eight newly-constructed E-Class dinghies participated in the regatta, which included a sailing race in the bay and a sculling competition in the harbour. Intermittent rain



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DINGHY REGATTA

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threatened the proceedings, but the weather ultimately cooperated and all events were held as scheduled. The breeze filled in mid morning, allowing for a lively race around the buoys that saw traditional sailing craft underway in Schooner Bay for what must have been the first time in several decades.

After a delicious shore-side lunch accompanied by the melodies of local guitarist,

Estin Sawyer, the boats returned to the inner harbour for the afternoon sculling competition. Sculling is a form of boat propulsion indigenous to the island whereby a specially-designed oar is rested on a notch on the taffrail of the boat and moved in figure-eight patterns to spur the boat forward. Once the vessel gets underway, it takes little effort to keep it going, and until the introduction of the gasoline engine, many generations of Bahamians relied on this skill to get home from

the fishing grounds when becalmed. Located inside Schooner Bay Harbour, the sculling event was a crowd favourite, with spectators in the village engaging in supportive encouragement or good-natured ribbing of the various competitors. Proving that sculling is not just for old-timers, the event was won by Brendan Sands, a young Cherokee-based sailor.

Among the fleet of wooden E-Class sloops was Schooner Bay's own MOON GLIDER, the recently launched dinghy

built by legendary Hope Town shipwright, Wyner Malone. Skippered by our own Glen Kelly, the boat looked quite handsome on the racecourse even if the results left something to be desired. Apparently Glen's intimate knowledge of these waters as Schooner Bay Harbour Master was insufficient advantage to overcome the well-oiled skills of some of the regatta's more seasoned skippers! Ever gracious, Glen will be the first

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DINGHY REGATTA

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to tell you how much fun he had anyway, and the party carried on well into the night with a lovely dinner under the stars at the Cabana Beach Club.

MOON GLIDER may not have taken home any silver from her first regatta, but she

didn't leave empty-handed. A friend of Schooner Bay's who lives in Hope Town and closely followed the construction of MOON-GLIDER was on hand for the regatta and imparted some very interesting and valuable information of which we were hitherto unaware. Apparently some of the wood used in the construction of MOON GLIDER had actually originated in

Schooner Bay, with windfall from a storm being salvaged for the frames of this very special vessel. What better use for this felled timber than to be returned to her native stand as a beautifully constructed, traditional sailing vessel.

The MOON GLIDER revelation was just one of the many special moments from a fun-filled event attended by

sailing enthusiasts from all over the northern Bahamas. The success of the Sands Regatta Series at Schooner Bay means this will likely be the first of many, and all of us at Schooner Bay are excited about supporting and participating in the renaissance of traditional sailing craft in The Bahamas.



THE VILLAGE VOICE

by GLEN KELLY
TOWN MANAGER

We have seen a significant increase in harbour traffic as lighter winds and calmer seas marked the arrival of summer cruising and fishing season. This is truly a magical time to be on a boat in The Bahamas. While much boating activity admittedly happens in the winter time, when cruisers and anglers escape colder climes for the mesmerizing waters of The Bahamas, summer also has its charms. Locals and others in the know make every effort to get out on the water, not least of all the fishermen who enjoy the calmer weather conditions and active bite. Summer has a special appeal to intrepid and adventurous types seeking unique experiences and unspoiled anchorages.

Naturally, such a group has taken genuine interest in a place like Schooner Bay, a new traditional harbour village located along a pristine coastal stretch of the customary north-south blue-water cruising grounds. Anglers have also been pleased to find a secure port offering immediate access to one of the region's most productive and diverse fisheries.

As a result, we have experienced steady boat traffic in and out of the harbour and enjoyed meeting new folks from various corners of the world. The frequent arrivals have become an added source of excitement, and the sight of boaters sharing evening sundowners or exploring the beaches and trails of Schooner Bay only adds to the growing sense of vibrancy around the harbour village.

Elsewhere around the harbour, the Schooner Bay General Store is fully up and running and has proven to be a popular spot for anyone in need of household sundries, a bite to eat or just a place to kick back and put up their feet. The Harbour Master's office is also part of the General Store complex, and I can't stress enough how delightful it is to work along this harbour-front. Others can attest to this as well, most notably our friends over at Blackfly Bonefish Lodge. Located just down Bay Street from the Harbour Master's Office and General



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Bahama Parrot

Kids participating in coastal cleanup.



Laine Snow's native bromeliads and orchids.



BNT research team at the Schooner Bay Arts & Sciences Institute.

THE VILLAGE VOICE

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Store, the folks at Blackfly have built one of the most attractive and impressive fishing lodges anywhere in the world, and the centrally-located facility has become a natural hub of activity in the village. The front porch has become a popular spot to swap fish tales at the end of the day.

James Malcolm's *Destination Schooner Bay* vacation & destination management business has reported strong interest of late, with approximately 150 room-nights booked through August in the eight Schooner Bay rental properties in his portfolio. Schooner Bay's growing popularity as a vacation destination is readily apparent as each week brings a crop of new visitors eager to experience Schooner Bay first hand. In other Schooner Bay business news, local Abaconian, Laine Snow, has joined forces with Lightbourn Farms and is now offering a wide variety of native bromeliads and orchids for sale. These lovely native flowers come in an array of shapes, sizes and colours and add the perfect accent to any home or garden. Another new small business, Schooner Bay Karts, will soon be taking delivery of the first solar-powered golf carts in Schooner Bay. Soon a full fleet of these vehicles will be cruising the streets and lanes of the village, with individual carts available for rental by Schooner Bay Karts.

The Schooner Bay Arts & Sciences Institute has also seen increased occupancy, with researchers from

Florida International University and North Carolina State University in residence during the month of May. Their research and reports can be found on The Abaco Scientist website at <http://absci.fiu.edu/>. And of course, Friends of the Environment and the Bahamas National Trust are on site and have been utilizing the Institute for environmental and scientific research. Schooner Bay is proving to be an excellent location for such groups, and staff from these organizations are often seen out exploring the trails and beaches with groups of students or other visitors. One thing they will have noticed in recent weeks is the increased sightings of Abaco Parrots in the village; as these birds fly south to their nesting sites, they have become regular visitors to Schooner Bay, favoring in particular the Commons area.

The parrot visitors are just one sign of the healthy ecosystem of Schooner Bay and South Abaco, and community members have been doing their part to make sure the area stays pristine. In May, Schooner residents and local children participated in a coastal cleanup along the beaches of Schooner Bay. The kids catalogued the various unusual items arriving from the mighty Atlantic in an effort to better understand and learn how to mitigate humans' impact on the environment. Curious and committed youngsters like this truly embody the Schooner Bay spirit and give all of us hope for a brighter, cleaner future!

INKEEPER'S DIARY

Hospitality Notes from Schooner Bay

My advice for anyone visiting Schooner Bay these days is this: come hungry! Never before have we had so many food options and so much culinary talent in the harbour village. Our friends over at Blackfly Bonefish Lodge are setting a very high standard, with Chef Devon Roker and his team serving up some incredibly creative and elegant Bahamian meals that take full advantage of the area's abundant fresh ingredients. With Lightbourn Family Farm on-site offering a full array of organic herbs and vegetables and one of the best fisheries in the world on our doorstep, we at Schooner Bay are blessed with access to a true bounty of high quality ingredients.

Also taking advantage of these resources is Schooner Bay's preferred caterer, Trio Culinary. Trio's talented chefs have been turning out some very inspired meals in stunning locations like the Beach Club Cabana as well as the porches, gardens and dining rooms of some of the cottages in the village. We are excited to announce that Trio will be establishing a more permanent presence in the village. Schooner Bay has acquired two vintage Airstream trailers, which are being converted into kitchens and will offer a variety of native Bahamian fare with a focus on farm- and sea-to-table ingredients. The trailers have been decorated and accessorized with wicker furniture and colorful awnings by the ever-talented Amanda Lindroth, and should



Dinning at Blackfly Lodge



Judy Mae's Kitchen at home in its vintage Airstream trailer.



Mingling at The Beach Club Cabana

become a very popular spot for casual, quality meals at Schooner Bay. Also in the village, the Harbour General Store offers lunch items and fresh baked goods from a bakery just down the coast in Crossing Rocks. The General Store also carries a variety of jams, jellies, sauces and pickled goods produced and bottled by the folks at Lightbourn Family Farm.

It's not hard to imagine Schooner Bay becoming a hotspot for foodies and farm-to-table aficionados. And the public is now warmly welcomed to experience Schooner Bay dining firsthand. Blackfly Bonefish Lodge is open to the public for lunch and dinner by reservation (376-0321), and we can think of few better places to take a meal than on the gracious porch overlooking Bay Street and Schooner Bay Harbour. Another popular Blackfly offering is the fresh, oven-baked pizzas made from all local, organic ingredients and available for take-out. The Beach Club Cabana offers an equally memorable setting as visitors dine in a thatch roof cabana by the sea. The cabana itself is decorated with vintage cane furniture and archival maps of the local waters, and opens onto a beachfront porch lit at night by tiki torches. The sounds of the waves crashing outside and the breeze rustling the palm fronds overhead are soothing accompaniments to your meal and entice many diners to

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Residents and visitors at the Red Marlin.

TRIO CULINARY'S BAHAMIAN LOBSTER & GRITS



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linger outside awhile for a nightcap. The Beach Club Cabana is also open to the public for lunch and dinner with advance notice. Reservations can be made by calling 475-0472 or 426-5440.

To whet your appetite, Schooner Bay caterer, Trio Culinary, offers up the following recipe for Lobster and Grits. For those who have enjoyed the shrimp and grits combo that helped put places like Charleston and Savannah on the culinary map, wait until you try the Bahamian version!

INGREDIENTS

Lobster

- 2 8oz lobster tails
- 2 tablespoons salt
- 1 tablespoons paprika
- Freshly ground black pepper

- 3 1/2 ounces extra-sharp Cheddar cheese
- 1-1/2 tablespoons jalapeno pepper
- 2 tablespoons of crispy bacon

INSTRUCTIONS

Sauce

- 2 tablespoons olive oil
- 1 medium onion, chopped
- 2 stalks celery, chopped
- 1 bell pepper, chopped
- 2-3 large garlic cloves, minced
- 1 (14 1/2 ounce) can diced tomato
- 2 cups vegetables stock
- 2 bay leaves
- 2 tablespoons parsley, chopped
- 3 green onions, thinly sliced
- Salt, to taste
- Black pepper, to taste
- 2 tablespoons of cornstarch
- 1 tablespoon of water

Lobster and Sauce

Split lobster tails in a half and season with salt, pepper and paprika. Sear lobster in a pan with olive oil. Cook until halfway done and set lobster aside in the pan. In another pan, add onion, celery, bell pepper and garlic and saute for 2 minutes. Add one can of diced tomatoes as well as vegetable stock and bay leaves and let simmer for 10 minutes at medium heat. Add the lobsters in to sauce and season to taste with salt and pepper. Add fresh parsley and green onions, and thicken the sauce with corn starch and water mixer.

Grits

In a soup pot, add stock and bring to a medium boil. Add grits and cook for a few minutes. As the grits start to cook, whisk in butter and heavy cream. Add cheese, bacon and pepper and salt to taste. Let simmer at low heat until ready to serve.

Grits

- 2 cups chicken stock
- 2 tablespoons butter or margarine
- 1 cup yellow grits
- 3/4 cup heavy cream



SCHOONER BAY **SNAPSHOTS**



CULTURE

SCHOONER BAY VILLAGE SCHOOL

LOOKING TO THE FUTURE

by GLEN KELLY

When the village of Schooner Bay was still just a dream, that dream included plans for a small school as an integral part of the living community. Early in the developmental stages, the Town Founders enlisted Tamela Kemp to help with the project. Ms. Kemp worked in Nassau at Lyford Cay International School for 23 years where she was Head of Early Learning and also a part of the Management/Leadership team for 12 years. During the initial stages of planning for the Schooner Bay Village School, Ms. Kemp worked to develop a vision and mission for the new institution, while also collaborating with Dwaine Modder of CDS Bahamas as he created an artistic rendering of the facility.

Now that Schooner Bay has become a reality, the school is of primary importance for the growth of the community, and will appeal to young families interested in making Schooner Bay their home. The school will begin as a Kindergarten/Lower Elementary private school and eventually grow into an Upper Elementary school and possibly beyond. It is hoped that the school will include students not only from the Schooner Bay community, but also from surrounding communities.

In the fall of 2012, Phase Two of the school project began with Tamela Kemp working on curriculum for the village school of the future. This phase of the school development project was made possible through the generous donations of our community members and stakeholders. We are deeply grateful for those who have given and



Artist's rendering of Schooner Bay Village School.

continue to give in order to help develop this critical community institution. Consistent with Schooner Bay's broader focus on sustainability and the natural environment, we are confident that the Schooner Bay Village School will also set a new standard for a qualitative and holistic educational experience deeply rooted in this special place and culture.

For greater detail about the educational philosophy of the Schooner Bay Village School, we include an excerpt from the newly-developed K-1 curriculum:

Early Elementary Students at Schooner Bay Village School will participate in a challenging and consistent program that

will capture their learning interests and prepare them for a lifetime of learning. The knowledge and skills they receive in their daily learning experiences will help them compete in a global economy and also help them to lead lives that have integrity as citizens and as individuals. This curriculum will outline knowledge, skills and high quality standards of learning that are required to meet these goals.

This curriculum has been developed to provide a rigorous and challenging curriculum for each grade level. Knowledge and skill set for each grade level set high standards of what parents and

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SCHOONER BAY VILLAGE SCHOOL

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community can expect children to learn.

The Schooner Bay Village School is built around the premise of cooperative learning. Students will be active participants in the learning process. The learning process will utilize the environment in all areas of the curriculum that will include the sea, beaches, national forest areas, garden, community center as well as nearby communities. The Early Elementary Curriculum will center around developing the whole child. According to Richard Louv, in *The Last Child in the Woods*, children need nature for the healthy development of their senses and therefore, for learning and creativity.

The Schooner Bay community will be the perfect setting for the early elementary student to explore and interact with nature as a part of their daily classroom experience. It will align a global education with an education of the past when children had experiences that connected them to their environment.

After surveying adults on their favorite vacations as a child, more than 75% remembered the vacations that included activities such as camping, fishing, a family picnic, climbing or hiking a mountain or watching whales from four feet away. All of these activities used the senses and involved learning that did not need the four walls of a classroom. The Schooner Bay Village School will include experiences in the community environment that will add to the richness of life.

The center of learning will have modern, updated classrooms, however, the school day will expand to the community in all areas of the curriculum. The environment of the Schooner Bay community will be critical to this process. Learning will happen by doing in the early learning classroom.

State of the art technology will be present in the Schooner Bay Village School, however, it will be used as a tool for research to support the learning happening in the community. The environment itself will be the focus for student learning. This will include a focus on sustainable living. This attitude has to begin with students in the early years in order to be promoted as a community value.

A dream, a vision, a mission, an artist's rendering and now the development of a curriculum. These are just the beginnings of the many wonderful things that will be happening at the Schooner Bay Village School over the next few years. Phase Three will include marketing and development as residents look forward to the community including a school to build the leaders of tomorrow in the Schooner Bay community. On behalf of everyone at Schooner Bay, thanks to all of you who are helping us forge ahead with this most important of community initiatives. We know that our shared efforts will one day produce something truly special and valuable for the children of Schooner Bay.



ANTONIUS ROBERTS ANNOUNCES NEW STUDIO AT POST HOUSE

by ANTONIUS ROBERTS

I am pleased to announce the conception of a new art studio in Schooner Bay Village. The Studio at Post House will be located on the same lot as my harbour-front cottage, in a garden adjacent to the coppice. While my studio in The Commons area continues to serve the wider community and remains a flexible space for the creation, display and storage of art, we have seen growing demand for a studio in the village center that can be more readily accessed by residents and visitors. The

Studio at Post House will be centrally located in the village and will help promote awareness and exploration of the arts in Schooner Bay. The facility will be a working studio and display space for my own work and those of visiting artists or others in the community. We also hope to host seminars and classes in the studio for the benefit of the community. Please keep an eye out for the development of this new space in the coming season.



SCHOONER BAY SUSTAINABILITY

by THE EDITOR



Necessity may be the mother of invention, but it is not its only catalyst. There is also desire. No one *needs* a blender with ten operating speeds and a pulsation feature. Or an inflatable movie screen. Or garden gnomes. But, certainly some of us want these things (which keeps those magazines in the back sleeve of airplane seats in circulation). While there may be many causes of innovation, we must be very clear that needs produce things of significantly greater intrinsic value than do wants.

For example, the elemental needs for water and food are responsible for some of the most ingenious engineering feats in history. The aqueducts of Ancient Rome, the stepwells of Ancient India, the dikes of Mesopotamia and the canal systems of the pre-colonial Americas all represent elegant and highly sophisticated solutions to irrigation challenges in agrarian societies. In more

modern times, where a broader population and rising water intensity created new challenges, the engineering response has been equally revolutionary, if less elegant. Modern dams present a whole host of social, political and environmental challenges, but they are nonetheless marvels of hydraulic engineering.

Businesspeople don't generally mind what particular societal force drives demand - want, fear, anxiety, aspiration, boredom, whim, convenience, curiosity - though they have been rather savvy at transmogrifying all of these myriad demand drivers into perceived needs. For example: "With so many ties in your collection, you *need* a serious solution to tie organization and storage." So proclaims the advertisement for a revolving tie rack in that magazine in your seatback pocket. We've all been there, right? Staring into our closets, lips pursed in determination as we vow to

get serious about storing and organizing our neckties. Well, maybe not; but, it doesn't really matter. The novelty of a battery-powered, lighted, revolving tie-rack has been re-positioned for us as a need.

Unlike the tie rack, water is inarguably essential to sustain life. Yet, most people have very little understanding of where their water comes from or how much of it they actually need. According to an excellent new book by the head of The Nature Conservancy, Mark Tercek (*Nature's Fortune: How Business and Society Thrive by Investing in Nature*), the average American uses over 655,000 gallons of water per year, enough to fill an Olympic-size swimming pool, and more than any other nationality in the world.

Much of what constitutes our "water footprint" is surprising. For instance, making one liter of Coca-Cola requires a total of 212 litres (56 gallons)

of water, including 1 litre for the product itself, 1 litre for production and washing, 10 litres to make the bottle and 200 litres to grow and process the sugar. A typical breakfast of two eggs, toast and coffee requires at least 120 gallons of water; a single cotton shirt consumes 660 gallons of water; and one pound of beef takes nearly 2,000 gallons of water to produce.

The essential need for water will one day force us to confront these facts and make changes, or innovations, to address them. This, of course, is already happening in parts of the world facing imminent water crises, as well as at the policy and business levels elsewhere. But, as Mr. Tercek points out, despite the progress being made in environmental management through both innovation and regulation, "everything humanity should reduce - suburban sprawl,

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SCHOONER BAY SUSTAINABILITY

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deforestation, overfishing, carbon emissions – has increased.”

We can no longer afford to be profligate about our natural resources, and should we continue along the current trajectory of resource depletion, we will likely eventually face a market-based response. The optimist believes dwindling supply and rising demand will result in increasing innovation and necessary changes to the status quo. The pessimist sees conflict and disorderly decline. We don't know what changes the new ecological reality will ultimately beget, but we do know that we are overwhelming the earth's natural capacity for sustainable regeneration for the first time in history.

From a community-builder's perspective, this situation requires us to re-examine traditional approaches to development. Why have certain places endured and others failed? The answer may be this: sustainable places are founded on sustainable demand, and sustainable demand is driven more by needs than wants. Much of the real estate development that has occurred in the last half-century has been the product of desire. Demand was not driven primarily by people who needed a place to live near where they worked or required a dwelling that was durable or efficient. Demand was driven by the desire for more... more space, more convenience, more gadgets. Development didn't aspire towards long-term sustainability, but towards instant gratification.

At Schooner Bay, our approach to development attempts to engineer and

nourish systems that support the needs of our community in as robust and sustainable a way possible. As we have discussed in the past, the most effective and elegant of these systems are often natural processes, which is why we spent more than four years reconditioning and replenishing the village ecosystem before we began any vertical construction. Even in the engineering of our man-made systems, we relied heavily on nature's example. Biologically-driven systems like our million gallon underground rainwater cistern, geothermal cooling and heating plant, indigenous flora propagation effort, and biological waste-treatment plant all harness the timeless principles of nature to perform the most vital community functions in a truly sustainable way.

This philosophy also extends to the design and build integrity of our vertical

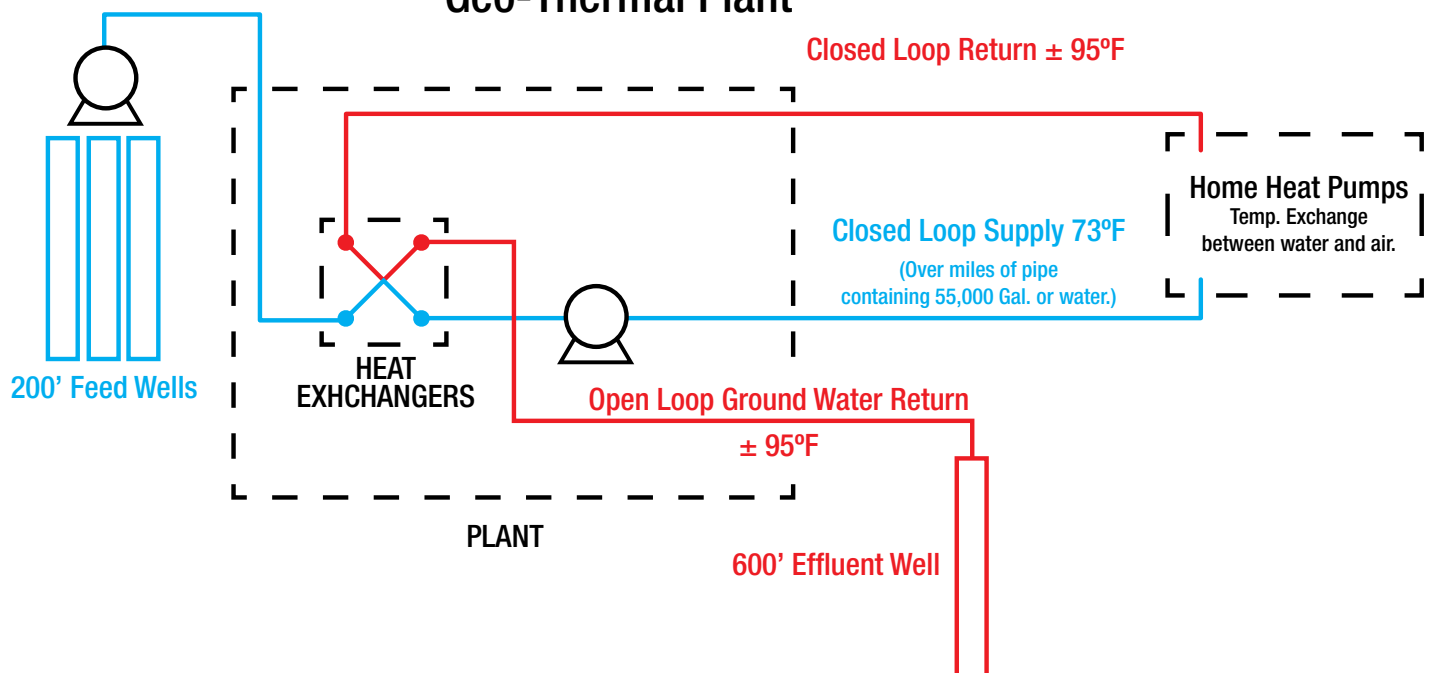
construction. For buildings to endure, they must first meet the needs of their inhabitants. Obviously shelter is the most elemental need, but even a basic lean-to can provide that in controlled conditions. For buildings to be truly viable and sustainable, they must meet critical needs beyond shelter. Noted architect, urbanist and Schooner Bay partner, Steven Mouzon, has offered the most effective explanation we have seen of the qualities required of a building to meet our needs. Mouzon writes, “Sustainable buildings [must be] lovable, because if they can't be loved, they will not last; durable, because they must endure, if they are to be sustainable; flexible, because if they endure, they will need to be used for many uses over the centuries; and frugal, because energy hogs can't be

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Open Loop Ground Water Supply
72°F | 4800gpm Capacity

Schooner Bay Geo-Thermal Plant

Closed Loop Return $\pm 95^{\circ}\text{F}$



SCHOONER BAY SUSTAINABILITY

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sustained in a healthy way into an uncertain future.”

Mouzon offers a similar synthesis of the qualities required of a community to meet our needs. He writes: “Sustainable places are nourishable, because if you can’t eat there, you can’t live there; accessible, because we need many ways to get around ... especially walking; serviceable, because we need to be able to walk to basic services and make a living where we’re living if we choose to; and securable, because if there is too much insecurity, the people will leave.” At Schooner Bay, our approach to development begins by meeting these

holistic needs as effectively and efficiently and sustainably as possible.

Though we may have strayed in recent decades, none of this is new. Building first to address essential needs before considering wants was the way civilization was created, and all of our greatest innovations achieved. No less a student of human nature than Plato himself recognized the tug-of-war between needs and wants that shapes society. As he wrote in the *The Republic* some 2400 years ago: “A state arises, I conceive, out of the needs of mankind; no one is self-sufficing, but all of us have many wants.”



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NATURE

FISH TALES

by CAPTAIN CLINT KEMP

According to an old African proverb, “smooth seas do not make skillful sailors.” If the same can be said for fishermen, then the weather of late has been creating plenty of opportunities to sharpen our skills. It has been a strange summer here in the Bermuda Triangle, with the normally calm seasonal weather patterns interrupted by frequent and sustained periods of squally, gusty conditions. Yet, in a testament to both the quality of our fishery and the ability of our anglers, the fishing has actually been extremely productive.

Here’s a bit of news that is always fun to report: the permit fishing has been on fire. Our guides are regularly spotting trophy permit and our clients are landing them. Just a few weeks ago, a client landed a 30 pounder in an epic battle that took the better part of an hour (see accompanying photo). We have also been getting into the tarpon, with a 50 pounder recently taken on the fly. The bonefishing has remained a steady complement to these larger sportfish, and the mutton snappers have also stayed fairly active.

Out on the blue-water, we have had good luck with the blackfin tuna, and the



30 lb. trophy Permit.



Flip Pallot (left) and Clint Kemp.

bottom-fishing has been quite productive much to the delight of the patrons at our restaurant at Blackfly Bonefish Lodge. The restaurant is

turning out some excellent cuisine under the expert watch of Chef Devon Roker, and we are seeing growing interest from the wider Abaco

community as locals discover an exciting new dining option. The restaurant is open seven days a week for breakfast, lunch and dinner, and Friday Night Pizza has quickly become a popular, casual event in the village. Call 376-0321 for reservations.

Perhaps the most exciting event of the summer – for us at least – was the dedication of the Flip Pallot Room at Blackfly Lodge. For those of us who grew up watching Flip’s Hemingway-esque pursuit of big gamefish on Saturday morning’s popular television show, *Walker’s Cay Chronicles*, the man is a living legend. We had the honour of hosting Flip and his wife a few weeks ago for the dedication ceremony and four days of fishing the flats of the Abacos. Walker’s Cay is the northernmost cay of The Bahamas and a part of the broader Abaco archipelago, so Flip was literally right in his own backyard fishing our waters. I can truly say that being on the pointy end of the boat with Flip Pallot guiding was one of the absolute highlights of my professional fishing career. And we are thrilled to announce that Flip will be coming back to Schooner Bay in the fall to

CLICK for more on **PAGE 17**



offer a week of bluewater fishing instruction and techniques. Please give us a call or check out our website for more information.

We also enjoyed hosting the folks from the popular Charleston-based lifestyle magazine, *Garden & Gun* earlier in the spring and have reproduced (with permission) their article in *The Mainsheet*. They have a terrific and engaging publication and we were honored to be named “The Bahamas’ best new flats-fishing destination” in their June and July issue.

Looking forward, we are fully booked through mid-August and then will be taking a few weeks off to put some finishing touches on the lodge and have everything in order for next season. Elsewhere around the property, construction of the angler’s cottages is ongoing. The first cottage is now occupied and another cottage has recently been sold. We still have two cottages available and offer a management and rental pool program that makes ownership of one of these special properties sensible for those seeking an affordable and hassle-free base nearby an epic fishery.

All of us at Blackfly are thrilled by the progress we have made to-date and the reception that our lodge has been given by the international fly-fishing community. We invite you to come down to The Bahamas and see for yourself what makes Blackfly Bonefish Lodge and the Abaco fishery so incredibly special and unique.

Castaway: Blackfly Lodge

A couple of old salts create the Bahamas’ best new flats-fishing destination.



by MONTE BURKE
GARDEN & GUN MAGAZINE

GARDEN & GUN

Vaughn Cochran says Blackfly Lodge—an exquisitely redone fishing lodge on Great Abaco Island—started as “an art project.” In 2008, the now sixty-seven-year-old artist, former Keys fishing guide, longtime lodge manager, and original member of Jimmy Buffett’s Coral Reefer Band (“I was the jug-band guy, playing the washboard, mandolin, and banjo”) was contacted by Clint Kemp, a native Bahamian guide, about doing a series of paintings of the rapidly aging crew of iconic bonefish guides in the Bahamas. That plan fell through, but a friendship came out of it. A short time later, a developer asked the two men to assess the Schooner Bay area of Abaco as a possible destination for a new fishing lodge. After three days of excellent fishing with local guide Paul Pinder, Cochran says, he and Kemp found themselves sitting on a roof deck, “watching the sun set, having a Cuban cigar, drinking rum, and wondering, ‘Why the hell don’t we just do this ourselves?’”

So they did. In 2009, with the help of Canadian financier Dave Byler, Cochran and Kemp founded the first iteration of Blackfly Lodge in Schooner Bay, a new development on Abaco’s eastern shore. They leased a six-bedroom house, hired Pinder as the head guide, and started booking guests. Aside from hanging a few paintings, the men left the house as it was. The small, intimate nature of the lodge was a hit. “So we decided to just go ahead and plant our flag,” says Cochran, who has managed properties in Costa Rica and Mexico.

With an eye toward expansion, the group eventually bought some nearby land and built their own eight-bedroom structure in the style of a Bahamas veranda house. The new lodge officially opened in March. And this time around, there are plenty of personal touches. Each bedroom is named for a famous angler, such as Lefty Kreh, Stu Apte, and Flip Pallot, and adorned with a Cochran original portrait of said fisherman. Chef Devon Roker runs the family-style kitchen, which serves up breakfast, dinner, and a packed lunch daily. The theme there is local: seafood caught on the lodge’s thirty-one-foot Yellowfin boat, and fruits, vegetables, and eggs from a nearby Blackfly-owned farm.

And then there’s the fishing. Abaco has quickly emerged as one of the top bonefishing destinations in the Bahamas, if not the world, and Blackfly is within reach of the famous easy-to-hook bones in the Marls, the more difficult big fish on Abaco’s ocean side, and the magical Moore’s Island, where bonefish share the flats with permit and even the occasional tarpon. The fishing is so good in the surrounding area that when Cochran asked an angler friend to help spread the word about Blackfly, “He said, ‘Hell no!’” Cochran says. “He wanted to keep it to himself.” Good luck.



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NOTES FROM THE FARM

by LIGHTBOURN FAMILY FARM

Summertime in The Bahamas! Blue skies and calm waters bring out the beach bums and boaters in search of fun in the sun. Here at Lightbourn Farm summer means a time to regroup. The heat limits what we can grow organically so we focus our energy on a few crops such as Salad Mix, Eggplant and Hot Peppers, with small harvests of Passion Fruit, Cassava, Sweet Corn and Guava in between.

Currently we are doing maintenance on the Hydroponic System in preparation for planting our first Tomato crops this September with Beets, Beans, Sweet Peppers, herbs, various head lettuces and greens to follow. On the traditional row-crop side, we are wrapping up our Corn and Eggplant harvests. With a compost pile that has been

brewing since last season we are eager to add it to the existing rows. Once the compost is applied to the rows, they will be covered with plastic and solarized for about six weeks, helping to kill any disease, pests, pathogens and volunteer seeds that may adversely affect the new season's crops.

Lightbourn Farm would like to thank all of our continued supporters; we look forward to providing you with a wide variety of fresh organic produce in the coming season.

A very special thank you to Schooner Bay and staff for welcoming us into their family. We are extremely excited about what the next few years will bring for Lightbourn Farm here at Schooner Bay.



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www.blackflylodge.com



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QUOTES

"Trying to dominate nature will likely fail, but bringing nature back into how people organize society, run businesses, design cities, and even how we live our daily lives can give us reason to hope."

– **Mark Tercek**, *Nature's Fortune*

"I go to nature to be soothed and healed, and to have my senses put in tune once more."

– **John Burroughs**

"We must do all that we can, to give our children the best in education and social upbringing - for while they are the youth of today, they shall be the leaders of tomorrow."

– **John F. Kennedy** (1917-63)

"A designer knows he has achieved perfection not when there is nothing left to add, but when there is nothing left to take away."

– **Antoine de Saint Exupery**

"The more clearly we can focus our attention on the wonders and realities of the universe about us, the less taste we shall have for destruction."

– **Rachel Carson**

"The creation of a thousand forests is in one acorn."

– **Ralph Waldo Emerson**

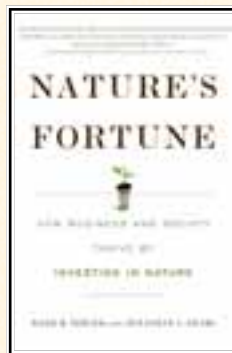
"A nation that destroys its soils destroys itself. Forests are the lungs of our land, purifying the air and giving fresh strength to our people."

– **Franklin D. Roosevelt**

BOOKS

NATURE'S FORTUNE: HOW BUSINESS AND SOCIETY THRIVE BY INVESTING IN NATURE

by **Mark R. Tercek**

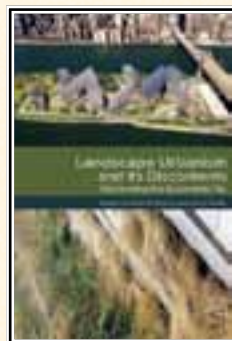


What is nature worth? The answer to this question—which traditionally has been framed in environmental terms—is revolutionizing the way we do business. In *Nature's Fortune*, Mark Tercek, CEO of The Nature Conservancy and former investment banker, argues that nature is not only the foundation of human well-being, but also the smartest commercial investment any business or government can make. The forests, floodplains, and oyster reefs often seen simply as raw materials or as obstacles to be cleared in the name of progress are, in fact, as important to our future prosperity as technology or law or business innovation.

Who invests in nature, and why? What rates of return can it produce? When is protecting nature a good investment? With stories from the South Pacific to the California coast, from the Andes to the Gulf of Mexico and even to New York City, *Nature's Fortune* shows how viewing nature as green infrastructure allows for breakthroughs not only in conservation, but in economic progress, as well.

LANDSCAPE URBANISM AND ITS DISCONTENTS: DISSIMULATING THE SUSTAINABLE CITY

Edited by **Andres Duany and Emily Talen**



In contemporary Western society, urban development is regarded as an unfortunate blight from which nature provides a much-needed respite. This apparent dichotomy ignores the interdependence between human settlement and the natural world. In fact, one of the most pressing problems facing urban theorists today is determining how to resolve the tension between the built and natural environments, in the process creating truly sustainable cities.

Landscape Urbanism and its Discontents is a collection of essays exploring the debate over urban reform, now polarized around the two competing paradigms of Landscape Urbanism and the New Urbanism. Landscape Urbanism is conceived as a more ecologically based approach, while New Urbanism is more concerned with the built form. Given that these two sets of ideas are at the forefront of sustainable urban design, the analysis—and potential reconciliation—offered by *Landscape Urbanism and its Discontents* is long overdue.



TIME TO SIMPLIFY



Located on the pristine beaches of Great Abaco in The Bahamas, just a short flight from Nassau and South Florida, is a unique place called Schooner Bay. It's a planned and phased authentic Bahamian harbour village, where stores, vacation cottages, homes and businesses will co-exist with the native landscape. A place where traditional architecture, true island

lifestyle and a myriad of experiences will cater to all, including tranquil beaches, nature trails, the arts, farming, eco-adventures and unlimited fishing. With the harbour now open and dockage available, this blossoming community, even in its early years is delightful. Welcome to sustainability. Welcome to tradition. Welcome to Schooner Bay.



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