



WE MEASURE OUR SUCCESS BY OUR CLIENT'S RESULTS.

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Reference: SAJ – 2004-12518 (SP-JCM)
St John Marina Yacht Club

March 1, 2018

Dear Mr. Cedeno-Maldonado

To further to our conversations regarding the viability of the Marina / Yacht Club on St John and the negative response given as it relates to the wind and wave action in the bay; I offer the following additional information:

In Attachment (A) please see a Google earth image of the bay on August 13th of 2009 depicting the Summer Wind and Wave action for the location as well as a shot from February 5th of 2017.

In choosing the dates to show you, we purposely picked days where there was above average wind and wave action in the bay. You will note that in both instances the bay is relatively crowded with yachts anchored. In conclusion the opinion that a marina might not be operationally feasible in this location is challenged by the reality that the yachts are there and the bay is still relatively calm. Yachts on anchor experience far worse conditions on board than that of a vessel that is stationary in a marina.

As we all know the yacht anchored in the bay during this time are all on anchor and thus all damaging the seabed and natural habitats and thus when there is wind and wave action the impact to the seabed and thus environment will be greatly minimized by the vessels being on Mooring and primarily on the dock.

In Attachment (B) please see a comparison of wind data for the proposed marina in Coral Bay compared to three other facilities that have existing marinas in close proximity. In this comparison we have chosen the same day for all 4 locations and chosen a day where the predominate Northerly winter winds are blowing (the strongest and most prevalent winds and thus wave actions) except in a storm event. You will note that the wind gradient symbols are actually less in Coral Bay than in the other three locations with existing facilities. Keep in mind the elevation behind Coral Bay are quite steep and thus the location is afforded additional protection from the northerly winds.

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In attachment (C) Once again please see the comparisons of wind data for the proposed marina in Coral Bay compared three other facilities that have existing marinas in close proximity. This graph further strengthens our position that this location is actually considerably safer and has less wind and wave action during the summer months than that of the existing competition.

Attachment (D) allows you to see the actual results and wave action in real time for all of the sites used for comparison purposes.

In summation while the site is exposed to a South Easterly wind and often times will have a fetch and or surface attribute to contend with, this will in no way impeded and or otherwise limit our ability manage and operate the facility, given the design features previously discussed

The location is better than and or on par with the other facilities in the region when it comes to wind and wave action in the dockage area.

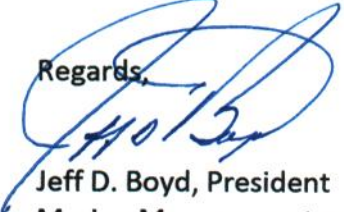
The locations seldom have much if any ground swell, which is self-evident by the number of yachts on anchor there all year around. While yachtsman will tolerate wind and surface fetch they seldom if ever will purposely anchor in a swell prone area, as this is a truly uncomfortable place to be.

I stand firm on my original comments regarding the viability of the site, as it relates to building and operating a 5 star marina in the proposed location. Over the past 25 years of operating, designing and building marinas, throughout the Caribbean, I can assure you there are plenty of marinas operating today that are far more vulnerable to Mother Nature than that which will be found in this location. These facilities, like our proposed facility will deal with the wind and waves each day and set their operational policies in place to mitigate the effects thereof.

I furthermore stand firm that no further mitigation will be required in the future as a result of the wind wave action on location other than operational readiness and experience.

Should you have additional comments and or questions please feel free to contact me.

Regards,



Jeff D. Boyd, President
Marine Management and Consulting N.V