



# The Cattie Law Firm, P.C.

U.S. Virgin Islands EST. 2010

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November 10, 2024

Via first-class mail and e-mail to: [senatorjames@legvi.org](mailto:senatorjames@legvi.org)

Hon. Senator Javan E. James, Sr.  
Chairman, Committee on Economic Development and Agriculture  
Legislature of the U.S. Virgin Islands  
Capitol Building, Charlotte Amalie  
P.O. Box 1690  
St. Thomas, Virgin Islands 00804

Re: *The Summer's End Group, LLC*

Dear Senator James:

I am writing this letter on behalf of my client, The Summer's End Group, LLC ("SEG" or "Summer's End"). I thank you in advance for taking the time to review this correspondence. I have been an attorney for 24 years, and I just celebrated my 20<sup>th</sup> anniversary of living and practicing in the U.S. Virgin Islands.

As you are aware, Summer's End has been diligently working towards bringing a world-class marina to Coral Bay, St. John, V.I. Summer's End has asked me to update you on certain pieces of litigation which concern SEG and the marina project. Following the ratification and passing of Act No. 8407 by the Legislature of the Virgin Islands, Summer's End has had a constant focused on resolution of the pending matters and completion of the federal permit in order to move the marina and upland development into construction as efficiently as possible. While Summer's End experienced challenges and delay in the permitting process caused by pending legal matters, with persistence and a great of expense incurred, I am pleased to report successful conclusions to the legal matters below.

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First, I am thrilled to report that the parties have agreed to resolve all disputes between SEG and the families of Minerva Marsh Vasquez and Eglah Marsh Clendinen in case ST-2021-cv-00124 now pending in the Superior Court of the Virgin Islands. That case involved the use of Consolidated Parcel 10-17 Estate Carolina, St. John (formerly 10-17 and 10-18 Estate Carolina, St. John) as part of the marina project. On November 4, 2024, the parties jointly filed a notice with the Superior Court advising that “the parties have come to a settlement and resolution of all outstanding issues/claims between them ....” I am working with attorneys for the Marsh/Clendinen family on editing the settlement papers, and the parties will move to dismiss the matter with prejudice shortly upon completion.

Additionally, SEG was previously involved in two legal matters with the (now former) owners of Rem-13 Estate Carolina, St. John, (James Phillips and Genoveva Rodriguez) over the sale of that parcel to Summer’s End for use in the marina. Case No. ST-2018-CV-00199, filed in the Superior Court of the Virgin Islands and Case No. 2019-CV-00059, filed in the District Court of for the Virgin Islands, Division of St. Thomas and St. John have now both been dismissed with prejudice as the parties have settled all claims in those two suits.

The resolution of these matters will give Summer’s End unquestioned legal authority to utilize these properties in the marina project, and SEG has already begun clean-up of the area in preparation for the construction and development of the marina and upland buildings. If you have any questions on these matters, I will be happy to address any such concerns or inquiries.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Cattie", with a long horizontal flourish extending to the right.

DAVID J. CATTIE, ESQ.