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PRIVATE CARIBBEAN



Dr. Ed Bosarge: Over Yonder Cay

A Wander on Over Yonder

Located some 70 miles from Nassau and Great Exuma, with Florida 265 miles to the north-west, Over Yonder Cay may be one island in an archipelago of 365 but it is making a big impact in terms of its advances in technology and appeal as a destination.

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Over Yonder Cay's facilities include a nine-hole golf course, which in keeping with the environmental considerations of the island does not need pesticides or intensive irrigation.

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The island sits like a jewel in the crown. It is the crowning glory of the Exumas, part of the necklace of islands we know as the Bahamas. Its gem like qualities are apparent for all to see, but like many fine and expensive baubles it is only when you look more closely that you realize quite what a special jewel Over Yonder Cay truly is.

Strictly speaking the island does not belong to Dr Ed Bosarge. Legally, he is the spokesman for the Bosarge Family Office that acts as its managing agents. But he is, nevertheless the inspirational genius behind its development. It was under his guidance that this 72-acre plot has become a beacon of hope to those who understand the importance of maintaining what nature created, curating it in as pristine condition as is hu-

manly possible in today's modern world.

It was his vision that has transformed a once remote fishing outpost into an eco-friendly private haven for those seeking authentic barefoot luxury. It is by his insistence that Over Yonder Cay operates primarily on power provided by its very own hybrid renewable energy system, employing three wind turbines and a 1.5-acre solar field. He told us, "Research into green technology is one such area where the Bosarge Family Office is actively involved: Over Yonder Cay is the first island in the region to run entirely on renewable energy." Power that is surplus to immediate requirements is stored in a 6MWh battery bank to be used at times of lower production, and diesel generators are on standby but are very rarely needed.

He relishes in being given the opportunity to talk about the feasibility of going green and, sharing his data about real-time energy consumption and power generation, he tells us, "We have been invited by Sir Richard Branson to give the keynote speech at a conference on Necker Island, explaining how we did this and how the model could open up the entire Caribbean area to energy sources that are not reliant on fossil fuels." A strong believer in using intellect and God-given talent of entrepreneurship, Dr Bosarge has contributed to the business world through capitalism. The key is, he says, "finding similarly minded people to be part of my team. We have been very successful in that and as a result have been able to change the lives of many people through philanthropy."

A PASSION FOR YACHTING

The Bosarge family has always had an interest in spending time on the water and Dr Bosarge has been sailing since he was a young child. "I started building and owning sailboats at a young age, first with multihulls, including a 16' Prindle catamaran, then a Cal 36 monohull sailboat, which we raced in regattas for many years. In 1974, I acquired 'Skoukum', a 72' Alden gaff-rigged schooner from 1934. Two years later, the Governor of Texas appointed her to represent the state at the Tall Ships Parade in New York City. We were accompanied by a group of boy scouts for the whole voyage and we sailed from Houston to New York via the Virgin Islands, Bermuda and Newport, Rhode Island. On 4th July 1976, 200-years after the birth of Amer-

ica, we joined the parade flotilla and sailed up the Hudson River to the George Washington Bridge. This was my first experience with big boat sailing and my induction into superyachting."

Warming to the task he continues, "We then acquired 'Natasha' an 83' mahogany Camper & Nicholson yacht, designed by Jon Bannenberg, which became the number one Caribbean charter vessel in 1980 and 1981. She toured the Caribbean for 10-years with a British captain-and-wife team, spending time in the Virgin Islands, St. Maarten, Antigua and Martinique, among others. After selling 'Natasha' it took a few years to find the right boat for the family office. Finally in 2005 they discovered a 115' Ted Hood designed sloop with a shallow draft that is perfect for cruis-

It was Dr. Bosarge's vision that has transformed a once remote fishing outpost into an eco-friendly private haven for those seeking authentic barefoot luxury.





'Tenacious' (above) is a 115ft Ted Hood-designed sloop with shallow draft; perfect for exploring the Bahamas. It was while sailing on 'Tenacious' in the Exumas that Dr Bosarge discovered Over Yonder Cay.

ing the Bahamas. We named her 'Tenacious' after Ted Turner's famous racing yacht. She is still managed by the Bosarge Family Office and often used by the family."

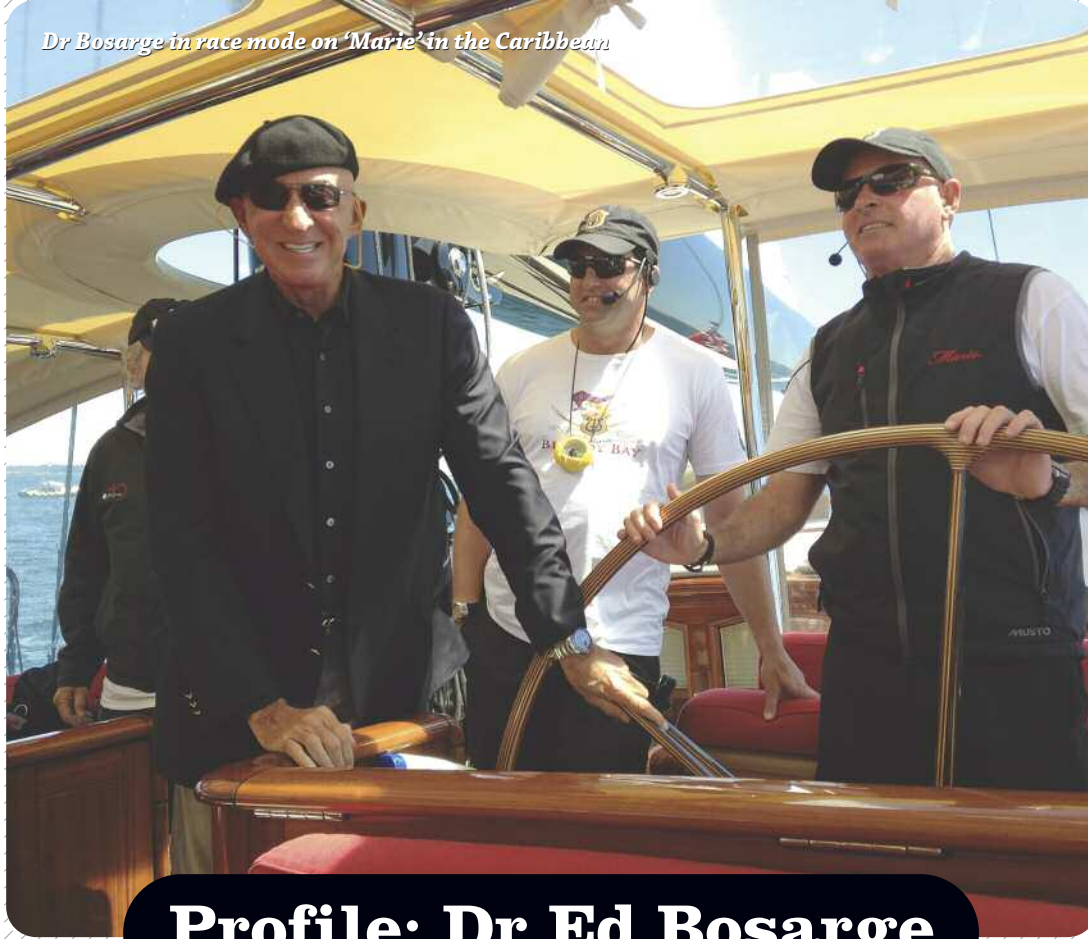
It was while sailing 'Tenacious' in the Exumas in 2008, that Dr Bosarge discovered Over Yonder Cay while snorkelling. "It was an interesting investment, perfectly situated for an exclusive luxury development, so one of the Bosarge family trusts acquired it. We have since converted the island into a luxurious 28-guest hotel and wellness centre that is available to rent." 'Tenacious' is often docked in the 13'-daft marina they built there and passing yacht owners are encouraged to visit and use the facilities if the island is not leased out. The marina, the deepest marina in the Exumas that is open to guests use, is well protected and can offer dockage for several vessels over 100'. They can take shore

power and water but the marina is unable to offer tank drainage or fuel bunkering.

"At the same time as we were making the investment in the island, we built 'Marie,'" Dr Bosarge explains. "She is a 180' ketch that was designed by Andre Hoek and built in Holland by Vitters. She is available for charter through Fraser Yachts, spending her summers in Maine and winters in the Caribbean; she recently completed an 18-month tour of the South Pacific." 'Marie' is well known in the superyacht racing circuit, competing in such events as the Superyacht Challenge, in Antigua, the St. Barths Bucket and the Loro Piana Superyacht Regatta in Porto Cervo.

The Exuma Cays is one of the most breathtakingly beautiful island chains in the world, though it is a relatively unknown spot. Tourism to the area is mostly by boat, but superyachts concerned by the sometimes shal-

Dr Bosarge in race mode on 'Marie' in the Caribbean



Profile: Dr Ed Bosarge

Dr Bosarge's entrepreneurial success began after receiving his PhD in Applied Mathematics from Brown University. Most of his working life since then has been spent developing mathematical and physical models of financial markets and turning these into high frequency trading systems that provide liquidity for the financial markets.

The Bosarge family, as beneficiaries, is the major shareholder of Quantlab Financial, which is one of the top three high-frequency trading firms in the United States and is active in 50 of the world's liquid financial markets. Dr Bosarge also worked with Standard & Poor's to develop methods for yield enhancement of fixed income portfolios. He founded The Frontier Companies, where he further developed predictive financial market technologies for automated trading of major equity, fixed income, and foreign exchange markets, subsequently licensing these systems to a worldwide client base of major financial institutions.

He has always been interested in finding solutions to non-linear world problems. Early in his career he worked in the field of mathematical medicine, served as a math faculty member at Rice University and was involved in joint ventures with IBM and the Methodist Hospital in Houston. It was at this time that he became involved with finding a solution to cancer, using his

own models to approach treatment as opposed to traditional methods. He now devotes a lot of time to the MD Anderson Cancer Center in Houston, where he is a Board of Visitors member, and he has become very involved in biotechnology in relation to stem cells.

It is in this field that his interest lies today and it has become the primary function of the Bosarge Family Office. Over the last five years the family office has sponsored conferences at the Vatican and in Stockholm on the use of autologous adult stem cells for regeneration and treatment of diseases as opposed to the prescription of pharmaceuticals. Through the Bosarge Family Office, he has funded a CellHealth Institute clinical study into reprogramming aging adult stem cells at the University of Medicine and Dentistry New Jersey (UMDNJ).

Interested in green energy, he is nevertheless a pragmatic and hugely successful businessman who, amongst his other responsibilities, lists as being the CEO of Petrodome Energy, LLC, an oil and gas exploration and production company operating along the upper Texas and Louisiana coast, and on the Gulf of Mexico Shelf. In 2011, the Bosarge Family Office funded the LEED Platinum, net-zero energy education center at the Coastal Maine Botanical Gardens. Dr Bosarge lives in Houston, Texas and spends his summer in Southport, Maine.

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low waters tend to miss the Bahamas and head straight from the US shores down to the Caribbean islands further south, where there is a lot more traffic. However, through outside investment via purchase of private islands, the island chain has become more popular over the last few years. It is the responsibility of both the government and those investing in the area to practice good environmental stewardship to keep it in its pristine state.

As well as keeping the islands themselves intact, the waters of the Bahamas are one of the country's greatest assets. The sea life needs protection from bleaching, overfishing and pollution. The Exuma Cays Land and Sea Park is a fantastic example of how this is done and Over Yonder Cay fully supports in any way it can to maintain the diversity and volume of marine life so it does disappear as

***A haven for wildlife,
the Exumas is home to
a unique array of species
both above and below
the water's surface, including
the famous swimming
pigs of Big Majors Cay.***

elsewhere in the Caribbean.

Over Yonder Cay is situated right in the heart of the Exumas, just a quick tender ride away from many of the spectacular attractions of the archipelago, including the abundant wildlife of the Exuma Cays Land and Sea Park, the friendly nurse shark family at Compass Cay, the magical hidden underwater cave of the Thunderball Grotto, not to mention the fantastic snorkelling and diving in the reef right on the island's own shores.

From enjoying a round of golf with stunningly unique views, to world-class healthy cuisine and outstanding watersports, the island offers first class facilities in a luxury yet relaxed environment. In fact, the island is so private and peaceful it is hard to imagine you are so close to the US mainland. Dr Bosarge says, "The island is a secret, one that we want to share with a select group of people who ap-



Quickfire

My favorite spot on OYC is... the renewable energy mission control room

I'm most proud of... my backing groundbreaking research into adult stem cells

Business is... always a challenge

I wish to be remembered for...

finding solutions outside the box

I will never give up... entrepreneurship and finding solutions to problems that others consider impossible

My favorite place on earth is... the helm of 'Marie' during a Caribbean superyacht regatta

My favorite watch is... Breitling Emergency with dual frequency distress beacon

In people I find the most endearing quality to be... honesty and dynamism

Favorite yachts... 'Tenacious' and 'Marie'

My aircraft for personal travel is... a Citation 10

preciate the beauty and appeal of what we have created at our special island home."

OTHER PASSIONS

If Dr Bosarge is passionate about yachting and his island then he is equally adoring of his many other pastimes, music being one of the foremost. He told us, "Music has been in my life from day one, my grandmother was a concert pianist and opera star, and so 'Marie' has a Steinway grand piano in the main salon. We have a concert pianist play music at the beginning and end of the races in which she competes.

Dr Bosarge's love for old guns and cannons is well-documented and he has one of the largest private collections of cannons in the world. "There are 75 pieces that date from the 1600s to the 1900s; they are mostly of British, Portuguese, French and Dutch origin. One of my favourites is a British solid-bar cannon that weighs 4,000lb and can shoot a 16lb ball five miles. The British had given the cannon to Nepal in the 1800s and it now sits 'guarding' the entrance to Over Yonder Cay. My two other favourite cannons

are solid bronze and weigh 3,000lb each. Lord Charles Cornwallis of the British Army used them in the American Revolutionary War. When the British were beaten, Cornwallis retreated to his ship with the cannons. They were then used against America again in the bombardment of Baltimore in 1812. The British subsequently gave them to Nepal in 1828. They have been fully restored and they are fired daily at our summer home in Southport, Maine."

As if the roar of a cannon were not enough, Bosarge's passion extends further up the audible scale with his love for World War II aircraft, or, as those who pilot them refer to them, "war-birds."

Together with his business partner, the Bosarge Family Office has created the Texas Flying Legends Museum, a charity that has on display 13 restored aircraft. Many participate in displays throughout the United States. The museum is dedicated to honoring past generations and inspiring the leaders of tomorrow through their active flying displays. All planes have been restored to near-original condition and include a P-40



Captain Duncan Hipkin, now island manager of Over Yonder Cay, shields his ears from the cannon fire that marks sundown on 'Tenacious'.

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*Guests travel to Over Yonder Cay by Cessna Grand Caravan seaplane.
Local catches from the water like this red snapper make for delicious, fresh dinners.*





fighter, a Corsair fighter, a B-25 bomber, a P-51 Mustang and, rarest of all, a Japanese Zero fighter plane. The Zero is said to be one of only two in the world that can still take to the skies. Dr Bosarge is rightfully proud of the help he has given to preserve such heritage and in 2010, took the aircraft to the St Barths Bucket regatta to perform daily air shows for the people of St Barths and race participants.

THE ISLAND

The island of Over Yonder Cay is a leasehold estate, deriving its title from the British colonial occupation of the Bahamas. Before the country became an independent nation 40 years ago the British Government leased many islands to private individuals. "It was from one of these people whom we acquired the leasehold title and had it extended by 100 years," Dr Bosarge divulges. "Planning permissions were tedious but likely similar to what any builder would experience with

***Over Yonder Cay's
hybrid renewable
energy system could
provide the key to
sustainable island
living in the Caribbean.***

permits and licenses. Having an American architect unfamiliar with Bahamian building codes was also a small hurdle, but anything needing modification was simply tweaked by a Bahamian engineer to make sure the designs were up to scratch. There were many administrative hurdles during construction given the size and location of the project, plus the logistical problems that one could imagine when building a luxury island in a remote location, in the middle of the ocean, in a foreign country. Having close to 200 staff to oversee was an HR challenge as well."

Ownership of private islands is not a new concept to the region; other islands in Exumas have been acquired by notable figures in recent years. The Aga Khan, famed for his horse racing stables and love of superfast superyachts, has purchased Bell Island. Film producer/director Tyler Perry bought a 25-acre island called White Bay Cay, as well as another seven-acre island in 2009 and plans

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building a tropical Balinese-style home for his own use and several guest bungalows for entertaining. LVMH Chairman and Chief Executive Bernard Arnault not only owns chunks of Feadship and Princess Yachts but is also the owner of Norman's Pond Cay, while country singers Tim McGraw and Faith Hill own the 17-acre island, Goat Cay. Swashbuckling Pirates of the Caribbean actor Johnny Depp owns Little Halls Pond Cay and David Copperfield lays claim to his own Musha Cay.

"Many owners of islands in the Exuma Cays take about a decade to fully develop them; we took half of this because of the intense work that we carried out in the first three years after acquiring it," explains Dr Bosarge with candor. "There was a very clear vision for the island from the outset in terms of the villas, the style of décor and how the island was to be used personally by the family, but there have been areas that have developed

Villa Fiamma takes advantage of the spectacular views that are provided by the island's unrivalled elevation in the Exuma Chain.

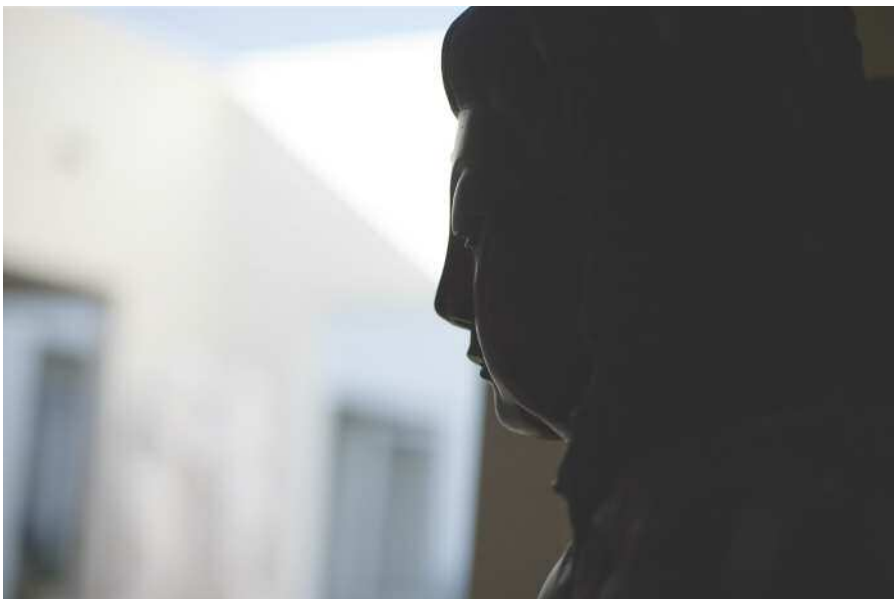
since the original concept was created. "Some ideas naturally come to you later on, after the bulk of the development has been completed. Around a year ago we decided to put in a nine-hole par-three golf course and a floodlit tennis court. This is a totally unique combination of facilities in the region and is proving incredibly attractive to rental guests."

Speaking of the development in more physical detail, Dr Bosarge explains, "We had approximately 200 workers on the island during that construction period, building the villas and staff housing as well as the challenging task of dredging the marina and approach channel. The development of our green energy system is ever evolving as technology improves and we fine tune our hybrid solar and wind system; we are constantly improving our efficiency. The field of renewable energy is an exciting one and we are working with some of the leading minds





The island's decor is accented with antiques that reflect the Bosarge family's historical and cultural interests.



in green energy generation and storage, using our island as a model for isolated energy grids of the future."

"The project managers and architects for the development of Over Yonder Cay were predominantly from the United States, but the majority of the workers for the island's development were Bahamian. Some of the skill transference includes the installation of paved roads, electricity, frosting glass windows, marcite for pools, landscaping knowledge and some audio video training. Many of these workers have remained with the island after the development was completed. Together they have built a team that knows the island inside-out. One of the island's managers, Michelle Woods, was key to running the development of the island for us and has a remarkable wealth of experience and understanding of the project."

Architect and project manager Mihai Angelescu was responsible for the overall design of the island, while Rodica Mirea was the interior designer for the villas and Malcolm Miller was the landscape architect. "We built a nursery to house the plants that were coming in at a rapid pace for quick planting. Now the nursery is the site of on-going propagation so that we can harvest our own plants and ship fewer in."

"The logistical challenges that we faced were usually relating to barge availability, coinciding with building materials being in stock or available for delivery during a tough economic time. Many items were not readily available off-the-shelf and we encountered a lead-time that set our timeline back. Another logistical challenge we faced many times was having enough man power to finish certain tasks between four villas and two buildings simultaneously without falling behind in our timeline."

Over Yonder Cay can now welcome up to 28 guests, more than could be accommodated on two superyachts. This makes it a great lo-





cation for multi-generational family celebrations, as well as substantial groups of people who want to be able to share a luxury holiday experience with ultimate privacy that is not attainable at a traditional holiday resort. Hiring the island in its entirety is somewhat akin to chartering a super yacht. There are many similarities. The island's general manager is Captain Duncan Hipkin, who for some years ran 'Tenacious' when she was chartering in the BVI. He has brought with him to the island his wife Liza, who served as Chief Stewardess and Chef on board 'Tenacious'. Together they bring extensive experience of the superyacht world and that has given Hipkin the ability to oversee a staff of 30, 60 per cent of whom are from the Bahamas. Hipkin told us, "Those who are accustomed to renting luxury villas, superyachts and private islands expect the best service possible, no

Using green energy doesn't have to mean a sacrifice of luxury. The master bathroom of Villa Fiamma is decorated with ornate tapestries, crystal chandeliers and intricate sculptures.

matter where they are. The attention to detail, intuition of a guest's needs and personalised service are key to making the experience above and beyond what would be available at a traditional resort. These are dependent on the quality and experience of the staff, above and beyond the facilities and amenities on offer. Whether you are on a super yacht a private island, this does not change.

The Captain continues, "The most obvious differences between staying on a yacht and an island like Over Yonder Cay are the amount of space per guest and the number of people that can be accommodated at once. Although there has been some increase through the Passenger Yacht Code, the vast majority of super yachts are limited to sleeping just twelve guests. If groups are larger, then there is the option to charter multiple yachts, but this brings with it an innate divi-



sion in the group, not to mention a much higher price tag.”

“The differences don’t end there. Over Yonder Cay has a spectacular array of activities and facilities on offer that simply could not be provided by a super yacht. Take for example the nine-hole par three golf course extending across the island’s breath-takingly rugged landscape, the floodlit tennis court, the multiple pristine beaches, and a range of water sports on hand that will keep even the most adrenaline-fuelled guest entertained.” If she is in the Bahamas, a charter of ‘Tenacious’ is available concurrently, increasing the overall guest capacity by eight, or before or after the island rental.

Although the island only opened to welcome guests in the last year, the first year already has produced a 25 percent ‘revist rate’ in that year. Hipkin reports, “We have had a number

of clients come back to the island, some of whom have used the island for different purposes on each trip, for example on a family holiday at first and then for a big gathering of friends.” Much of the business is from the US, but there are also important client bases in Europe, Russia and Brazil, and it is this accessibility to the population centres that holds the key to the continuing success of islands the likes of Over Yonder Cay.

When the first astronauts went into space and photographed Earth, they were asked on their return where did they think was the most beautiful place in the world. They concluded that it was a tie between the Exumas and the Society Islands. You can easily see why Dr Bosarge, family and friends pop ‘Over Yonder’ for long weekends as frequently as possible. The great thing is... you can too. **1**

Villa Fiamma's master suite is complemented by generous private gardens and terraces.