

Jerdone Island Association, Inc.  
138 Jerdone Island Drive  
Bumpass, VA 23024-4610

Minutes, Annual Meeting – October 14, 2023

**Attendance:**

33 properties were represented. A quorum was not met.

**Proceedings:**

Meeting was called to order at 9:14 am by Cindy Morrell.

**Adoption of agenda:**

The proposed agenda was presented and motion to approve was made by Albert Campbell and seconded by Charles Dale.

**Approval of October 8, 2022 Annual Membership Meeting Minutes:**

October 8, 2022 Draft Annual Meeting minutes were distributed and were also available on the JIAI web site since the beginning of the year for review prior to the meeting. Motion by Mike Krei to accept minutes, second by Lee Morrell. Approved unanimously.

**Officer's reports:**

**President:**

- Thank you to all who have helped in achieving a long list of tasks during my board membership:
  - 37% of the neighborhood turned over 2019-2023 that involved hours of document preparation, communication with realtors, sellers, buyers, title companies.
  - Two new homes added to the community this year, another one started and yet another one or two planned in the coming year.
  - Achieved and maintained 100% current status on dues.
  - Modernized governing documents and brought them into compliance with Virginia Property Owners Association Act, a monumental, multi-year project that was finalized by securing  $\frac{2}{3}$  of owners' approval - the most difficult but most transparent option to achieve the outcome we needed.
  - Replaced floating docks.
  - Obtained bids and secured financing to continue with old dock replacement, estimated to begin March 2024.
  - Added and later expanded beach area, entailing many hours of volunteer clearing, digging, raking, hand picking just the right rocks for the border, hauling, loading and unloading.
  - Added horseshoe pit, kayak stand, bluebird house at common area.
  - Rejuvenated gazebo and brought electricity to it to support community events.

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- New Community Bulletin Board.
- Sponsored movie nights, picnics and potluck gatherings at common area.
- Instituted significant safety measures in dock area.
- Conducted and coordinated massive cleanup following historic Snowmageddon.
- Filled potholes, pulling weeds, clearing cobwebs from porta-potty, keeping gazebo area clear of pine straw, pine cones, leaves.
- Locating, uncovering and installing drain grates near common area entrance.
- Roadway improvements at common area entrance.
- Website expansion and improvements.
- Regular newsletter communication.
- Enabled Zelle as a means of payment of annual assessments should the 2023-2024 board decide to offer this as an option.

**Treasurer:**

- A financial report was distributed.
- Financial Summary for 2023:
  - No delinquent accounts remained after June 10th of 2023.
  - Three bids were received for removal of the old slips and construction of new slips: Estimated construction contract at \$148,500.
  - Loan application for \$70,000 to help pay for replacement of old slips was submitted and approved during September 2023. Loan term in 7 years.
  - There are some loan expenses that will be incurred in 2023 due to early payments associated with boat slip construction, resulting in an over-run of the 2023 budgeted operating expenses by approximately \$8,950.
  - Boat slip construction to begin March 2024.

**Secretary:**

No report.

**Vice-President:**

No report.

**At-Large:**

No report.

**Architectural Review Committee:**

No report.

**Grounds Maintenance Committee:**

No report.

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**Board Nominations:**

A new board was put into place consisting of two members who wished to continue on the board; Andrew Oman and Ashley Madison. Three volunteers were also installed; Karen Krei, Allan Perry, and Bill Windus.

**New Business:**

No new business.

**Meeting Adjourned:**

Albert Campbell motioned to adjourn the meeting, John Beardsworth seconded Meeting adjourned at 10:30 am..