

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

Minutes, Annual Membership Meeting – October 9, 2021

Attendance:

Cindy Morrell, President
David Brusick, Treasurer
Michelle Quamme, Secretary
Charlie Via, Member-at-Large
and Grounds Maintenance Committee Chair
Carol DeZorzi, Architectural Review Committee Chair

Proceedings:

The meeting was called to order by Cindy Morrell, President at 9:16 AM.

Adoption of agenda:

The proposed agenda was presented. Motion to accept agenda by Michelle Quamme, second by John Beardsworth.

Officer's reports:

President:

Welcome all members to our annual membership meeting which is held the second Saturday in October. We will follow the same rules of decorum as last meeting,
wait until your request to speak is acknowledged so that only one person at a time is talking
please let us know if you cannot hear.
refrain from profanity, this is a community friendly meeting.

I am pleased to work with dedicated and supportive individuals who comprise your board. Please meet Carol DeZorzi who has stepped up as our Architectural Review Committee Review Chairman.

So many volunteers in the community who give their time both large and small and we want to thank all of them for their contributions which improve our community.

As of last night, we have had 17 properties that have changed hands since our last meeting and two more pending.

There was a clerical error with some added wording to the top of the proxy form. The only thing done on the proxy is to offer a vote.

Moment of silence in honor of two members who passed away this year. Unofficial Mayor of Jerdone Island, John Messere passed away in February this year. He served this community in

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many roles for many years. Peter McLoughlin passed away suddenly in August. His wife, Joanne, brought his cap and gavel for us to use at this meeting. He loved his time at the lake and served on the board for many years and was instrumental in revising the CCR for update.

Next order of business is to be certain that everyone has signed in. We will take a few minutes to count the proxies and signatures of those members present to determine that we have a quorum. Roll call of members who are present as reflected on the sign-in sheet. The count has been completed and we exceeded the required number by four. Roll call completed.

Reading and approval of minutes from last meeting. John Beardsworth motioned to accept the minutes, Leslie Kiernan second, unanimous approval.

Treasurer:

Distribute financial summary to members. The summary outlines where we are financially year-to-date and includes collection of \$6,800 in delinquent accounts. Our contract legal counsel assisted us in drafting the letter to collect these fees.

We are right on budget for the year with total expenses.

Our income is scheduled for March when we receive annual assessments. We had a significant increase in income this year due to the high number of new members moving into our community who pay for boat slips and disclosure packets. Due to this increase, we plan to decrease the term of our capital loan by one time additional payment to principle. An additional deposit, beyond our planned annual deposit, will be made to the reserves for future capital projects.

Moment for questions, no questions. Offer is still open for anyone to sit with him and review the financial records.

Secretary:

We have email addresses for almost all members. This allows us to send periodic newsletters and other information without the expense of postage which is an annual savings.

The membership directory is available for anyone who like to have one emailed. A sign-up sheet is being passed around.

At-Large:

Thank you to the committee and many volunteers for helping with maintaining our community. We accomplished a lot this year. A few highlights are:

New docks
Extension to dock walkway to make them even

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Approved by Board of Directors, Nov. 12, 2021. Draft will be presented to membership for approval at annual membership meeting.

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Sand donated by Nicks Handyman Service for beach area
Entrance to common area boat launch resurfaced
New shrubbery added to the main entrance
The culvert pipe under the street near the boat launch has been cleared to promote proper drainage and preserve roadway.
New bulletin board and stone dragonfly in common area donated by the DeZorzi Family
Gazebo boards have been repaired and weather permitting the gazebo will be painted by end of year.
Weather permitting, plan to repair sun deck at end of boat docks by end of year.

Architectural Review Committee:

CC&R has been amended and we will talk about that later in the meeting. The goal of this document is to make the community better and preserve our property values. We do what we can to make everyone happy.

Since taking over in May 2021 we have approved
one solar panel install,
three shed placements,
one deck,
one fence,
one deck replacement,
2 new builds,
Issued four shed violations,
1 pet violation,
And 5 clean up requests.
Efforts of both Ali Campbell and Karen Krei in working with her are appreciated. If anyone else is interested in participating on the committee, let her know.

Unfinished old business:

Finish up CC&R revisions.

New business:

Nominations for 2021-2022 board of directors. All members from last year are willing to continue on to the board for upcoming year. We have one open slot. One person who wants to be on the board could not attend today's meeting. Allan Perry asked that we read his letter which states his desire to serve on the board this year.

Motion made and seconded to have Cindy Morrell, Michelle Quamme, David Brusick, Charlie Via and Allan Perry as board members for, approved unanimously.

Suggested use of culvert pipe as a berm for the beach area. Will work together to determine a suitable solution.

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Member requested status of his suggested improvements. We restated that the board has acted on the suggestions that were deemed appropriate. We will not be able to implement everything that everyone brings to the table.

Discussion and questions about amendments to CC&R will occur immediately following adjournment of this meeting. All who have interest are invited to stay.

Next Meeting:

Board Meeting will be held immediately following.

Tentative schedule of future board meetings November 12, January 14, March 11, May 13, June 17, August 19, September 16.

Next annual membership meeting October 8, 2022, 9:00 AM.

Meeting Adjourned:

Motion to adjourn meeting by John Beardsworth and second by Luther Jones. Meeting adjourned 10:26 AM.