

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

Minutes, Board of Directors Meeting – August 26, 2022

Attendance:

Cindy Morrell, President
Allan Perry, Vice-President
and Social Committee Chair
David Brusick, Treasurer
Michelle Quamme, Secretary
Carol DeZorzi, Architectural Review Chair
Tom DeZorzi, Grounds Maintenance Co-Chair
Lee Morrell, Grounds Maintenance Co-Chair

Proceedings:

The meeting was called to order by Cindy Morrell, President, at 9:03 AM.

Adoption of agenda:

The proposed agenda was presented and accepted unanimously.

Reading and Approval of June 17, 2022 Board of Directors Meeting Minutes:

Motion by Allan Perry to accept minutes, second by Cindy Morrell. Approved unanimously.

Officer's reports:

Treasurer:

Income is on track as projected. Expenses are slightly below projection.

Discussion on anticipated expenses through fiscal year end. Discussion and decision to increase reserves in November after all fiscal year expenses are known.

Secretary:

No report.

Vice-President:

Labor Day Picnic RSVP's are lower than Memorial Day. Currently about 16 have responded.

Movie night was enjoyable. Discussion of having another movie night in the future and it was decided to schedule the next one after electricity is installed in the gazebo due to noise concerns.

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President:

Lot A33 sold. All paperwork and fees are collected for property sales.

Extensive discussion regarding the email communications that have taken place since our last meeting pertaining to one member's safety concerns surrounding the life rings at the docks. These concerns were addressed at our June 17, 2022 meeting and inspections, improvements and manufacturer life-expectance of said equipment reported in the meeting minutes.

However, because of allegations made in some of the subsequent email communications, the issue was submitted to our legal counsel for review. Suggestions made for consideration include: hire a professional management company that would deal with property owner complaints and take this burden off the volunteer board, seek Coast Guard Auxiliary, Lake Anna Civic Association or other authority to inspect our equipment. Discussion made regarding reach out to Coast Guard Auxiliary and Lake Anna Civic and agreement that this would be the course of action. Professional management company option will not be pursued as it may be expensive and result in increased property owner dues.

Request Vice President to contact our insurance agent and review our insurance policy with them. Make sure our coverages include board of directors, docks, liability limits are adequate, etc.

At-Large:

Vacant.

Grounds Maintenance Committee:

New kayak stands installed.

Suggestion of adding benches near water. Will gather pricing and location.

Beach erosion and improvements will occur during off season when temperatures are cooler. Black drainage pipe will be donated by Tom DeZorzi.

Discussion to patch potholes on Point Drive and remove sycamore tree impeding drainage at common area. Both projects will occur.

An internet search was conducted about marina safety but did not reveal any regulations or requirements. Will continue to consider safety measures that can be implemented but will await recommendations made when the third-party inspection takes place.

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Architectural Review Committee:

Approved requests for A12 and B18.

Expect a request soon for B15.

Most property owners have made necessary debris removal after January 2022 snow storm.

New Business:

Discussion about time of Annual Membership Meeting. Decided on 10:00 AM in the common area on Saturday, October 8, 2022. Cindy will draft notice and send to Michelle for distribution via email. Notice will be mailed to those members who do not have email.

Suggestion to purchase patriotic bunting and harvest decoration for decorating gazebo All in favor.

We exceeded required signatures to ratify CC&R amendments including contact with every new property owner as ownership changed.

Legal counsel via teleconference during meeting. Advises they will file the amended CC&R with Louisa County Clerk Office and will forward receipt of filing to JIAI. During final review processes of the amendments, there were few minor, clerical and non-substantive changes to be made to the amendments. Counsel advises that the POA act allows for adjustments due to scribner errors via majority vote of the Board. Board unanimously approved those changes. This amendment will also be filed with the county clerk.

Next Meeting:

Next meeting is September 23, 2022, 9:00 AM Common Area gazebo.

Meeting Adjourned:

Cindy Morrell motioned to adjourn the meeting, David Brusick second Meeting adjourned at 10:44.