

Minutes, Board of Directors Meeting – August 16, 2025

Attendance:

- Andrew Oman, President
- Cindy Morrell, Vice-President
- Kelli Piliere, Secretary
- Karen Krei, Treasurer
- Ashley Madison, Member At Large
- Beth Oman, Architecture Review Committee Chair (virtually)

Proceedings:

The meeting was called to order by Andrew at 9:07 AM.

Approval of Agenda:

Cindy made a motion to accept the agenda, Andrew seconded the motion and was unanimously approved.

Approval of Minutes:

Kelli made a motion to approve the minutes with corrections from the previous meeting. Andrew seconded the motion and it was unanimously approved.

Reports

President's Report

- Still waiting on our attorney to prepare a letter for lot 39B about assessment.
- Lot 39B: According to legal counsel and recent title search there is no exemption under the CC&R or land records for this lot. Therefore they should be liable for annual lot assessments.. Action to be determined.

Vice President's Report

- No report

Secretary's Report

- Preparation of the draft minutes from the previous meeting.

Member at Large Report

- Filed required annual DPOR report (Dept of Professional and Occupational Regulation)
- Lot C-52 wants slip 01 but it was previously decided to remove this slip from the inventory of available slips.

Architectural Report

- Reports there is nothing new to report beyond current work in progress.

Social Events

- Alan would like to hold another social event in September/October. The board will supply water and plates but it will not be a board sponsored event.

Treasurer's Report

- DPOR annual \$80 filing fee is paid
- Office supplies are purchased to prepare and mail the Annual Membership Meeting notices and proxy forms to be sent the first week of September.
- Preparing the lot-list and owner list for the Annual Meeting check in to confirm quorum status.
- Current financial report presented

Old Business

- Our Jerdone Island sign is on Lot B28 and partially on the VDOT easement. Discussed possible easement agreement with lot owners.

New Business

- Include in the newsletter about the Annual Meeting. If residents have interest in serving on the board let us know.
- Camping exemption: grant exemption until the lot is sold. Andrew made a motion to grant the variance to lot A38. Kelli seconded and was unanimously approved. Variance to be issued.
- Roads/potholes: Committee is working with the Board of Supervisors to address non-state maintained roads..
- Andrew made a motion to allot \$1500 for one time to identify and patch to fill the potholes. Kelli seconded and was unanimously approved.
- Dock ring/rope replacement: Andrew motion to check and repair any dock safety equipment. Ashley seconded the motion and was unanimously approved.
- Common area electricity policy: residents are able to use common area electricity as long as they coordinate in advance with the board.
- New legal representation: Current legal rep is not being responsive in a timely manner or being very proactive.
- Missing shingles on Gazebo: Ashley will get a price from a handy man.

Jerdone Island Association, Inc.
138 Jerdone Island Drive
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Karen moved to adjourn the meeting, Cindy seconded and the meeting adjourned at 11:03 AM.

Jerdone Island Association, Inc. - APPROVED