

Minutes, Board of Directors Meeting – August 17, 2024

Attendance:

- Andrew Oman, President, Board Member
- Bill Windus, Vice-President, Board Member
- Allan Perry, Secretary, Board Member
- Karen Krei, Treasurer, Board Member
- Ashley Madison, Member At Large, Board Member
- Beth Oman, Architecture Review Committee Chairman

Proceedings:

The Meeting was called to order by Andrew Oman at 9:10 a.m.

Approval of Agenda:

Karen Krei made a motion to accept the agenda, Bill Windus seconded the motion and it was unanimously approved.

Approval of Minutes:

Allan Perry made a motion to approve the minutes from the previous meeting. Andrew Oman seconded the motion. All unanimously approved.

Reports

President's Report

- No report

Vice President's Report

- Bill communicated via email the BODs response to the complaint made by a resident the prior month.

Secretary's Report

- No report

Member at Large Report

- DPOR (Department of Professional and Occupational Regulation) Certificate was signed and returned.

Architectural Committee Report

- Beth Oman reported that B44 had obtained approval for building a house, and B47 sought approval for a fence. The deck for B48 was approved, the shed for C83 was approved and the variance for C76 was approved.

Social Committee Report

- Allan Perry reported that the upcoming community event will be on 9-7-24 from 1-4 p.m. Residents Greg and Sharon Shalawylo, owners of Billiken's Smokehouse in Fredericksburg, had agreed to cater the event at no charge to the POA. Flyers have been emailed to the residents and dropped in mailboxes.

Treasurer's Report

- Karen Krei reported that 100% of the annual dues had now been collected. We currently have \$23,283.41 in checking, \$5,125.32 in reserves for a total of \$28,408.73.
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Miscellaneous Issues

Andrew Oman made a motion to accept a proposal from Local Landscapers to maintain the front entrance and common area through October, including weeding and mulching. Bill Windus seconded and the motion and it was unanimously agreed.

Andrew Oman presented new policies and procedures, drafted by the POA's attorney, for enforcing ARC violations, non-payment of dues and other violations. These policies and procedures were discussed. Allan Perry suggested that this issue be tabled until a future meeting after an attorney reviewed and advised about the POA bylaws and other POA documents. Andrew Oman made a motion to accept these new policies and procedures, Karen Krei seconded the motion. Andrew Oman, Bill Windus and Karen Krei voted in favor of adopting these policies and procedures. Allan Perry voted no and Ashley Madison abstained.

Allan Perry reported that he had spoken with an attorney located in Spotsylvania Courthouse that specialized in POA/HOA law. His hourly fee is less than half of our current attorney's hourly fee and he does not charge a monthly fee. The issue of possibly retaining a new attorney was tabled and left for the next board to decide.

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138 Jerdone Island Drive
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Allan Perry reported about the current insurance policy. Allan will contact the insurance broker again for the exact cost to increase coverage. The issue of increasing coverage tabled and left for the next board to decide.

An email from a resident was discussed that enumerated various concerns. Each of the expressed concerns were discussed. Andrew Oman will respond to the resident's email.

A concern was raised by a resident to a board member regarding underage children driving golf carts in an unsafe manner in the community. A reminder to operate golf carts safely will be sent out to residents in the next newsletter.

The next meeting will be on October 12, 2024, immediately following the Annual meeting at the common area.

Bill Windus made a motion to adjourn the meeting. Andrew Oman seconded the motion, and all unanimously agreed. The meeting was adjourned at 11:06 a.m.

Jerdone Island Association, Inc. Approved