

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

Minutes, Board of Directors Meeting – December 2, 2023

**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:**

Meeting was called to order by Andrew Oman at 8:03.

**Adoption of agenda:**

Karen Krei motioned to accept the Agenda. Seconded by Bill Windus. Unanimously accepted.

Allan Perry motion to accept the Minutes from the previous meeting. Seconded by Andrew. Unanimously accepted.

Motion by Andrew to accept the officers and positions previously designated. Karen seconded. Unanimously accepted.

**Reports**

--Ashley Madison (At Large)—A5 completed their sale. Ashley mentioned that we need to update the dock list, ensure that we have up-to-date leases for all slips and better organize the key and key deposit list. The board will be undertaking this task during this term, and further discussions about this topic will occur at future meetings.

--Allan Perry (Social Chair)—Santa (Bumpass Fire & Rescue) will be coming to Jerdone Island on 12-16-23. They are scheduled to be here at 2:30 p.m. We will be holding a Christmas social event on 12-23-23 in the evening. JIA will provide cider and a dessert. The budget is \$25. Notice to the owners will be sent out late next week. Carol Dezorzi is willing to continue to do the monthly newsletter and both events will be mentioned in the newsletter that will go out shortly.

--Beth Oman (Architectural Review Chair)—A-21 has been approved for build, and clearing has begun. A-18 has received approval to build a deck. Construction has begun on C-69. There have been complaints about debris on the road. The builder has been contacted and he has assured us that the debris will be cleaned up.

Karen Krei (Treasurer) Karen presented a financial report. The current assets are \$72,541.26--\$12,484.09 is in checking and \$60,057.17 is in reserves. \$25,000 was added to the reserves

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in 2023. In the coming months, Karen will be evaluating certain expenses, including mowing and legal to see if we can potentially save money. Andrew will be looking into setting up Zelle for the payment of dues. There will be a 1% fee to use Zelle, and it was discussed whether the POA or the homeowners will pay this 1%. Andrew made a motion that the homeowners using Zelle will pay the 1% fee. Seconded by Bill. Unanimously accepted.

The board members discussed the docks. At this point, we have entered into a contract to update the docks and paid a deposit. Allan expressed concern about the high expense, but the general consensus was that we would proceed with the dock project approved by the previous board.

PDFs were donated/left at the kayak stand. The board discussed whether it will be JIA's responsibility to maintain and recycle these PFDs in the future. No decision was made.

The poor and deteriorating condition of the roads were discussed. Only a portion of our roads are maintained by the state. Previous boards looked into converting all of our roads to be state maintained, however, there were some big obstacles. For one, we have been told that the original developer still owns the roads, so the state will not maintain them. We will be looking into this issue during this term and all acknowledge that this is a major problem for our neighborhood that needs to be addressed. The POA will potentially spend money on maintaining the roads after the docks are paid for.

At the next meeting, the POA's attorney, Ed, will be on a conference call and will be providing us with some general legal advice and will answer questions.

The board will review and discuss approving the budget at the next meeting.

Allan made a motion to adjourn the meeting. Karen seconded. All unanimously agreed. The meeting concluded at 9:46 a.m.