

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

Minutes, Board of Directors Meeting – January 13, 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 9:05 a.m. A member was in attendance and public comments were permitted. A closed executive session immediately followed.

The Board encourages all community members to act with civility, empathy and grace towards each other.

The Regular Meeting was called to order by Andrew Oman at 10:21 a.m.

Approval of Minutes:

Andrew Oman made a motion to accept the agenda, Bill Windus seconded the motion and it was unanimously approved. Allan Perry made a motion to approve the minutes from the previous meeting. Andrew Oman seconded the motion with some minor changes. All unanimously approved.

The video conference with Ed O'Connell, the JIA POA's attorney did not occur, but will be rescheduled for a future date.

Reports

--President—Andrew Oman reported that work on the docks began early on 12-18-23. Two draws have occurred to date, and the dock work is progressing. Andrew also mentioned that the community is in need of a maintenance person and we may have to consider hiring an outside third party. He, Beth and some other volunteers had to clear the drain near A-16 and the drain by the gazebo. Thank you to all the volunteers.

----Allan Perry (Social Chair)—Bumpass Fire & Rescue came through the neighborhood on 12-16-23. It was very well received by many residents. The community Christmas event occurred on 12-23-23. It was a small turn-out because most residents had conflicts for that date. Those that did attend seemed to have a nice time. Hot drinks and desserts were served and attendees were warmed by the fire. Andrew will show Allan how to turn on the gazebo lights.

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--Ashley Madison (At Large)—Ashely discussed an issue with a property transfer and the payment of a slip lease. The issue was ultimately resolved. Ashley will continue to work on organization of the existing dock list and leases.

Karen Krei (Treasurer) Andrew made a motion to approve the 2024 budget that was presented at the last meeting. Bill Windus seconded the motion and it was unanimously approved. Karen indicated that she has been working with the previous treasurer to be sure the ending 2023 financials were synced. The 2024 budget carried forward a surplus \$11,512.00 which was reconciled with the checking account to begin 2024. Karen presented an updated financial report. The dues and boat slip fees will not be raised this year. Lot assessments are \$250 per lot and slip lease are \$200 per slip. Karen reiterated that because the work on the docks had begun early there was concern of potential short term insufficient funds in February, to pay the final dock invoices, since the association fees were not due until March. To address this issue, the assessment letters were being sent in early February and funds should begin to come to the association to cover any potential short term exposure. She was watching the situation and would take appropriate measures to manage expense payments in February.

--Beth Oman (Architectural Review Chair)—We currently have 4 open tickets with VDOT. There was a reported issue with a tree leaning near 53 Point Dr, and a clogged culver drain pipe near 207 Moody Creek. In addition, there were some draining issues near A-5 and A-16 and some visibility issues on Jerdone Island Dr. and Moody Creek.

--Allan Perry made a motion to adjourn the meeting. Andrew Oman seconded the motion , and all unanimously agreed. The meeting was adjourned.