

Minutes, Board of Directors Meeting – June 28, 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 9:11 AM.

Approval of Agenda:

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

Approval of Minutes:

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

Reports

President's Report

- Two title searches were ordered A39 and B28. Ashley will get a check from Karen and will pick them up.

Vice President's Report

- An email was sent to Supervisor Dwayne Adams about our road situation. Cindy provided all the information requested by supervisor Adams to begin the process of getting the JIAI non-state maintained roads on the DOT project list.

Secretary's Report

- Preparation of the draft minutes from the previous meeting.

Member at Large Report

- Resale of lot C80 and all fees have been collected.

Architectural Report

- C83 approved for a fence.
- Mid Atlantic states that (if allowed by Dominion), jet ski docks would be freestanding and not attached to our docks and JIAI would need permission from Dominion for free standing jet ski docks. The allowance would be based on the total sq ft of docks allowed for our common area.
- Email sent to lot C57 owners requiring them to change the color of their boathouse back to a color that matches their main dwelling. The color requirement is per our CC&R's that state all outbuildings are to match the main dwelling color.

Social Events

- Annual JIAI sponsored BBQ today at 4:00-7:00 PM, which social committee chair, Allan Perry, has organized.

Treasurer's Report

- All assessments have been collected.
- The BOD expanded the scope of Local Landscapers work in the front area to maintain a consistent well groomed signage area. Maintenance remains within budget.
- New income this month came from two new slips leases. There are currently 7 slips open.
- MoJohns has increased their fee by \$20 for our portable toilet rental and upkeep.
- The budget is on track to complete projects and have adequate funds to carry forward into 2026.

Old Business

- Delinquent assessments: all have been paid
- Aquawaste lot 39: remains under research for feasibility to assess a lot fee.

New Business

- Karen asks the BOD please continue work to identify candidates for her future replacement.

Motioned to adjourn the meeting by Kelli, seconded by Andrew. The meeting was adjourned at 10:35 AM.