

Minutes, Board of Directors Meeting – May 12, 2023

**Attendance:**

- Cindy Morrell
- Andrew Oman
- David Brusick
- Carol Dezorzi
- Ashley Madison
- Tom Dezorzi
- Beth Oman

**Call to order:**

Meeting was called to order by Cindy Morrell at 9:13 am.

**Adoption of agenda:**

Motion to adopt agenda by Cindy Morrell and seconded by Carol Dezorzi. Agenda adopted unanimously.

**Approval of the minutes from March 10, 2023 Board of Directors Meeting:**

Motion to approve March 10, 2023 minutes made by Andrew Oman and seconded by David Brusick. Minutes were approved unanimously.

**President's Report:**

- C-82 disclosure package sent. Settlement anticipated 5/31/23. New owner is expected to occupy the property.
- Brief telephone conference with Ed O'Connell 4/26/23 pertaining to disclosure package requirement. No billing expected, call was within retainer allowance.
- Met new owners of C-55 to complete paperwork and issue a common area key.
- 4 new common area keys purchased, no quantity price break.

- Sent emails and/or text messages (on April 2nd) to 17 of the 18 owners who had not paid as of April 1st. Several property owners responded.
- A-24 response/inquiry of assessment payment received.
- A-25 Legal counsel recommends that any variance granted be consistent with variances granted to other lots pertaining to Article I Section 7 of the CC&R.

**Vice President's Report:**

- No report

**Secretary's Report:**

- No report

**Treasurer's Report:**

- Current financial report was presented.

**At-Large Report:**

- No report

**Architectural Review Board Report:**

- A-12 shed approved.
- C-69 building plan has been reviewed. Approval pending receipt of the clearing plan.
- Contacted VDOT regarding excess gravel on Moody Creek Drive. Not yet resolved.

**Maintenance Report:**

- Picnic table planned for beach area and approved.
- Plan to add a "Power is off" sign on the electrical panel.
- Discussed adding cement to the end of the dock. This was determined to be only a temporary measure and therefore disapproved.
- A broken board on slip 10 will be replaced.

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

**Unfinished Business:**

- None

**New Business:**

- Remaining 2023 BOD meeting dates have been changed. New dates will be posted in the common area.
- In anticipation of David Brusick's imminent departure from the BOD, Beth Oman volunteered to acquaint herself with the protocol, procedures and record-keeping that David has in place.
- A comment column should be added to the contact list to provide source of information changes.
- Contact list needs to be able to print labels.
- Spring picnic planned.

Motion to adjourn at 11:04 am made by David Brusick, seconded by Ashley Madison. Approved unanimously.

Next meeting July 28, 2023 at 9:00 at 991 Moody Town Road.