

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

Minutes, Board of Directors Meeting – May 4, 2024

Attendance:

- Andrew Oman, President, Board Member
- Allan Perry, Secretary, Board Member
- Karen Krei, Treasurer, Board Member
- Ashley Madison, Member At Large, Board Member

Proceedings:

The Meeting was called to order by Andrew Oman at 9:20 a.m.

Approval of Agenda:

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

Approval of Minutes:

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

Reports

President's Report

- Spoke with the POA attorney, Ed O'Connell (Whiteford Taylor & Preston, LLC) regarding potential amendments to the bylaws concerning the collection of assessments. The current bylaws do not clearly articulate the actual collection process. A proposed amendment was provided by Andrew. This will be discussed further at a later meeting.

Vice President's Report

- Bill Windus was not present, however, he communicated via email that he had a lengthy conversation with a person at VDOT regarding our road situation. It was suggested that we reach out to the County Supervisors for assistance. The condition of our roads remains a primary concern of this Board.

Secretary's Report---no report

Social Committee Report

- Allan Perry reiterated that June 29, 2024 is not the date for the Lake Anna fireworks, but all thought that this would be a good day to have the annual community BBQ. Allan will begin marketing the event in early June.

Member at Large Report

- Ashley Madison gave out two new owners packets this month and distributed several new keys. There are 4 additional boat slips now available, for a total of 8. A lengthy discussion about the keys and key deposits occurred. A lot of work has been done to organize the existing key deposit agreements. There are some lots without agreements and missing documentation regarding key deposits. Managing the keys and key deposits has been very time-consuming and there was discussion about changing the community policies. No decisions were made, however, and there will be further discussions about this issue.

Treasurer's Report

- \$38,610.00 has been collected this year from assessments. Follow up letters are being sent to a few past due accounts. We have \$26,526.04 in the operating account, \$5,087.33 in the reserve account for a total of \$31,613.37. All bills are paid and current.

Old Business

- A lengthy discussion occurred regarding access to the common area. Ashley reiterated that managing keys has been very time-consuming and problematic. Replacing the key lock with a combination lock was discussed. It was also suggested that the gate be changed to a fob or code access. Andrew will reach out to some other communities with electronic gates. He will also obtain estimates and information from several vendors, regarding the cost and details of installing an electronic access gate before the next meeting. It was agreed that any changes to the gate should be decided by the community at the annual meeting.

The next meeting will be on June 15, 2024, 9 a.m. at Andrew's house. The following meeting will be on August 3, 2024, 9 a.m. at Karen's house.

Allan made a motion to adjourn the meeting. Karen seconded the motion, and all unanimously agreed. The meeting was adjourned at 10:45 a.m.