

## **Minutes, Board of Directors Meeting – November 22, 2025**

### **Attendance:**

- Andrew Oman, President
- Cindy Morrell, Vice-President
- Kelli Piliere, Secretary (Virtually)
- Karen Krei, Treasurer
- Ashley Madison, Member At Large (virtually)
- Beth Oman, Architecture Review Committee Chair

### **Proceedings:**

The meeting was called to order by Andrew at 9:20AM.

### **Approval of Agenda:**

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

### **Approval of Minutes:**

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

### **Reports**

#### **President's Report**

- No report

#### **Vice President's Report**

- No report

#### **Secretary's Report**

- Preparation of the draft minutes from the previous meeting.

### **Member at Large Report**

- No report

### **Architectural Report**

- No report.

### **Treasurer's Report**

- Updates budget
- Filed FCC report
- Review reserve/20 year plan
- Boat slip lease (see new business).
- Entering the new year carrying over slightly more than estimated.
- Discussed landscaping budget (3300 for the year) accept contract.

### **Old Business**

### **New Business**

Proposed 2026 meeting dates

- January 24
- March 7
- April 25
- June 27
- Aug 8
- Sept. 26

Approve corrected CC&R

- Legal services:

Andrew motioned to terminate the legal retainer with Whiteford Taylor and Preston at the end of the year after WTP send corrected CCRs to be recorded. Karen seconded the motion and it was unanimously approved.

- 2026 Local Landscaper bed maintenance (accepted contract).

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

## **2026 Budget**

Andrew made a motion to increase POA annual fees to \$285.00 Karen seconded the motion and it was unanimously approved.

Andrew made a motion to approve the clarification on boat slip annual fee. Karen seconded the motion and it was unanimously approved.

- Boat slip annual fees remain unchanged
- Seller can not use boat slip or common area after the sale of a house.
- Buyers boat slip lease annual fee (\$200) when paid for the year will transfer if lease is signed within 60 days of closing.

Reserve fund/20 year plan roads Karen researching requirements

Andrew moved to adjourn the meeting, Kelli seconded and the meeting adjourned at 11:17 AM.