

Minutes, Board of Directors Meeting – October 11, 2025

Attendance:

- Andrew Oman, President
- Cindy Morrell, Vice-President (Virtually)
- Karen Krei, Treasurer
- Beth Oman, Architecture Review Committee Chair

Proceedings:

The meeting was called to order by Andrew at 11:24 AM.

Approval of Agenda:

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

Approval of Minutes:

Minutes of the September 20, 2025 board meeting were reviewed. Andrew moved to accept as written, Karen seconded, motion carried.

Karen will take notes for the secretary to prepare minutes for today's board meeting.

Board of Directors for the new 2025/2026 Term:

The current board has concluded their 2024/2025 term. They have signaled their willingness to serve another term in 2025/2026. Membership in attendance at the Annual Meeting of the Jerdone Island Association, Inc on October 11, 2025 gave their unanimous affirmation to retain the current board of directors for the 2025/2026 term.

Elections of Officers:

Andrew motioned for the current slate of officers to remain in their roles. Cindy Morrell seconded; the motion was unanimously adopted.

- President, Andrew Oman
- Vice President, Cindy Morrell
- Secretary, Kelli Pilieri
- Treasurer, Karen Krei
- At-Large-Member, Ashley Madison

Establish meeting dates:

Andrew presented a list of proposed meeting dates in the new term. Andrew motioned to adopt it as a tentative schedule with review by the full board at the next meeting on November 22, 2025. Cindy seconded, motion passed.

Reports

President's Report

- No report

Vice President's Report

- No report

Architectural Report

- No report

Treasurer's Report

Customary JIA financial position sheets were distributed to the board prior to the meeting. All information was current and matched the Financial Report just given at the Annual Meeting of the property owners.

Planned carry-over is \$10, 867 in operating funds to begin 2026.

A proposed 2026 budget will be presented to Directors at the November 22nd meeting for further refinement and adoption.

Karen remains JIA's Assigned Agent for the State Corporation Commission (SCC) and will file the annual report of officers for 2025/2026 with SCC by 11/30/2025., along with paying the annual fee of \$25.

Old Business

- The ruling from our law group has confirmed that Aquawater is exempt from POA assessment. That lot is not in the residential incorporation of our subdivision. They will be notified of the finding.
- Dock repair---- We are awaiting an assessment if any structural damage has occurred, beyond our intended repair of the ends of the boards chipped by boat bow repeatedly hitting the dock deck.
- Pot hole repair in the subdivision, for non-state maintained roads, has been finished and paid.

New Business

- A motion to accept the changes to the CCR and record corrected document being sent to us from attorney Ed O'Connell, Whiteford, Taylor & Preston L.L.P., was put forth by Karen, seconded by Cindy, motion carried.

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

- Discussed termination of retainer relationship with Whiteford, Taylor & Preston L.L.P., including timing. Final determination and action to be decided at the next board meeting.
- Subdivision front light (broken) to be replaced by Andrew with new LED light at cost of materials
- Charlie Via volunteered to repair shingles on Gazebo at no cost.

Unanimous motion for the meeting to be adjourned at 12:24 PM.

Jerdone Island Association, Inc. - APPROVED