

Minutes, Board of Directors Meeting – September 22, 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 9:05 am.

Adoption of agenda:

Motion to adopt agenda by Andrew Oman and seconded by Carol Dezorzi.
Agenda adopted unanimously.

Approval of the minutes from July 28, 2023 Board of Directors Meeting:

Motion to approve July 28, 2023 minutes made by Carol Dezorzi and seconded by Cindy Morrell. Minutes were approved unanimously.

President's Report:

- Section A, Lot 27 and Section B, Lot 19 settled and all paperwork and fees complete. Section B, Lot 44 working out some issues the buyer had pertaining to ingress & egress questions in the Dominion easement.
- Zelle is set up if we want to offer this as a manner of payment of fees in the future. There is a 1% of the deposit amount fee that would be charged to our account. Notice would go to treasurer@jerdoneisland.org.
- Auto-pay set up for the REC monthly bills. treasurer@jerdoneisland.org also associated with this for any notifications, etc.

- Minor revisions made to Common Area Key Agreement and Boat Slip Lease to include a space to capture full contact information. No material changes that would require board approval.
- Loan is approved, settlement to take place on 9/29/23. Inquiry will be made to see if this date could be moved closer.
- DPOR Registration for 8/31/23-8/31/24 received.

Vice President's Report:

- Updated the web site to include annual meeting information and a link to the proxy.

Secretary's Report:

- No report

Treasurer's Report:

- Current financial report was presented.
- Recommendation was made to pay off existing loan in October.

At-Large Report:

- No report

Architectural Review Board Report:

- Section A, Lot 26 approved for fence.
- Section A, Lot 69 will install drainage pipe once the bigger trucks are no longer required to avoid damage to the pipe.

Maintenance Report:

- Dock replacement work will begin in the March timeframe.
 - Proposed dock layout drawing was presented. Mid-Atlantic dock builder will work to get all necessary approvals.
 - New docks will all be one level. Yellow location paint should be added at the ladder locations on completion of the install.

- Mowing
 - A corrected September bill will be sent by Baskfield.
 - Proposed raising price per cut to \$160 to add leaf blowing, trimming, and spraying for weeds.
- Beach
 - Concrete to be added at the pipe to stop washout and prevent sand entering the pipe.
 - Stone and concrete to be added for drainage along the trench.
- Port-a-john requires monitoring for cleanliness.
- Fire box with key proposed as a future enhancement to the common area.
- Picnic table near the ramp had a broken seat which was fixed by Andrew Oman.
- Recommended notifying VDOT to fix drainage issues on the two east end corners of Moody Creek and Jerdone Island Drive. These drains should be the responsibility of VDOT.

Unfinished Business:

- A Registered Agent needs to be assigned and SCC notified.

New Business:

- Annual Meeting planning was performed.
- Andrew Oman will put together transition recommendations for the new board.

Motion to adjourn at 11:07 am made by David Brusick, seconded by Cindy Morrell. Approved unanimously.

Next meeting by the newly elected board October 14, 2023 following the annual meeting at the common area.