

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

Minutes, Annual Meeting – October 12, 2024

**Attendance:**

Prior to the meeting, all members in attendance were checked-in and proxies counted. The attending members, along with the proxies, were 46 properties. A quorum was met.

**Proceedings:**

Meeting was called to order at 9:12 am by President, Andrew Oman.

**Approval of October 14, 2023 Annual Membership Meeting Minutes:**

October 14, 2023 Draft Annual Meeting minutes were distributed and were also available on the JIAI web site since the beginning of the year for review prior to the meeting. Motion by Allan Perry to accept minutes, second by John Beardsworth.

Approved unanimously.

**Officer's reports:**

**President:**

- Thank you to all volunteers for the various services they have performed around the community in the last year; tasks such as grass cutting, common area clean up, benches and common area improvements, culvert clean up, downed tree cleanup, road maintenance and general neighborhood cleanup.

- Special Thanks Carol Dezorzi for her year round efforts on our monthly newsletter
- 7 lots have turned over since the last meeting, a mix of full-time and part-time residents. That also entails making sure all the proper paperwork is done, common area keys are collected, and distributed etc.

- Summary of 2023/4 accomplishments:

- EMS knox box and REC lock added to common area gate
- Board members and volunteers did the removal of numbers, cleats and equipment from old docks, boats were moved by owners and
- New docks were built months earlier than originally planned and ready for use this season
- Board members and volunteers reattached the slip numbers, cleats, signage and life rings inspected, ropes replaced as required, and re-installed
- Boat launch drop off marked with yellow paint
- Water temperature gauge (donated by a JIA member...thank you) and water level height added at docks
- This year was successful for JIAI by offering to take electronic payments via Zelle to pay annual dues, boat slip fees and POA packets

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- Created a new annual assessment notice process with specific lot/slip ID for each owner
- 100% annual dues paid this year
- 3 community gatherings, one during the Christmas holidays and two this summer - special thanks to JIA residents Greg and Sharon Shalawlyo, owners of Billikens Smokehouse in Fredericksburg, for the delicious BBQ!
- Front entrance weeded mulched and trimmed
- Grass and weeds were sprayed in the common area to improve the look of the gravel at the boat launch/gazebo area but also helps maintain the longevity of the gravel.
- Adoption of new Annual Dues/Architectural violation enforcement policy
- Revised Common area key policy going forward to be a Fee not a Deposit
- Jerdone island website updates and new features as time allows

**Treasurer:**

- A financial report was distributed.

Financial Summary, 2024

- No delinquent accounts remained after August 15, 2024.
- Rebate account set up to fund return of key deposits for qualified owners
- Boat slip construction began in December 2023 and completed by February 2024
- Construction contract of \$148,500 was paid to the builder by February 16, 2024
  - ü Remaining construction loan \$64,006, maturity date Oct 15, 2030.
- New Zelle electronic payment option accounted for 17.5% of assessments

**Secretary:**

No report.

**Vice-President:**

No report.

**At-Large:**

No report.

**Architectural Review Committee:**

Andrew reported for ARC chair in her absence

**Social Committee:**

Allan reported on 3 events held this year.

**Board Nominations:**

- Three members wished to continue on the board: Andrew Oman, Ashley Madison, and Karen Krei.
- Two additional volunteers were nominated; Kelly Piliere and Cindy Morrell.

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Motion by Andrew Campbell and seconded by Mike Krei to accept their addition to the slate. Motion carried.

Motion by Carol Dezori and seconded by Mike Krei, was carried to declare the total nomination slate consisted of Andrew Oman, Ashley Madison, Karen Krei, Kelli Piliere and Cindy Morell.

Motion by Bill Windus and seconded by John Beardsworth to accept and install those nominated. Approved unanimously.

**New Business:**

Andrew opened up the floor to membership input ( 5 minutes per speaker).

Information was taken on several topics to help the board meet and improve needs within their governance scope. The following topics were brought forward.

1) Volunteer Participation

- How to get/communicate for volunteers on the extra jobs that need doing. (*Albert*)
- Name committee work and what is involved for each committee. (*Carol*)

2) Plan for Roads

- Current and ongoing plan for Cap X to keep roads in good condition. (*John*)
- Set up Cap X committee (*Bill*) best to use OPM ( other people money) DOT, Grants.
- Fully explore options

3) Communications Committee

- Consider a Newsletter and IT committee. Could be members interested in this piece of support to give assistance to existing IT and information for the newsletter. (*Kathryn*)

4) Signs and Golf Cart rules

- Set up designated Golf cart committee, explore signage (*Albert*)

5) Water in Sections A&B

- SES handles the water in those sections, not the board. Andrew did help them with a possible way forward to get a help from a state agency.
- BOD has limited scope for just the well house and roads on that property. (*Andrew*)
  - A&B members interested in exchange of information, history and discussion by members in A&B sections. Seems interest in getting a group of folks who can work on getting solutions where needed. (*Luther, Rod, Carol, Matt, Bill sitting on end of table to the R?...maybe others I didn't list?*)

6) Email Protocol

- The board has no control over members sending emails. If someone is bothering you please ask to be deleted from their communication list or delete and block their emails. (*Andrew*)

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7) Jerdone Island Association Merchandise

- Is there interest in JIA t-shirts, sweatshirt or other mdse? (Albert)

**Meeting Adjourned:**

John Beardsworth motioned to adjourn the meeting, Albert Campbell seconded

Meeting adjourned at 10:11 am..

DRAFT