

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

Minutes, Board of Directors Meeting – June 15, 2024

Attendance:

- Andrew Oman, President, Board Member
- Bill Windus, Vice-President, Board Member
- Allan Perry, Secretary, Board Member
- Karen Krei, Treasurer, Board Member
- Ashley Madison, Member At Large, Board Member
- Beth Oman, Architecture Review Committee Chairman

Proceedings:

The Meeting was called to order by Andrew Oman at 9:45 a.m.

Approval of Agenda:

Allan Perry made a motion to accept the agenda, Bill Windus seconded the motion and it was unanimously approved.

Approval of Minutes:

Andrew Oman made a motion to approve the minutes from the previous meeting. Ashley Madison seconded the motion. All unanimously approved.

Formal Complaint:

A formal complaint was made by a community member against a board member. The board member was not acting in their official capacity as a board member at the time of the alleged action. This was essentially a neighbor vs. neighbor dispute and the board is not the arbiter of homeowner disputes. Bill Windus will notify the homeowner that made the complaint.

Reports

President's Report

- No report.

Vice President's Report

- No report.

Secretary's Report

- No report.

Member at Large Report

- Ashley Madison gave out one new owner packet to B44 which closed this month. The new owner also leased a slip and was provided a key. B47 is currently under contract and a resale packet was issued to the buyer of B47.

Treasurer's Report

- \$39,520.00 has been collected this year from assessments. \$100 was contributed to the Lake Anna fireworks. There are currently 8 open boat slips. Follow up letters are being sent to a few past due accounts. We have \$27,127.40 in the operating account, \$5,100.10 in the reserve account. The loan balance is \$66,666.30. All bills are paid and current.

Architectural Review Committee Report

- C62 has received approval to build and C82 has received approval to install a shed.

Social Committee Report

- Everything is under control for the community BBQ on June 29, 2024. Flyers have been emailed to the residents and dropped in mailboxes. Another email will be sent and another round of flyers will be dropped.

--Miscellaneous Issues:

--Another discussion occurred regarding the access gate to the common area. Further discussion will be tabled until a future meeting.

--The community's deteriorating roads were again briefly discussed. We will continue to discuss and pursue options for getting roads accepted into VDOT.

--Allan Perry will look into the current insurance coverages. It is not currently known if the POA has D & O (Directors and Officers) coverage. Allan Perry will also look into a few other proposals from law firms specializing in POA/HOA law.

--The board will collect various quotes from landscape companies for weeding and mulching the front entrance area. She will also obtain a few other quotes. We will also get a few quotes for adding gravel to the common dock area where there are drainage issues.

--The next meeting will be on August 17, 2024 at 9 a.m. at the common area.

--Allan Perry made a motion to adjourn the meeting. Bill Windus seconded the motion, and all unanimously agreed. The meeting was adjourned at 11:20 a.m.