

## **Minutes, Board of Directors Meeting – March 15, 2025**

### **Attendance:**

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

### **Proceedings:**

The Meeting was called to order by Andrew at 9:10 AM.

### **Approval of Agenda:**

Cindy made a motion to accept the agenda, Kelli seconded the motion and it was unanimously approved.

### **Approval of Minutes:**

Cindy made a motion to approve the minutes from the previous meeting. Karen seconded the motion. All unanimously approved.

### **Reports**

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

- CTA (Corporate Transparency Act) compliance is on hold. Not going to be enforced per our attorney.

#### **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 Review Committee Report**

- C58 garage approved
- B13 and B27 approved for house builds.

### **Treasurer's Report**

- Assessments were sent in early February and are being collected with a due date of March 31.
- POA Insurance Annual Premium paid. With the increase in coverage for the new dock values, we still came in under budget and maintained the current umbrella coverage.
- A reminder for membership, docks are leased and do not convey with the sale of the home. We have docks available for lease.
- Discussed total assets and confirmed budget allocations for 2025 maintenance projects.
- Filed federal income tax return

### **Social Events**

- Pig Roast was a great success.

### **Old Business**

- **Select bid for beach gravel and asphalt at common area**

Several bids were collected. Proposals were higher than the budget estimates for 2025 maintenance work. Agreed to use Local Landscapers but will discuss with them how to get within the targeted budget approved by the BOD.

- **C69 ARC:** The culvert is approximately 15 feet off where it was agreed it would be placed. BOD to issue a violation and if there are any flooding or standing water issues, they will be responsible.

### **New Business**

- Discuss the results of the survey/poll of members priorities and decide any actionable items:

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

**Roads were the #1 concern.** Cindy has done extensive research and printed a document about all that has been done in the past about the roads (specifically Point Drive).

- Leadership group on how to pursue fixing the roads has been formed.
- **Benches on the sun platform dock** were discussed. Any permanent structure needs to be approved by the board. Tom has offered to build them with wood saved from our old docks.
- **Discuss implementation of the newly adjusted JIAI fee schedule which is allowable within DPOR guidelines for Resale packets. Prepare and post a new intake sheet and fee schedule on our website.** With regard to the increased fee for packets at closing, the Board will collect more information about the details of a lot inspection when selling a lot.
- Choose a date in July for the annual POA party/picnic. Tabled until next meeting.
- Consider potential JIAI pet leash and clean up policy. Possible sign in the common area.
- Discussion about future social events that will be sponsored by the board

Motioned to adjourn the meeting by Karen, seconded by Cindy. Meeting adjourned at 12:02 PM.