

Minutes, Board of Directors Meeting – May 10, 2025

Attendance:

- Andrew Oman, President
- Cindy Morrell, Vice-President
- Kelli Piliere, Secretary (virtually)
- Karen Krei, Treasurer
- Beth Oman, Architecture Review Committee Chair (virtually)

Proceedings:

The Meeting was called to order by Andrew at 9:12 AM.

Approval of Agenda:

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

Approval of Minutes:

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

Reports

President's Report

- Signed contract with Local Landscapers for gravel and mowing of common area and front entrance near signage. Initial installation of gravel needed improvement and LL rectified with good results.
- Doug Mac from Mid Atlantic Docks repaired boards that were marked as needing repair and additionally bolted all the fingers to the main dock under warranty.
- Spoke with the resident regarding their continuous golf cart sales at the front entrance to the subdivision but learned that no property is owned by JIAI and the outcome was that there is no violation of CCRs regarding selling items on your lot.
- Spoke with our attorney regarding the ability to charge assessments on lot A39 (Aqua waste), Utility Co. would need to provide any evidence that they are exempt. Separate item, not part of A39 assessment.

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- Asked legal counsel for recommendations for local professional management companies, so that the cost could be conveyed to property owners should it be necessary to proceed with this course in the future.

Vice President's Report

- No report

Secretary's Report

- Preparation of the draft minutes from the previous meeting.

Member at Large's Report

- Resale packet was issued on C80, key has not been dropped off yet. Ashley was not present at the meeting and the report was given by Karen.

Architectural Review Chairman's Report

- C65 Shed approval.
- A36 house build approval.
- Contacted C57 to ask for CC&R compliance to change all of their outbuildings to match the colors of their main dwelling to avoid a violation.
- Lot A25 has responded to the email requesting they clean-up their lot and they will proceed with clean-up soon.
- Lot A32 has not responded to the email requesting they clean-up their lot and a letter will be mailed.
- A2 tree down came and an email was sent requesting they remove the fallen tree. They have cleaned up the downed tree.
- A ticket was put in with VDOT to clean the culvert at lot A5 going under Moody Creek Road. VDOT has responded and cleared it.

Social Events

- Yearly BBQ date selected: June 28, 2025 at 4:00-7:00 PM.
- 3:00 set up and decorate.

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Treasurer's Report

- Slip leases at risk (3 lot owners) for those delinquent with assessments and boat slip dues.
- Delinquent assessment letters were sent the first week of April and again the first week of May.
- Paid Local Landscapers for gravel and sand projects in the common area.
- Current allowable fees for resale packets are now in use.

Old Business

- Local Landscaper's did a great job with the gravel and sand. Mowing will continue in the common area.
- Side roads mowing: LL will no longer mow roadways that are not part of the common areas. VDOT will mow along state-maintained roads, twice a year. Responsibility for mowing along roadway easements will be placed with the property owners.
- Communicate through the Newsletter or email to owners about mowing their lot on the side of the roads
- Discussed possible easement agreement for the neighborhood signage. Research needs to be done.
- Cindy made a motion to engage an outside party to perform title search. This motion was seconded by Kelli and voted on (passed unanimously).
- Intake form for resale packet: Andrew updated form on the web site and new fees are in effect.

New Business

- June meeting moved to the 28th
- Delinquent dues for 3 lots are in danger of having their boat slip lease terminated. Certified letters to be sent. A document suggested by legal counsel was provided.
- Contact Mid Atlantic to find out if slips can accommodate floating jet ski docks and if there is another area on the docks where 2 doubles could be set up to lease.

Motioned to adjourn the meeting by Karen, seconded by Andrew. The meeting adjourned at 11:00 AM.