

Minutes, Board of Directors Meeting – September 14, 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 9:04 a.m.

Approval of Agenda:

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

Approval of Minutes:

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

Reports

President's Report

- No report

Vice President's Report

- No report

Secretary's Report

- No report

Member at Large Report

- A resale packet was provided to B13

Architectural Report

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

- No report

Social Committee Report

- Allan Perry reported on the POA BBQ on September 7th. Almost 50 residents and guests attended. We will be sending Greg and Sharon Shalawyllo a thank you card for catering the POA event

Treasurer's Report

- Karen Krei reported that we currently have a total of \$27,138.54 in our checking and reserve account. The loan balance of the docs is currently \$65,332.97.

Old Business

- Allan Perry was provided with a quote for increasing our insurance coverage. Any decision to increase coverage will be made by the new board

New Business

- Cindy Morrell attended the meeting and suggested some minor corrections to the minutes for several meetings this past year (time/dates, spelling errors, etc.) A motion was made by Andrew Oman to accept these changes. Bill Windus seconded the motion and it passed unanimously.
- The Agenda was discussed for the Annual meeting. Andrew Oman will prepare the Agenda.
- The BoD went into executive session from 10:30 - 10:42 to discuss an issue
- The key deposits were discussed. Bill Windus made the following motion regarding the key deposits: 1. A separate, non-interest bearing account will be set up and approximately \$3800 in key deposit funds will be transferred into that account. 2. Upon sale and return of the key, the residents who paid key deposits will receive \$100. 3. Their \$100 will be forfeited, and transferred to the operating fund, if the key is not returned within 30 days of the sale. 4. Going forward, \$100 will be charged as a key fee, and will not be deemed a deposit. The key agreement will be modified to reflect that the \$100 is a fee, not a deposit. Allan Perry seconded the motion. Andrew Oman, Karen Krei, Allan Perry and Bill Windus voted in favor. Ashley Madison abstained.
- The next meeting will be on October 12, 2024 immediately following the homeowner meeting at the common area.
- Allan Perry made a motion to adjourn the meeting. Andrew Oman seconded the motion, and all unanimously agreed. The meeting was adjourned at 11:23 a.m.