

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

Minutes, Board of Directors Meeting – March 9, 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 9:07 a.m.

Adoption of agenda:

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

Approval of Minutes from Jan 13 2024 BOD Meeting:

Allan made a motion to approve the minutes from the previous meeting. Karen seconded the motion with some minor changes. All unanimously approved.

Reports

Presidents Report

- The docks are complete. There were two old ladders and two new ladders installed. New ropes for the life rings, old dock numbers and cleats were installed.
- Spoke with the POA attorney, Ed O'Connell, about the process required if we wanted to change the date of the annual meeting. Also Discussed potential of online annual meetings and what that would entail. If we wanted to renumber the docks with new docks, that would not be an issue. Monthly fee for attorney was raised by firm
- All board members attended POA training on 8 Feb presented by Ed O'Connell from Whiteford Law.

Vice Presidents Report - no report

Secretary Report - no report

Treasurer's Report

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- The required payments for the docks have been made. \$148,000.00 has been paid to Mid-Atlantic Builders.
- The annual insurance premium of \$4,198.00 has been paid.
- To date \$21,283.00 has been received in assessments. (\$3328.50 has been paid by Zelle—16%). Assessments outstanding are \$19,067.00 and these are due by March 31st.
- The POA was able to move \$5,000 to our long-term bank account
- All other bills and deposits are current.

At Large Report

- continues to work on organizing and updating the dock leases and key deposit list.

ARC Chair Report

- All four tickets with VDOT have now been closed. VDOT cut back some branches to improve visibility at the intersection of Moody Creek Road and Jerdone Island and uncovered the drains at that intersection .

Social Chair Report

- The next community event will be scheduled on June 29, 2024, the date of the Lake Anna fireworks. We are hoping that many homeowners will be in town and thus more likely to attend.

Unfinished Business:

- The Board decided to retain the services of Baskfield Mowing to cut the common area grass

New Business:

- The Board discussed a model code of conduct (attached). Allan made a motion to adopt the code of conduct and the motion was seconded by Andrew. The motion passed unanimously.
- The roads were discussed. The Board will look into getting the roads transferred to the POA and the feasibility of getting more of our community roads maintained by VDOT.
- The issue of gate keys and key deposits was discussed. Alternate solutions were discussed
- Discussed need to maintain common area
- Discussed potential community Clean Up Day to handle some of the deferred maintenance in the community.

Allan made a motion to adjourn the meeting. Andrew seconded the motion , and all unanimously agreed. The meeting was adjourned.

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Model Code of Ethics for Community Association Board Members

Board members should:

1. Strive at all times to serve the best interests of the association as a whole regardless of their personal interests.
2. Use sound judgment to make the best possible business decisions for the association, taking into consideration all available information, circumstances and resources.
3. Act within the boundaries of their authority as defined by law and the governing documents of the association.
4. Provide opportunities for residents to comment on decisions facing the association.
5. Perform their duties without bias for or against any individual or group of owners or non-owner residents.
6. Disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with the association.
7. Conduct open, fair and well-publicized elections.
8. Always speak with one voice, supporting all duly adopted board decisions—even if the board member was in the minority regarding actions that may not have obtained unanimous consent.

Board members should not:

1. Reveal confidential information provided by contractors or share information with those bidding for association contracts unless specifically authorized by the board.
2. Make unauthorized promises to a contractor or bidder.
3. Advocate or support any action or activity that violates a law or regulatory requirement.
4. Use their positions or decision-making authority for personal gain or to seek advantage over another owner or non-owner resident.
5. Spend unauthorized association funds for their own personal use or benefit.
6. Accept any gifts—directly or indirectly—from owners, residents, contractors or suppliers.
7. Misrepresent known facts in any issue involving association business.
8. Divulge personal information about any association owner, resident or employee that was obtained in the performance of board duties.
9. Make personal attacks on colleagues, staff or residents.
10. Harass, threaten or attempt through any means to control or instill fear in any board member, owner, resident, employee or contractor.
11. Reveal to any owner, resident or other third party the discussions, decisions and comments made at any meeting of the board properly closed or held in executive session.