

Indian Cove Resort
Board of Directors Meeting Minutes
Date: July 9, 2025
Location: Indian Cove Clubhouse and via Zoom
Time: Meeting called to order at 7:00 PM | Adjourned at 8:11 PM

1. Call to Order & Welcome

- Meeting called to order by Jeff Miller
- Roll: Troy Manley, Vice President; Bonnie Herring, Treasurer; Victoria Segar, Secretary; Bill Placek, Parliamentarian
- Introduction of General Manager Jay Jenkins.

2. General Manager's Report – Jay Jenkins

- **Grounds & Maintenance:**
 - Two mowers now operational, improving efficiency.
 - Landscape catching up; storage and weed control underway.
- **Security Department:**
 - New Security Manager active in enforcing rules (speed limits, golf carts, disturbances).
 - Multiple minor incidents addressed, including overturned golf cart and red tags.
- **Maintenance Projects:**
 - 16 new shower head stands installed.
 - Anti-slip mats and handicap access improvements completed.
 - Three new sunshades ordered for the back pool.
 - Eight new speed limit signs and seven new speed bumps ordered.
 - Working with Dominion Energy on street light repairs.
 - Bathhouse 4 received new air conditioning unit; pressure relief valve was replaced.
- **Camp Store:**

- Sarah McConin named Store Manager; improvements in consistency and service.
- **Dog Park:**
 - Water station upgraded with small deck and pet-friendly features.
- **Late Fees & Reservations:**
 - Members with outstanding balances may not book future reservations.

3. Water Plant Update

- **Background:**
 - Old water plant removed; replacement plan in progress.
 - Engineering firm: MSA.
 - Final usage permits obtained.
- **New System:**
 - Only one qualifying bid due to stringent VDH/EPA requirements.
 - Proposal pending with breakdown of cost and services.
- **Water Testing:**
 - Routine tests conducted; results posted in store.
 - Compliance with Virginia Department of Health.
 - Members reminded that official updates come directly from management.

4. Treasurer's Report – Bonnie Herring

- **As of June 30th:**
 - Correction: STP assessments labeled incorrectly (should read "Money Market").
 - Segregated STP funds remain as promised.
- **Financials:**
 - April financials presented; May pending due to earlier staffing limitations.

- **Pre-Payment Option:**
 - Members can prepay toward next year's dues to ease financial burden.
- **Monthly Statements:**
 - Posted in store upon completion.

5. New Business

- **Bathhouse 4:**
 - Hot water heater nearing end of life; quotes in progress for replacement.
- **Outdoor Shower Installation:**
 - Considering outdoor solar-heated showers as cost-effective replacements at front pool.
- **Maintenance & Pool Inspection:**
 - Pools inspected monthly by VDH; emergency phones, AEDs, and fencing up to code.
 - Back pool condition discussed; resurfacing and tile work scheduled.

6. Open Forum

Pre-submitted Questions:

- **Water Plant Timeline:** Members asked for flexibility as infrastructure repairs and permit inspections delay final installation.
- **Poker Run Scheduling:** Scheduled earlier to allow attendance at evening entertainment.

Member Comments & Responses:

- Concerns about pool staining and back pool conditions (clarity, rust, staining) discussed.
- Pool contract covers basic maintenance, not major repairs or cosmetic work.
- Suggestions for adding industrial-grade filters at bathhouses taken under consideration.
- Water Wars complaints addressed; management to improve supervision and communication.

- Golf cart parking suggestion near playground noted for review.
- Security concerns raised about vehicle enforcement, fireworks, and underage behavior; management reiterated open-door communication and urged members to report directly.

7. Board & Member Acknowledgments

- Appreciation for July 4th holiday turnout and positive behavior noted.
- Recognition given to maintenance and security staff for managing large events.
- Encouragement to continue providing direct feedback and utilizing staff channels instead of social media.

Adjournment:

Motion to adjourn accepted at 8:11 PM.