

I'ON Assembly
Board of Trustees Meeting
Thursday, January 24, 2013
6:00 P.M.
Executive Session 5:30 P.M.
Conference Room
159 Civitas Street, Second Floor
Mt. Pleasant, SC

A G E N D A

- I. Call to Order
 - Board President
- II. Homeowner Forum
- III. Approval of Minutes
 - 2012 Annual Meeting Minutes
 - 2012 Mid-Year Meeting Minutes
 - December Meeting Minutes
- IV. Communications Report
 - Martha Morgan
- V. Landscape/Infrastructure Report
- VI. Treasurer Report
- VII. IDC Committee Report
- VIII. I'ON Trust Report
- IX. Amenities and Trust Liaison Report
- X. External Relations Report
- XI. Parliamentary and Governance Report
- XII. Compliance Report
 - Rules Revisions
- XIII. President's Report
 - MPPD Offer to Attend Meetings
- XIV. Adjournment

Finance Committee Report – Jan. 2013

The primary focus of work over the past month involved the transition between management companies and changing authorization on our bank accounts for new Board member signatories. All four banks we use were visited in person to obtain new signature cards, as well as obtaining current information on investments there. At Harbor Bank, where we have a \$300,000 line of credit, along with several Capital Reserve fund CDs, we made arrangements for SCS to have information access to our investments there. Meetings were held with SCS representatives to gain a clear understanding of the systems they will use to manage our finances. Additionally, we worked with AMCS to ensure a timely closeout of accounts there, overseeing the transfer of funds from our accounts with AMCS to SCS. The management company change, at yearend, necessitated a delay in SCS sending out 2013 regime fee notices to residents until the first of January, so we had to work with SCS to identify sources of funds to pay bills until regime fees begin to flow into the system.

Specifically, these actions were taken. We asked Deborah (who was the only signatory approved there) to close out our operating funds invested at Fidelity (approximately \$40,000) and to transfer those funds to our Smartsteet account SCS has opened for us. We also asked her to close out our operating funds money market account at Capital Bank, along with a money market account for our Capital Reserves. During the next few weeks we will be consulting with SCS on our current Capital Reserve fund investments as to whether they advise any changes in how these funds are invested, as well as ensuring that operating funds, as received, are invested such that they are properly insured against loss.

We ended the 2012 year with a book surplus of \$67,222, but this is misleading as we need to transfer \$30,000 of this to our Capital Reserve fund to satisfy the annual contributions called for by the Miller-Dodson report. Also, due to several bills arriving at AMCS late in December when sufficient funds to pay them were not available (due to the fund transfer process to SCS) some \$20,000 or more of outstanding 2012 bills must be paid out of these funds. Another part of this "surplus" is due to the fact we did not need to pull \$18,850 from funds left over from 2011, as was anticipated when the budget was set last year.

Part of the surplus was due to income exceeding budget by about \$25,000, a large part of which was the Transfer fees which were \$10,000 above budget. Additionally, as mentioned previously, we did not need the \$18,850 surplus from 2011.

On the expense side, total expenses were \$25,000 above budget, largely because our legal costs were about \$30,000 above budgeted amounts; the Creek Club litigation accounting for a large part of this.

Landscape Committee Report – January 2013

Landscape Committee: For the past 5 years the Landscape Committee has been comprised of the I'On Assembly Property Manager, now Trisha Elrod, and two community volunteers, Amy Sage and Dave Rosengren. This committee has worked with and reported into the Assembly Board member responsible for landscaping, now Tony Woody. The Landscape Committee has been responsible to develop and assemble the landscape budget, select the landscape contractor, and then authorize expenditure of the approved budget to maintain the landscaped areas in the neighborhood.

This requests Board approval for the Landscape Committee to continue to function in this manner, specifically the roles of the two community volunteers, Sage and Rosengren.

January 13 Infrastructure Update

- a. Authorized the following:
 - Signs near Mabank Green to be cleaned
 - Stop sign at cemetery fix the leaning
 - Stop sign at N Shelmore/Hopetown cleaned
 - Stop sign at Saturday Rd to be cleaned
 - Stop sign at Ponsbury/E Shipyard cleaned
 - Isle of Hope/N Shelmore fix the leaning
 - Lamp post on W Shipyard cleaned
 - West Lake sign straightened
 - Amphitheater sign to be painted
 - Isle of Hope/N Shelmore fix the leaning
 - Isle of Hope/N Shelmore to be cleaned
 - Creek Club directional sign at Saturday Rd to replace pineal
 - Graffiti on the dog station across from the Creek Club to be cleaned
 - The Rookery sign to be painted and straightened
 - The two boat docks to repair railings
 - The dock at East Lake to repair railings
 - Scramble Signs to be replaced
 - Replacing and Painting some neighborhood mailboxes
- b. Finding out costs to replace the broken planters
- c. Estate Management has delivered the 200 grass eating carp in the lakes
 - 1 HP Hydromixers on order
 - Electrician scheduled to change outlet for power
- d. Crosswalks are in process of additional surveying done and design will immediately follow. Samples for material will be presented to the Assembly as soon as ready (late January/Early February). Construction Bids about to be proposed.

Ongoing Projects on Calendar/ To Do List

- e. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- f. Review of SCEG Lights Maintenance
- g. Creek Trails Maintenance

PROPOSED CHANGES TO THE I'ON RULES

1. The first two paragraphs of Rule D-101 should be changed to read:

Vehicles. *Except for temporary guests and visitors, only standard private passenger vehicles, including passenger vans and pick-up trucks, are permitted to be parked at the front of a Lot or on thoroughfares. All other vehicles, including motorcycles, boats and other watercraft, campers, golf carts, recreational vehicles and trailers shall be parked at the rear of a Lot behind a home. Such vehicles shall be adequately screened with architectural and/or permanent landscape elements in a manner approved by the I'On Design Committee (IDC) pursuant to Article IV of the Declaration so that they are visible only from the service lane, not from the thoroughfares. If the rear of the Lot faces a thoroughfare, then such vehicles must be screened from street view in a manner approved by the IDC pursuant to Article IV of the Declaration. Owners claiming the right to other parking arrangements for their vehicles must produce a written deed to support their claim. Absent such a deed, no assertion of "grandfathered" status will be honored after February 1, 2013.*

2. Rule D-103 (Antennas) should be changed to read:

Television antennas, radio receivers, or other similar devices shall be contained entirely within the interior of a structure. Satellite dishes up to one meter (39.37") in diameter are permitted but should be unobtrusive and not visible to persons on adjacent Lots or passersby. Owners seeking a more prominent display of a dish must submit a written statement to the Board from the satellite provider stating that the proposed location is necessary to ensure adequate reception.

3. The third paragraph of Rule D-107 should be changed to read:

If Board action becomes necessary, the following procedures will be followed:

- (a) *The Board will review the matter and, if it is agreed by a simple majority that a violation has occurred, written notice will be sent to the titleholder. The notice will give the owner 10 days from the date of the letter to remedy the violation. Failure to remedy will result in a \$50 fine.*
- (b) *If no corrective action follows, a second letter will be sent and, if the violation is not remedied within ten days of the date of the letter, a fine of \$100 assessed.*
- (c) *Subsequent disregard of the Board's decision will result in additional penalties to be determined by the Board at its discretion. Such penalties may include daily fines not to exceed \$100.*

4. Proposed new Rule D-110

Each Titleholder shall be responsible for maintaining such Titleholder's property in a clean and attractive condition and in good order and repair. Such maintenance shall include, without limitation, the following:

- (a) Removal of mold/mildew from the exterior of homes.*
- (b) Cutting of weeds/removal of debris from empty lots.*
- (c) Paint on all structures, including houses, trim and fences should be in good repair.*
- (d) Broken, damaged or vandalized elements (shutters, spray painted walls, windows, broken bricks, fences) should be repaired and restored to their original condition.*
- (e) Mowing of grass areas, and removal of dead plant materials (leaves, branches, dead grass) should be done on a regular basis--on occupied lots as well as vacant ones.*
- (f) Pools/ponds/fountains should be maintained to prevent algae growth.*
- (g) Gravel driveways should be replenished as needed.*