

I'On Assembly
Board of Trustees Meeting
Thursday, September 25, 2014
Executive Session 5:30 P.M.
Board Meeting 6:00 P.M.
Conference Room
159 Civitas Street, Second Floor
Mt. Pleasant, SC

AGENDA

- Homeowner Forum
 - Owner comments on proposed amendments to Rule D102
- Call to Order
 - Approval of Minutes: August 28, 2014 Board Meeting
 - Approval of amendment to minutes of June 26, 2014 Board Meeting
- Discussion and VOTE on amending Rule D-102.
- President's Report
 - Litigation Update
 - VOTE to approve expense reimbursement for A. Register
- Community Manager Report
- I'On Trust Report
- Landscape Report
 - VOTE to approve not to exceed \$2,000 for Ponsbury Tree action plan
 - VOTE to approve Mitigation Plan for clear cutting violation by lot owner
- Covenants Report
 - Report on survey results
- Infrastructure Report
 - VOTE to authorize use of excess transfer fees to fund repaint all designated parking spaces at not to exceed \$7,500 for approximately 800 spaces
 - VOTE to approve installation of power on the Pub side of N Shelmore for Christmas tree lighting in the amount of \$5,805.

- Treasurer Report
 - VOTE to reallocate Creek Club purchase price among reserve accounts
- IDC Report
- Amenities Report
- Communications Report
 - VOTE to approve additional costs for the 2015 directories
- Secretary Report
- Adjournment

I'On Board of Trustees Meeting
August 28, 2014

Members Present: Deborah Bedell, Bob Davis, Anne Register, Chad Besenfelter, Tony Woody, Martha Morgan

Member Present via Telephone: Tom O'Brien

Member Absent: Stephen Wood

SCS: Mike Parades

Guests: Dave Rosengren, Amy Sage, Heather Emrich, Elissa Nauffull, Ed Clem

Homeowner Forum called to order 6:00 pm: Ed shared a few comments regarding athletic field use by soccer teams. He wanted to bring attention to concerns about liability, tax considerations and personal liability.

Amy thanked Tony for his work in installing the new flagpole. Amy also mentioned a particular property owner that has cleared areas in the Rookery without being authorized to do so.

Heather Emrich shared traffic concerns with speeders on N. Shelmore. She reported on results from a traffic study that the Town of Mt. Pleasant completed in April. The traffic study showed that approximately 7,000 cars are traveling down N. Shelmore per day.

Heather mentioned a particular danger area near the mailboxes at the curve where someone has previously run off the road and into a streetlight. After the survey was completed, the Town said that I'On has too many cars going in and out to install speed humps. Their theory is that having this high a volume of cars going over speed humps would create traffic backups to Mathis Ferry circle.

The report also conveyed that the average traveling speed was 25mph. The Town does recognize that the posted and enforceable speed limit is 20mph in I'On.

Board Meeting Called to Order: 6:20 pm:

Motion to approve the July 24, 2014, Board Meeting Minutes. Motion seconded. All in favor. Motion passed.

President's Report: Deborah reported on the litigation update. The new post-trial motion hearing is set for Thursday September 4th at 1 pm.

Deborah commented that the risk management study was very useful. She asked that Mike take the 1st portion of report and work with the infrastructure group to have repairs done and new signage for safety purposes.

The study also provided a comprehensive review of our current insurance coverage. HUB reported that the insured values of some of our structures are higher than they need to be. They said we need to take a look at deductible structure, as well as take a look at a few structures that are not insured and should be, such as the footbridges on the marsh.

Cost for the study was \$6,000, which was under the budgeted amount for the study.

Deborah asked HUB International if we should bid for insurance and they said Nationwide was competitive in their price. Deborah suggested that we consider preparing an RFP for insurance since we have not bid out in a couple of years, simply to ensure that we are getting the best coverage for the best rate.

Deborah received a request from Mike Russo with 148 Civitas, LLC, regarding refinancing their loan on the Creek Club with a new bank. He described the requested document that he has asked The Assembly to sign as an acknowledgement of the bank's leasehold mortgage, but in fact it was a more complex document that appeared to make The Assembly a party to the mortgage. Deborah sent the document to counsel, who requested several changes.

Motion made to approve Deborah's signing the leasehold mortgage-related document with South Atlantic Bank and 148 Civitas, LLC., assuming they incorporate counsel's requested changes. Motion seconded.

Tony asked why The Assembly is even a signature on the document at all. Deborah replied that it is because we are the owner of the property and they are putting a mortgage on the leasehold that we are a party to.

Bob raised a question asking why we would sign the mortgage, as opposed to signing another document that is only an acknowledgement of the lease agreement and the powers that the bank has to bring in a new tenant should the current tenant default.

Motion made to table pending further research. Motion Seconded. All in favor. Motion passed.

Deborah will have a real estate attorney examine the document before anything is signed.

Motion to approve reimbursement for Deborah's expenses accrued for parking during attendance at the trial and condolence flowers sent to Tom. This was netted against

the \$33.00 check she received as a witness fee. Motion seconded. Deborah recused herself from voting. All in favor. Motion passed.

Manager's Report: Mike reported on the new boat ramp scheduled for installation next Wednesday. Mike sent an email to the boating committee and all 71 registered boaters, informing them that the dock will be closed all day Wednesday.

Mike told the Board about several emails he received concerning stolen parcels in the neighborhood. He put in a call to Officer Gregory with the Mt. Pleasant Police department, but has not heard back yet.

Mike also reported on the restoration that needs to take place in the Rookery after a N. Shelmore Titleholder cleared an area they were unauthorized to clear. Lawn-O-Green is developing a mitigation plan that will be reviewed by the Landscape Committee. The Titleholder will be responsible for all costs of this restoration. The Covenants Committee will determine if an additional penalty will be assessed. Mike has spoken with the Army Corps of Engineers and DHEC, as they both have some regulatory oversight of this protected wetland buffer.

Anne suggested sending out an e-blast letting residents know that the Board is aware of the Rookery cutting incident and taking action to address the violation.

Mike reported that in his efforts to on cutting down speeding, he discovered several different speed limit signs posted throughout the neighborhood, as well as several areas where speed limit signs should be posted and are not. He is actively working to fix this issue.

In discussing the parking issue, Tony mentioned that his understanding is that parking spaces were painted to keep cars from parking and blocking the roads where emergency vehicles could not get into the neighborhood. He's heard Police officers have been ticketing cars that deserve tickets for not parking in marked spaces as well as cars that are parked maybe three feet out of the space. Tony felt that this was a bit unreasonable. Deborah commented that if we start interfering with the police when they are doing their job, we would send them mixed signals on enforcing town parking rules within the neighborhood.

Tony asked that the police use some judgment when they are in the neighborhood writing parking tickets. Mike commented that he would ask the police to use some reasonable judgment and perhaps give warnings in some cases rather than tickets for everything.

Tony asked if the police will start writing speeding tickets as well; Mike confirmed that a request has been made, and ticketing for speeding is coming soon.

Trust Report: Amy reported that the Brazilian music concert is going to be held at Westlake.

Landscape Report: Deborah suggested that Mike and Tony consider getting in touch with I'On resident and wildlife animal vet Dr. Linda Bender to help them with Canadian geese solutions.

Tony confirmed that we can call DNR to pick up the geese; however some residents may not like what they do with the geese. The Landscape Committee is looking into the problem of geese not migrating as they should, and working to find a solution to what can be done.

Tony proposed signing an agreement with a tree company for storm clean up. Signing this agreement requires no money; we simply agree to use this particular group for clean up and they will make us a priority should a storm come through the area causing damage.

Motion to approve signing an agreement with Charleston Tree Company to use for emergency clean up. Motion seconded.

A question was raised regarding how many other neighborhoods this company is entering into an agreement with. If there is an enormous storm, how do we know we will be taken care of? Tony replied that he was assured that I'On would be a priority as the Charleston Tree Company has the resources to take care of us.

Dave clarified that we currently have an agreement like this with the Tree Clinic. The goal is to formally terminate the agreement with the Tree Clinic since they do not respond well. The purpose of this type of agreement is to have a guaranteed immediate response in case a storm causes damage. The company will automatically come and clean up after the storm without requiring any instruction or communication.

Motion amended to include terminating the current contract with the Tree Clinic, and signing an agreement with the Charleston Tree Company. All in favor. Motion passed.

Tony reported on the damaged live oak tree on Ponsbury. The town arborist, Eddie Bernard, was not in favor of taking down the whole tree. He asked that we proceed with additional testing that will cost up to \$1,050. The testing consists of drilling cores into the tree and assessing how much solid wood is present. There is a growing opinion that even with our best intentions, it may be impossible to save the tree. Eddie was previously not in favor at all of removing the tree, but he seems to now be moving more towards the realization that removal may be a necessity.

Dave stated that they would do the testing first, see what is required, and then get the Board's approval before anything further is done. He also mentioned that if the decision is made to remove the tree, then they plan to come back with a potentially costly plan to install a mature tree in its place. This is for a later discussion, but the committee is assessing options now.

Motion to spend up to \$1050 to do core testing on the tree on Ponsbury to determine its health. Motion seconded. All in favor. Motion passed.

Deborah commented that if it is determined that the tree needs to come down, she did not want to wait until another Board meeting to make that decision. The decision can be voted on by email circulation to ensure that we do not leave a dangerous tree any longer than necessary.

Infrastructure Report: Tony reported that the only major project right now is to have more electrical outlets installed around the Square. He hopes have quotes next month for this and perhaps quotes for additional Christmas lights as well.

Tony provided an update on the Little Free Library box. Kay Chitty, the donor, has asked if this can be installed at Westlake. She would take on the responsibility of buying and installing the library.

Tony suggested that the IDC take a look at the library before it is purchased.

Deborah reminded the Board that next month they will be reviewing rule D-102, so we will need to do a mailed notice in September before the meeting.

Discussion followed regarding what needed to be mailed out, how it should be worded, and when notification should be given alerting homeowners that the Board would be discussing and potentially revising Rule D-102 at the September Board meeting.

Treasurer Report: Deborah raised a question on the finance report regarding some inconsistencies in pursuing delinquent accounts. Anne commented that this specific situation was dealing with people who are on payment plans. There has been some looseness on the follow-up. The finance committee is actively working on this.

Deborah also had a question on the consulting budget of \$12,000. We spent \$6000 on the Risk Management study and we may spend \$4000 on the Reserve study if approved; based on these figures, Mike confirmed we will still be within budget.

Anne reported that currently there is a total balance due of \$63,687 in delinquent accounts. Excluding foreclosures, we have a balance of \$42,473, so she said the collections process is indeed working.

Anne also mentioned that it is not part of the SCS collection process to send a letter in between the 2nd notice of a late payment and the final notice regarding the filing of a lien. She reported that Mike and Jessica put together their own letter to 54 residents reminding them that the second installment payment was due July 31st and if it is not paid there will be interest and late fees accruing.

Mike reported that he and Jessica have found in talking with homeowners, that many simply forgot that the assessment was sent out in two installments this year, therefore they paid the first installment and simply forgot about the second.

Anne brought two motions to the Board for voting.

The first is to renew the management contract with SCS. It would include Mike Parades as the full time on-site manager and Jessica Gosnell as the half time assistant manager for a term of 16 months to begin September 1, 2014 and end December 31, 2015. Some additional discussion will need to occur after the attorney has reviewed the contract and made suggestions, but approving this motion would allow Deborah to sign the contract after counsel review and additions made without coming back to the Board for a vote. The amount of the new contract would be \$137,809 per year.

Motion to renew the management contract with SCS for a term of 16 months, subject to legal review and approval. Motion seconded. All in favor. Motion passed.

The Finance Committee discussed the need to update the reserve study that is now 4 years old. Mike sent out an RFP and received four proposals, which covered a wide range of prices. The Finance Committee reviewed all of the proposals and recommends Miller-Dodson to complete the survey. Miller-Dodson came in with a price of \$3990 and a pledge to have the study completed in 30 days.

Motion to approve Miller-Dodson's reserve study proposal and begin on the study right away. Motion seconded. All in favor. Motion passed.

Covenants Committee: Bob reported that the survey will be announced in the September newsletter to be emailed on Friday August 29th. The mailbox postings are going up on September 3rd, an email blast previewing the survey is going out September 8th, and the survey itself will be e-blasted out on September 10th with a reminder a week later on September 17th. September 24th is the last day for homeowners to complete and submit their surveys.

IDC Report: The IDC is still self-sustaining and actually ahead of budget.

Amenities Report: Tom reported on a request from Cainhoy Athletics to use the I'On Athletic field three days per week. Cainhoy Athletic is a non-profit organization, and several I'On residents play on their teams. Cainhoy would agree to pay \$5000 per year for access to the field for no more than three days per week for a few months out of the year. Tom mentioned that this could be a great opportunity to potentially fund a dog park.

Deborah raised a question asking if this income would create tax or legal issues. Tom replied that he checked with the accountant and it should not be a problem. He

stated that even if we do have to pay taxes, it would still be about \$3200 per year that the Assembly could use for maintenance and improvements for amenities.

Currently the school pays a maintenance fee for use of the field each year. This will of course go away when the school goes away; therefore this agreement could help mitigate that loss.

Tom contacted the Long Point HOA, who currently has the contract with Cainhoy, to see how they are as a tenant. The Long Pointe HOA had only positive things to say.

Tom also checked with Montessori School to see if this field use would affect their schedule in any way, and they confirmed that it would not interfere.

The Board agreed to have Tom present a contract between The Assembly and Cainhoy Athletic for the Board to approve for use of the Eastlake Athletic Field.

Anne mentioned the idea of forming a dog park advisory committee. She has had several homeowners reach out to her wanting to volunteer with the project. Brenda Uttaro volunteered to help in any way necessary to get a dog park in I'On. Anne also pointed out that a dog park was one of the most frequently mentioned topics from the suggestion boards at the mid-year meeting.

Motion to establish a dog park advisory committee and appoint Brenda Uttaro as chairperson of this committee. Motion seconded. All in favor. Motion passed.

Communications Report: Anne reported that the Communications Committee is already into preparations for the 2015 Directory.

Secretary's Report: Martha reported on minor changes that were needed to make the document retention policy specific to the way I'On finances have been structured. 'Audit reports' should replace 'general ledgers, journals and charts,' and kept for 7 years. Bank statement records should be kept for 7 years, and IDC documents should be updated every 6 months.

Deborah asked what outgoing Board Presidents should do with their records. Martha responded that confidential items (ex. legal counsel) should be passed on in hard copy notebook to the incoming President. The rest should be passed along as per the Board Transition Policy.

Motion to enact the revised document retention policy. Motion seconded. All in favor. Motion passed.

Martha confirmed that implementation of this policy is in full operation.

Concerning board elections, Martha reported that legal counsel advised that the I'On Bylaws do not allow the Board to require potential Board Candidates to attend a Board Meeting in order to qualify.

Motion to withdraw the requirement that Board of Trustee candidates must attend a Board meeting. Motion seconded. All in favor. Motion passed.

Deborah confirmed that this will still be suggested on the questionnaire but not a requirement.

To integrate the application process for candidates, Martha moved to set the opening date to September 1st with a closing date of Friday October 10th. The committee felt this was a fair block of time that will allow us to advertise a couple of times as well as allow the committee to do their job in recruiting candidates all the while having final documents ready to mail to homeowners on time for the Annual Meeting.

Motion to set the candidate opening date to Monday September 1, 2014 with a closing date of Friday October 10, 2014. Motion seconded.

Anne commented that since September 1, 2014 is a holiday, it might be better if the opening date is changed to September 2, 2014.

Motion to amend the motion to set the candidate opening date to Tuesday September 2, 2014 with a closing date of Friday October 10, 2014. Motion seconded.

Deborah expressed her concerns with the open period being too short. She suggested extending the period until October 31st in order to give candidates a chance to attend more than one meeting. Martha commented that candidates could turn in their questionnaire and still attend the October Board meeting.

After discussion, it was determined that extending the candidate submission period until October 24th would give candidates enough time to get in their questionnaire, as well as leave enough time to prepare the annual meeting packet and have it out to the mailing center by the November 3rd mailing date.

Revise the Motion to set the candidate opening date to Tuesday September 2, 2014 with a closing date of Friday October 24, 2014. Motion seconded. All in favor. Motion passed.

The next motion was to set and approve a voter eligibility deadline date for voters. Martha proposed the deadline to be October 31st at 5 pm. This is the date by which Titleholders must have their Assembly accounts current to be eligible to vote in the election.

Motion to set the voter eligibility deadline date as October 31, 2014 at 5 pm. Motion seconded.

Bob asked if this cut-off date is similar to cut off dates from previous years. Deborah confirmed that this date is a bit earlier than previous years. Previous cut off dates were in November.

Mike stated that the cut off could be even just two weeks before the meeting, so he suggested a cutoff date of November 30th.

Revise motion to set the voter eligibility deadline date as Friday November 28, 2014 at 5pm. Motion seconded. All in favor. Motion passed.

The next motion was to set the deadline date for the submission of proxies. Legal counsel has confirmed that the bylaws provide that the Board can set a deadline prior to the meeting for proxies.

Motion to approve a proxy deadline date of Friday December 5, 2014 at 5 pm. Motion seconded. All in favor. Motion passed.

The next motion was to approve the roles and responsibilities of the new Leadership Development Committee.

Motion to approve the description of the Leadership Development Committee. Motion seconded.

Anne commented that a true leadership committee could stay in place for an extended period of time, not just for the duration of the nominating time period. The committee could and should be a point of contact to those interested in Board service throughout the year.

Motion to approve the description of the Leadership Development Committee, with the addition of stating that committee members shall be available to discuss Board service with interested residents throughout the year. Motion seconded. All in favor. Motion passed.

The LDC (Leadership Development Committee) has its chair appointed by the Board each year.

Motion to approve this year's Leadership Committee chair to be Deborah Bedell. Motion seconded. All in favor. Motion passed.

Our new monthly agenda starts with the Manager's report and the Secretary clarifies the Board's priorities for the Manager at the end of the meeting. This helps each board member be in sync with each other as well as giving consistent prioritized directions to Mike .

The Board's priorities for Mike Parades this month:

- Reserve Study
- Continuing to work the police department with parking and speeding
- Continue work on the 2015 Budget
- Loading Zone Project
- Boat Ramp replacement

Meeting adjourned at 8:30 PM

Martha Morgan, Secretary

DRAFT

I'On Assembly, Inc.
Board of Trustees Meeting
June 26, 2014

Members Present: Deborah Bedell, Bob Davis, Stephen Wood, Anne Register, Tony Woody and Chad Besenfelder.

Members Present via Phone: Martha Morgan

Members Absent: Tom O'Brien

Others Present: Mike Parades, Community Manager; Ed Clem, Dave & Cynthia Rosengren

Homeowner Forum called to order at 6:20 pm:

Ed commented on the statement made by Melinda Armstrong at the Town Hall meeting regarding information the Board received that owners do not see. Members need to take the time to read the Board package posted on the web site before the meeting as the package contains various committee reports with information that may be discussed at the Board meeting.

Dave & Cynthia both expressed their complete surprise and thanks for the recognition give them at the Town Hall meeting.

Board Meeting called to order at 6:30 pm:

*Motion to approve the minutes of the May 22, 2014 Board meeting. Motion seconded.
All in favor. Motion passed.*

Trust Report: Included in the Board package

Landscape Report:

Tony commented that hose bibs have been installed on each side of both lakes to provide a water source for maintenance needs such as power washing common elements.

Tony reported that Amy Sage has resigned from the committee to have more time to attend to her duties as President of the I'On Trust. He has begun soliciting volunteers.

Tony commented on a request to remove a Black Locust Tree from a Titleholder on Nolen Way. The tree is on the Maybank Green side. After a great deal of discussion and on-site inspection, it was agreed the tree is essentially hidden by surrounding trees. The Titleholder has been authorized to remove the tree at his expense.

Deborah commented that it has been some time since the Lawn O Green (LOG) contract has been bid and asked if it is time to put the contract out for bid. Dave Rosengren stated it has been about 3 years since the contract was last bid. The current contract is a one year term that automatically rolls over each year.

Deborah expressed concern about the maintenance items performed by LOG. Mike commented that as far as landscape work, LOG is doing a good job.

Martha commented she liked the idea of soliciting bids as we might find some cost savings.

Deborah asked the Landscape committee to look at the idea of soliciting bids and come back to the Board with a recommendation.

Infrastructure Report:

Tony discussed refurbishment of the Boathouse, which is nearing completion. It has been determined that a second coat is needed on the decking. The cost for the second coat will be \$950 resulting in a total cost the carpentry and painting of \$7,000. The Board had originally approved \$7,000 for both carpentry, painting and electrical repairs. As this project was originally budgeted as an operating expense, the committee has approved charging the electrical repairs to operating expense.

Tony reported that there is a need for a double yellow line on the back side of Saturday road. Request will be made to TOMP to install.

Tony discussed Creek Club parking incident that occurred during a wedding. Mike Russo accepted full responsibility for the incident and has instituted several changes to ensure it does not happen again. These changes include signage posted on the building side currently used as a loading zone, changing the schedule of TOMP police officers hired to provide traffic control and a change in the wedding contract he uses.

Deborah inquired on the status of a loading zone on Saturday Rd. Tony responded he has requested survey bids and expects them soon.

Anne commented that the Handicap parking space has been removed. An inquiry should be made to determine if a space is required.

Tony reported that an offer has been received from a Titleholder to purchase a Little Free Library conditioned on it being installed near the Titleholders home so they can keep an eye on it and keep it stocked. The committee is looking for a spot. Comment made that this will need to be approved by the IDC.

Treasurer Report:

Anne stated she had a series of motions to offer based on discussion of delinquent accounts during Executive session.

First motion relates to a property that was sold at Masters Sale in March 2014. *Motion to ask MTB if there is anything that can be done to collect the balance owed of \$2,551.19 and if there is nothing that can be done go ahead and write-off to bad debt. Motion was seconded. All in favor. Motion passed.*

Second motion relates to property that had been in Mortgage foreclosure and the Titleholder has brought the account current with the lender. The Assembly has a line previously filed. *Motion to authorize MTB to proceed with foreclosure of the Assembly lien. Motion was seconded. All in favor. Motion passed.*

Third motion involves and I'On Builder who owns a lot that is delinquent. *Motion to verify Builder received delinquent notices and if so, authorize notice to Builder that he may not submit and further work to the IDC until his account is current. Motion was seconded. All in favor. Motion passed.*

Fourth motion involves delinquent account that has a proposed short sale contract. Agent has contacted management seeking a reduction in balance to help make the sale go through. *Motion made to authorize a reduction in balance due to just the outstanding assessments. Motion seconded.* Discussion followed with it being noted that the recommendation to the finance committee was a range of possible relief. *Motion made to amend the original motion by authorizing the Board Treasurer to use her judgement in the amount of relief granted. Motion was seconded. All in favor. Motion passed.* Vote taken on amended motion. *All in favor. Amended motion passed.*

Fifth motion relates to Creek Club billing for expenses. Anne noted that at the last meeting, the Board expressed the need for a catch up billing on reserves to the I'On Club. Mike did the necessary research and developed the budget for Creek Club expenses including current year reserve funding and a catch up billing to the I'On Club for its share of reserves. *Motion made to issue a letter to the I'On Club billing current year share of budgeted expenses for the first six months of 2014 and billing the catch up reserve funding needed for the I'On Club's share of reserves at 12/31/13. The letter will advise the I'on Club that it may pay the catch up billing in three installments, 1/3rd with the current bill, 1/3rd with the third quarter billing and 1/3rd with the fourth quarter billing. Motion was seconded.*

Discussion followed to clarify the provisions of the motion. *Chad recused himself from voting. All in favor. Motion passed.*

Sixth motion relates to the Finance Committee belief there is a need now to move forward with getting an update to the Reserve Study. *Motion made to authorize preparation of an RFP to update the Reserve Study. Motion was seconded.* Discussion followed and vote taken. *All in favor. Motion passed.*

Seventh motion relates to revised insurance coverage that had been proposed earlier in 2014 but action deferred. The original revised coverage proposal was received from our current agent at Nationwide. That quote expired after 60 days. We recently received a quote from HUB International, which came from the same underwriter for essentially the same premium. *Motion was made to approve placing the revised coverage with Nationwide at an approximate increase in cost of \$6,500. Motion seconded.*

Discussion followed. The revised coverage would be for a new D&O policy that include coverage for non-monetary damages and a new Umbrella policy that will extend over the new D&O. A refund of premiums on the current coverage would be due. Total increase in cost for the revised coverage is approximately \$6,500. *Motion made to amend original motion that if the increase cost of the revised coverage will exceed \$7,000, placement will hold pending further Board discussion. Motion seconded. All in favor. Motion passed.*

Original motion as amended was put to a vote. *All in favor. Amended motion passed.*

The eighth and last motion relates to authorization for the Treasurer to obtain a credit card in the name of the I'On Assembly. Historically, when office supplies or other miscellaneous items are needed either the manager or a committee members makes the purchase and then submits a request to be reimbursed. With a credit card, such purchases can be made in I'On's name and the bill paid upon receipt.

Discussion followed with some concern about mis-use of a credit card. It was noted that the card holder can always dispute charges and that there is insurance coverage for theft using a credit card. Further, the limit on the card would be \$500.

Motion that Board approve obtaining a credit card as recommended by the Treasurer with a \$500.00 limit. Motion seconded. All in favor. Motion passed.

Finally, Anne advised that the Board package includes a financial report the Finance Committee believes should become the standard. It will include the Hybrid Income Statement, the Balance Sheet and the Manager's financial report. The committee believes the Board should get these as they will be posted on the website as requested at the Town Hall meeting.

Covenant Report:

Bob commented that the Board package includes revised minutes of the April 16, 2014 meeting and the minutes of the May 21, 2104 meeting.

Bob commented that Tom O'Brien's suggestion for a simple owner survey was discussed at the last Covenants meeting and all present think it is a very good idea. The reason being the committee is concerned about the lack of backing by Titleholders. For that reason some committee members want to do the survey to know they have neighborhood "buy-in" to enforcement of the Rules. As such, the committee wants to get started and follow the suggestion of Tom that an effort be made to put the survey in the hands of Titleholders and then pick the completed survey back up as they believe this approach will encourage a better response.

Stephen commented he feels any survey should come from the Board of Trustees. Deborah commented the proposed statements cannot prioritize Rules. Chad commented it might be best to hire a professional survey company. Martha commented there is certainly enough talent in the neighborhood to do a survey without a professional survey company.

After further discussion, it was agreed to proceed as Bob suggests.

IDC Report:

Stephen commented that he included some proposed options for IDC review, in response to comments heard at the Town Hall meeting, for Board consideration and final approval. As the meeting is running late, he suggested deferral of approval to the next meeting. He would like to poll each members for initial reaction. Three members favored option 6 and three members favored option 7. Chad suggested contacting the Old Village ARB to see how they handle such reviews.

President Report:

Deborah advised that as noted in her report there are items to be voted as follows:

Motion to appoint Jody McAuley to the Community Management Task Force. Motion seconded. All in favor. Motion passed.

Motion to engage HUB Internations to perform the Risk Management Program evaluation at a not to exceed cost of \$8,000. Motion seconded. All in favor. Motion passed.

Motion to approve response to SCS letter as discussed in Executive session. Motion seconded. All in favor. Motion passed.

Motion to reimburse Anne Register's out of pocket costs related to the Town Hall meeting. Motion seconded. All in favor. Motion passed.

Deborah raised the issue of hiring security. She gave some background to this issue based on experience from 2013. She noted that dollars were budgeted for vandalism this year and so far less than \$1,000 has been spent. It was agreed by all that the cost of hiring security is not cost effective.

Manager Report:

Mike noted he had no other comments.

The meeting was adjourned at 9:25 pm and the Board then convened into Executive session.

Board Secretary: _____

Potential Rule Change Announcement

The current Rule D-102 is written as follows;

D-102 Pets. *Household pets may be kept provided they do not cause a disturbance or become a nuisance to Titleholders and occupants of other Lots in l'On. Each pet owner shall be responsible for immediately collecting and properly disposing of the wastes of his or her pet. Pets shall be under leash or voice control at all times when walked or exercised outside the confines of a Lot.*

The Committee recommends the following modifications;

1. Add an **"A."** in front of the word **"Household"**
2. Add a second paragraph as follows;

"B. Domestic Chickens are allowed in l'On with the following conditions;

- 1. No roosters**
- 2. No more than two hens**
- 3. The coop area or yard must be fenced**
- 4. The coop must be IDC approved, located no closer than 15' to an adjacent property owners structure, and adequately screened from the public realm."**

For clarity, the modified Rule D-102 will be written as follows;

D-102 Pets.

- A. Household pets may be kept provided they do not cause a disturbance or become a nuisance to Titleholders and occupants of other Lots in l'On. Each pet owner shall be responsible for immediately collecting and properly disposing of the wastes of his or her pet. Pets shall be under leash or voice control at all times when walked or exercised outside the confines of a Lot.**
- B. Domestic Chickens are allowed in l'On with the following conditions;**
 - 1. No roosters**
 - 2. No more than two hens**
 - 3. The coop area or yard must be fenced**
 - 4. The coop must be IDC approved, located no closer than 15' to an adjacent property owner's structure, and adequately screened from the public realm.**

PRESIDENT'S REPORT
SEPTEMBER 2014

LITIGATION UPDATE: Judge McDonald held a hearing on post-trial motions on September 4th. These motions included a request from the plaintiffs for attorneys' fees awards, sanctions against the defendants for destruction of evidence, and a declaration that the Recreational Easement is invalid. From the defendants, there were requests for a new trial to be granted or the verdict to be reduced, for attorneys' fees, and for a declaration that the Recreational Easement be declared valid and perpetual. As of this writing, we have had no rulings from the judge on these issues. If any rulings are issued, we will update the Board and the community when we hear anything.

SCS CONTRACT: Our attorney has reviewed the SCS Contract and suggested some revisions, and it is currently under discussion with SCS.

CREEK CLUB REFINANCING: Our attorney has reviewed the documents that the Assembly has been requested to sign in connection with the Creek Club refinancing, and has found them inappropriate for the Assembly's signature. She is currently in discussions with counsel for the bank and 148 Civitas LLC about more suitable documents.

PROPOSED CHANGES TO RULE D-102: A proposed revised Rule D-102 has been mailed to residents for comment, and numerous comments have been received. Comments received in response to the proposed rule, as well as comments relating to the keeping of chickens in I'On made in past months, will be tabulated and communicated to the Board to assist Board members in their deliberations about the proposed revision.

Manager's Report September 2014

Boat Ramp and Docks

The new ramp was delivered to the site; however, it was discovered the ramp was only 30 ft long as opposed to the old ramp being 35 ft. It was determined the dimension error was due to incorrect measurement by the original bidder. The new ramp was NOT installed. It has been taken back to the manufacturer who will add five ft to the ramp. It will take approximately 3 weeks from date of authorization to proceed. Authorization approved 9/22/14. The contractor will then have to again schedule his barge and crane. It is anticipated installation will be around the end of October. The additional cost for extension and installation is \$4,500 bringing the total for the new ramp to \$15,800, which are still less than the amount approved as a not to exceed at the July Board meeting of \$19,580.

As of 9/19/14, we now have 72 registered boaters. The docks are being monitored daily during the week by management and the members of the boating committee are monitoring on the weekend.

Reserve Study

Field work for the Reserve Study Update has been completed and a preliminary report received. The preliminary report indicates annual reserve funding should be approximately \$96,000 as opposed to the current funding of \$105,000. The preliminary report will be submitted to the Finance committee for review and used as information for the final 2015 proposed budget to be approved at the October Board meeting.

2015 Proposed Budget

The Infrastructure Committee has finalized its 2015 budget request which will be submitted to the Finance committee for consideration. The Finance committee will meet the first week of October to finalize the proposed 2015 budget for submittal to the Board for approval.

Loading Zone Project

Survey work at the Creek Club has been completed, drawings and the CAD file delivered to the Infrastructure committee. It is anticipated a final plan will be reviewed with Mike Russo in October and then submitted to the Board for approval of the plan and funding implementation at the October Board meeting.

Parking

The TOMP police department continues to monitor parking while on patrol and issuing tickets to vehicles illegally parked.

The designated spaces need to be repainted. Pricing has been obtained to remark all designated spaces using the Premark system, which is a thermoplastic product that will last at least 7 years. The price received was \$4,668 to mark 500 spaces. I recently did a count of designated spaces and there are in fact 727 existing spaces. In addition, I anticipate TOMP finally designating spaces needed on Jane Jacobs, Duany and Robert Mills that will bring the total designated spaces to approximately 800. This will raise

the cost of marking all spaces to approximately \$7,500. The project has been reviewed with the Infrastructure committee who recommend approval and funding to come from excess transfer fees, which are currently estimated to be approximately \$20,000 for 2014.

Speeding

Over the past month, I have had a series of communications with the TOMP regarding speed limits within I'On. I have obtained and reviewed the original TOMP Ordinance approving the I'On Planned Development (PD). A resolution of speed limits within I'On as well as signage needs is anticipated this week as I have an on-site meeting scheduled for Thursday morning 0/25/14. I will have a further report at the Board meeting.

I'On Trust Report for the I'On Assembly HOA Board Meeting September 2014

Activities this October

Music Concert with Porto Seguro Saturday, October 18, 5:30 - 7:30pm Westlake Amphitheater

We are delighted to present an outdoor performance with our neighbor, musician Susan Conant, alongside five other local musicians in a special evening of music from Brazil including choro and bossa nova. It is fun, laid back, rhythmic, soulful and great music to share with friends! This event is open to all neighbors and their guest. Bring your picnic dinner, chairs and blankets, and perhaps your dancing shoes for a great evening of music.

Screen on the Green Saturday, October 25, at dusk Westlake Amphitheater

Have a scream with Screen on the Green with an outdoor movie at the Westlake Amphitheater. The movie will begin at dusk and popcorn will be provided.

Halloween in the 'Hood Sunday, October 26, 4:00 - 6:30pm Maybank Green

Our annual Halloween in the 'Hood celebration plans to be a fantastic time for kids (and adults) of all ages! Our enthusiastic team is making arrangements for a wicked good time which will include a hot dog cookout provided by Publix, jump castles, the return of the Monster Mobile Video Truck, music, costume contests, games with the Witches, and more. Put on your costumes and join us!

Giving Lights of I'On and Holiday Festival Sunday, December 7 begins 5pm on Maybank Green continues until 9pm at Westlake Amphitheater

We are thrilled to kick off Giving Lights 2014 in mid-October with order forms and materials distributed to all neighbors. This will mark the eighth year The I'On Trust has been responsible for coordinating the luminary project in the neighborhood. This year's proceeds will go to **Begin with Books**. We are pleased to have so many enthusiastic volunteers helping with this project. Serving as Coordinator is Gail Hardie with April Gordon, Anne Register and Becky Van Wei assisting.

Financial Matters

The Trust appreciates the continued support of the I'On Assembly and has received financial support for the third quarter of 2014. We are currently at work on our 2015 budget and programming which will be announced following the The I'On Trust Board meeting on Monday, November, 3.

Landscape Committee Meeting September 18, 2014

Participants: Tony Woody, Dave Rosengren, Steve Walker (LOG) and Mike Parades

The meeting began at 10 am.

273 N Shelmore:

Mike noted that he had prepared a time line with exhibits for the Compliance Committee meeting next week. He will send this document to this committee for information.

Discussion followed on mitigation plan submitted by LOG. Steve explained his rationale, noting: wanted to be sure to use native plants of a size to get an impact sooner rather than later. Plants selected are low maintenance. LOG would install drip irrigation at no extra cost.

Comments made included adding some loblolly pine for verticality and ground cover. Steve agreed to price and resubmit plan ASAP.

Also noted, appears drain lines were installed but do not extend to drainage channel, which could cause bank erosion. Mitigation plan should also include extension of drainage lines.

Ponsbury Tree:

Steve advised the master arborist has completed his field work and his report is expected shortly. Steve noted the initial recommendation indicates the tree does NOT need to be removed. Based on initial indication, Steve obtained price from Charleston Tree to do recommended pruning and clean out of tree at a cost of approximately \$1,700.00.

Dave stated that we need to reconcile coming report with the original report from Billy to remove the tree and be sure Eddie Bernard from TOMP agrees.

Based on current information, the consensus of the committee is to NOT remove the tree.

Refurbish Aerator in Westlake:

Mike reported as previously approved, the proposal from the Greenery has been signed for refurbishment of the aerator in Westlake. Parts have been ordered. It was noted that should probably plan replacement of the pump impeller every 2-3 years.

Square Power Update:

Mike reported on the plans to add power on the Pub side of N Shelmore for Christmas tree lighting this year and put in the budget for next year the cost of adding power on the other side of the street. This is an Infrastructure Committee project.

Calendar Review:

- August tasks have been completed.
- September plans include;
 - a. Turf aeration
 - b. Overseed of Maybank Green and application of liquid horticultural treatments.
- October plans include:
 - c. Armored scale treatment
 - d. Service reduction to 3 ½ days per week

- Seasonal plants will be done first week of November and be same as last fall.
- Email blast first of next week to advise owners of overseed and application of horticultural treatments.

Irrigation Update:

Mike reported irrigation bills have not been received yet. When received, he will update usage schedule and distribute.

Steve noted the leaks found in the piping at Perseverance Park have been repaired and we should see a reduction in consumption.

Geese Update:

Steve reported he has been unable to find a repellant that will distinguish between geese and ducks.

Discussion on confirming that DNR will remove geese from site. Mike to get more information from his neighbor who works for DNR.

Emergency Tree Service:

Following discussion, it was agreed Steve would formally notify the Tree Clinic that the present agreement is terminated via Certified Return receipt letter. He will then formally notify Charleston Tree Service their proposal has been accepted.

Budget Discussion:

It was noted the proposed budget for 2015 Landscape was finalized at the August meeting.

Perseverance Park Sycamores:

In response to question, Steve advised that planned tree treatments have been completed.

It was noted one tree appears to be struggling and may need to be removed.

Dave noted there are some budget funds available for deadwood removal. Steve will talk to Will of Charleston Tree to obtain a recommendations and pricing as appropriate.

Asiatic Jasmine in Perseverance Park area:

Steve noted that 120 6" plants have been installed in areas where old plantings were killed. He will keep on top of irrigation needs for the new plants until they are established.

October meeting was scheduled for 10 am on Thursday, October 9, 2014

Brief discussion on timing for implementation of mitigation program for 273 N Shelmore.

Meeting adjourned at 11:35 am.

**Minutes
I'On Assembly, Inc.
Covenants Committee
July 7, 2014**

Members Present: Bob Davis, Peggy Watt, Scott Alderson, Linda Rinaldi, Lori Feehan and Ginger Black in person and Lori Bate via telephone.

Others Present: Mike Parades, Community Manager

The meeting was called to order at 3:05 pm.

Bob asked for a motion to approve the minutes of the June 16, 2014 meeting. Upon motion made and seconded, the minutes were approved.

Manager's Report

Mike explained that he is making rounds through the neighborhood each day, then personally contacting Titleholders, as needed, when a problem is observed.

Mike discussed a recent parking issue on Patty Lane, noting that police were called and four officers responded. The officers told the person who filed the complaint that the TOMP police, by agreement with the Assembly, do not enforce parking issues within I'On. Mike stated that this is not correct and, to his knowledge, no such agreement exists. Mike is working with Lt. Backman of the TOMP Police Department to resolve the parking enforcement issue. He will keep the Committee advised and include this in his report for the next Board meeting.

Mike next reported that a question has been raised regarding maintenance of vacant lots. It has been determined there are 20 remaining vacant lots within I'On. This count does not include lots that have homes currently under construction. The issue is whether lots that have been cleared at some point in the past should be required to perform some periodic maintenance going forward. Mike will prepare a listing for the Committee to review. Any decision regarding vacant lot maintenance is deferred to the next Committee meeting.

Mike next reported on the status of a house/yard in need of substantial maintenance work. A neighbor first complained about the condition of this property, contacted Chad Besenfelder who, in turn, contacted the owner of the property. The owner advised Chad that the problem would be resolved within two weeks. That time has now passed with nothing being done. Mike advised the Committee that he is ready to send the owner a violation notice, to be reviewed by the Committee before it is sent.

Owner Survey

Bob said that he advised the Board of the Committee's desire to do a simple survey to obtain feedback from the community as to what is important in the area of covenants enforcement. He reported that, after discussion, the Board instructed the Committee to put together a proposed survey for Board review at its next meeting.

Lori F. reviewed her preliminary draft survey with the Committee and discussion followed. Lori will rework her preliminary draft and circulate it for Committee comment.

There being no further business, the meeting was adjourned at 5:15 pm.

Respectfully submitted,

Lori Feehan,
Secretary

DRAFT

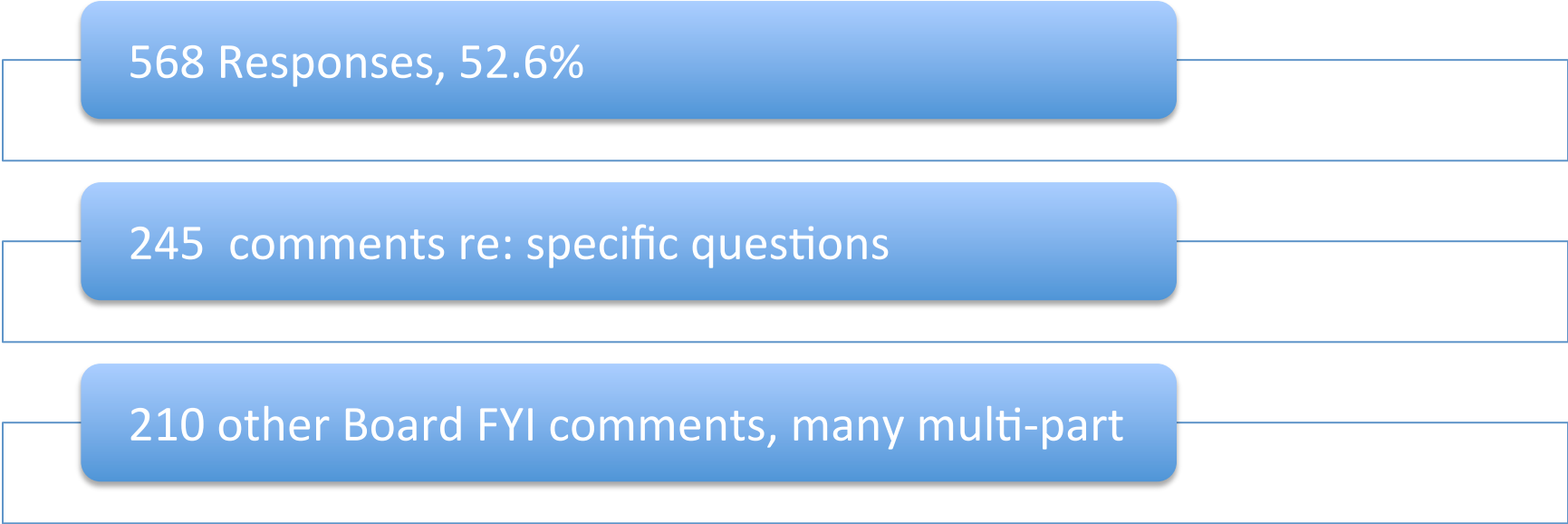
Agenda – Covenants Committee Meeting – September 22, 2014

1. Call to Order
2. Approval of Minutes
3. Property Manager's Report (Mike/Jessica)
4. Covenants Survey (Lori F.)
5. Proposed Amendment to Rule D-102
6. Rookery Cutting
7. Other matters

I'On Homeowner Survey Results

As of 9/21/14

>50% response to email blast in 11 days



A horizontal bar chart with three blue bars of decreasing length. Each bar is connected to a vertical line on the left by a horizontal line. The text is white on the blue bars.

Category	Value
568 Responses, 52.6%	568 Responses, 52.6%
245 comments re: specific questions	245
210 other Board FYI comments, many multi-part	210

568 Responses, 52.6%

245 comments re: specific questions

210 other Board FYI comments, many multi-part

Some clear priorities for our attention

- Parking: inadequate, unenforced, unpainted
- Property maintenance: insufficient homeowner AND commons attention
- Pets: waste, leash requirement

Less conviction about enforcing

- Screening of porches
- Satellite dish regulation
- IDC approval for landscape changes and repairs
- Neighbors first addressing each other before escalating to HOA

Next Steps:

- Covenants Committee review raw survey data
- Board review raw data and Board comments
- Survey closes 9/24.
- Decision from Board and Communication/
Covenants Committee on extent and format
for communicating survey results to neighbors

DATE: September 16, 2014

TO: Tony Woody and John Powers

FROM: Mike Parades 

RE: Agenda Items for Friday meeting

As there is much to discuss, I thought it might be helpful to have an agenda for items to be discussed on Friday. Here is what I have:

1. Modification of new dock ramp: add section to extend to 35 ft. From time of authorization it will take 3 weeks and then Atlantic Dock & Marine will have to schedule barge and crane to do change out. Best estimate for installation would be end of October. Additional cost \$4,500 to bring total cost to \$15,800. Proposal attached.
2. Creek Club survey: survey is complete and I have drawings for both of you. I have also asked Tom Reid to send me the CAD file to enable Tony to play with where the loading zone configurations and it could be very helpful for Sandy's improvement project.
3. I have signed the proposal from the Greenery to rebuild the Westlake aerator, cost \$960.00. The parts have been ordered and I will get a key made for Carl from the Greenery for the Amphitheater.
4. I called Paul Gawrych at Asphalt Concepts and have met with his partner Baird Sanders to discuss various needs. Baird has provided pricing for the following projects:
 - a. Install Thermoplastic marking for all designated parking spaces. While I am not sure of the total number, I asked him to use 500 spaces. The price to install is \$4,668.00. Baird advised the markings should last at least 7 years. I have a sample to show at the meeting. I have also had discussion with Deborah on the need for I'On to take on this project rather than wait on TOMP. She concurred.

I would recommend this project be funded by the excess transfer fees this year. I estimate the excess will be approximately \$20,000.
 - b. Refurbish all 5 existing crosswalks by installing Traffic Patterns XD to existing crosswalks with 8" white Premark thermoplastic bands on both sides. Total cost to do all 5 existing crosswalks \$11,356.00. I would recommend moving forward on this project with funding coming from the Infrastructure Reserve.

- c. We also discussed the need to add radius paving at alley intersections where appropriate. 25 locations have been identified. Total cost to install radiuses in identified locations is \$11,900. This project would be an enhancement to existing common areas. I would propose consideration be given to putting this in the Infrastructure budget for 2015 as enhancements.
- d. As we have discussed in prior meetings, one of the reserve fund scheduled maintenance items is to inspect alley asphalt, make any needed repairs and seal coat the asphalt to extend the life. The Reserve Study recommends approximately 1/5 of the alleys be done each year. It has been 3 years since the Reserve Study was done and NO alley work has been completed.

There are 17,600 lf of alleys. Each alley is 10 ft wide. Doing the math, there is 176,000 sf of asphalt surface. Asphalt Concepts proposes to use a newer product called Durashield and would install at \$.65/sf with a minimum sf per installation of 10,000 sf.

I would like to start doing the alleys during the 4th quarter and continue into 2015. As part of doing the alleys, I would recommend installing the asphalt radiuses prior to coating with Durashield,

The inspection, maintenance and coating of alleys are part of the Reserve Study so the cost would be paid from the Infrastructure Reserve.

- 5. Power for the Square: At our last meeting, I presented to proposals from Burch Electric to install power on both sides of N. Shelmore at the Square. The proposal for the Pub side was \$3,585.00 and the proposal from the Square Onion side was \$5,085.00. Neither proposal included the necessary removal and reinstallation of the sidewalk brick.

I discussed these proposals with Ray Burch to understand the scope of what was to be done. All wiring needs to be put in conduit and power outlets added by each Crepe Myrtle tree. A new electric panel needs to be mounted on the wall next to Obrion's panel, power tied to the Obrion's panel and a sub meter installed. Based on my discussion about what actually needs to be done, I believe the price quoted is very reasonable.

I also obtained a price from LOG to remove sidewalk brick to allow installation of conduit and wiring and reinstall the brick. LOG quoted a price of \$1,500.00. This would bring the total to install electric power to each of the Crepe Myrtles on the Pub side of N. Shelmore to \$6,585.00.

I would suggest funding come from excess transfer fees as noted above and we ask the Trust and the Square Merchants Association for donations.

6. Power to large tree in island at the Square: Earlier this week, the contractor building the church got power back into the Square but did not bore to the big tree, as that is impossible. I obtained a quote from LOG to remove and reinstall brick work as necessary to install a large conduit. The quoted price is \$800.00
7. I have also taken a stab at drafting a budget for 2015, which is enclosed. I would like the committee to reach agreement on a budget recommendation. This would enable me to finalize most of the 2015 budget for the Board to review and hopefully approve at the October Board Meeting.
8. I also will have an update on street speeds within I'On.

I'On Assembly Finance Committee Meeting

Participants Present: Ed Clem, Sally Raver, Frederik Winther, Annie Bonk, Anne Register; Mike Parades

Meeting Date: September 18, 2014

Submitted by: Anne Register

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
SCS Contract	Anne reported to the Committee that the Board had approved the contract proposal with SCS for the period September 1, 2014 through December 31, 2015. Mike Parades will be the full time I'On manager for the period and Jessica Gosnell will continue as the Administrative Assistant, working 20 hours per week. Final details on the agreement are still being worked out. The total annual cost of the new agreement is \$137,809, which covers both staff costs and back office services.	Anne will let the committee know when the final contract is actually completed and signed.
Review of the August, 2014 Financial Statements	Committee members reviewed the August financials. Mike shared that there would be a revision is coming that covers at least one substantial expense that should have been accounted for in August, and he will share the amended report with the group; however, most of the current report is valid. Cash revenues are running below budget, but efforts to collect the second payments for the 2014 assessment are continuing. At the end of August, some \$31,000 still needed to be collected. On the positive side, transfer fees are running well ahead of budget. The committee also reviewed the manager's report along with the combined delinquency and debtor's report which provides information on outstanding collections that involve liens and payment plans on the accounts. All of this information had been sent to the committee members prior to the meeting. Committee members discussed a possible recommendation to the Board to go back to the practice of having the annual assessment paid in one sum. The amount of work and expense that has been involved in trying to collect two payments seems excessive. Some of the same owners who were late with the first payment are again on the list as being delinquent for the second payment. Anne and Mike will work on getting specific numbers related to costs of collecting two payments and report to the committee. On the expense side, legal costs continue to increase. The total after eight months for professional and collections legal costs now exceeds the budget for the year. Budgeting appropriately for legal costs in the new year is a matter of much concern to the committee. However, due primarily to savings on expenses, the net position	The financials will be part of the Board packet for the meeting on September 25. Mike and Anne will put together a report on costs related to having two collections in one year.

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
	after eight months is still a positive \$19,330 when compared with the budget. In reviewing the balance sheet, Ed recommended that we consider moving some more funds from the Harbor National Bank money market account to the Ameris money market account since their interest rate is higher. Anne will look in to this and report to the committee. There was some discussion on procedures followed by MTB with collections. Mike indicated that he is meeting on Friday morning with Sheri Cothran and Stephanie Trotter to discuss several particular matters that he hopes can be corrected and not duplicated in the future. In addition, committee members discussed the reserve allocations. Mike indicated that the Reserve Study which is currently underway should be completed well before the budget work is finalized. In fact, Miller Dodson hopes to have an initial draft ready for the Board meeting on September 25. Once this information is available, then the Finance Committee will be able to review and amend the current reserve amounts as appropriate. Frederick commented that there needed to two changes in the current chart. The \$41,394 that is listed under funds from the contingency column that were used as part of the payment for the Creek Club purchase should be spread under the columns on the capital side of the chart and not be shown as contingency money. He also asked that a footnote be added to the chart to show that the previous Board had authorized reserving \$16,000 of the contingency fund for maintenance on the speed bumps in l'On. Mike will make these changes for the report going forward. In addition, Ed shared that the committee should be made aware of any significant planned expenditures, such as improving the way in which parking spaces are marked and seal-coating alleys in the neighborhood, in order to give input and support as appropriate. Mike indicated that these items would be taken to the Infrastructure Committee and would then be reported back to Finance and that Finance will be kept informed on such matters on a regular basis.	Anne will check on moving some money market funds between the two banks and report to the committee. Mike will report back to Anne and the committee after his meeting with Sheri and Stephanie. Work on collections will continue. The committee will review Reserve Study information once it is available and report on any recommended changes in reserve allocations to the Board. Mike will make the requested changes to the current version of the reserve fund report. The Finance Committee will be informed when significant expenses are being considered for neighborhood maintenance and improvements.
Budget Discussion	Anne indicated there were several updates related to the budget planning for 2015. Mike has recommended that a special committee meeting be held for budget discussions. The group decided on 10 a.m. on Monday, October 6th for this meeting. She reiterated, as discussed earlier, that having the results of the Reserve Study will be very helpful in budget planning. She also reported on two financial items that will affect the budget. One is the dog	The budget meeting is set for October 6 at 10 a.m. in the conference room. Mike will resend electronic copies of his initial draft of the budget to committee members.

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
	park project is being revisited with a new committee and a great deal of neighborhood interest in this project. The committee is working on a budget right now. The second is a potential contract with a youth soccer league that will bring in \$5,000 annually. Details on this proposal are being worked out, but the Board has approved the initial concept. Anne also provided financial information from the l'On Trust which had been provided by Margaret Summers. There was some discussion on this at the August Committee meeting. The HOA financial commitment to the Trust is a significant line item in the budget, and it is appropriate for the Finance Committee to be informed about Trust financials. Anne summarized that while the Trust is having a very good year financially due to high transfer fee income, this is not revenue that can be counted on from year to year. The amount can fluctuate significantly. In addition, the Trust Board has set a policy to retain a year's worth of operating expenses as reserve funds. Since the HOA initiated the commitment for annual funding for the Trust in 2010, there have been two years when the entire \$20,000 commitment was not requested (2011 and 2013). Going forward, Anne explained that the Trust Board has a concern that if a request to be in the Assembly budget each year is not continued, then there would be the possibility of losing that "place" for future funding. When the Assembly originally agreed to the \$20,000 amount in 2010, the Board did not agree to make this a specific ongoing commitment; it was more of a gentleman's agreement resolution. In discussion, the committee determined that perhaps a policy statement about the HOA's willingness to support the Trust financially when such funds are needed would be in order and that could cover the concern about losing the organization's "place" in the budget. Frederick also reminded the group that when the Trust was asked to forego the fourth quarter \$5,000 payment last year, a letter was sent confirming payment of the full \$20,000 in 2014. Anne offered to speak with Margaret and Amy Sage, the Trust President, about these issues. It is important to note that all of the committee members spoke in favor of funding the Trust, but that from year to year, the amount might need to be different.	Reserve Study information will be shared with the committee as soon as possible. Mike will also resend copies of the completed Risk Management Study. Anne will keep the committee apprised of developments with the dog park planning and with the soccer league request. Anne will schedule a meeting with Margaret and Amy to discuss Trust financials, including the possibility of an HOA policy regarding Trust funding. She will also let Margaret know that a written request for funding in 2015 will be required.
Next Meeting Date	Anne suggested that perhaps a regular October meeting of the committee to review the financials might happen via e-mail since the budget meeting on October 6 is the primary focus for next month. She and Mike will tentatively schedule a second meeting and get it on committee members' calendars.	Reminders and information will be sent related to October 6 and to a second meeting as appropriate.

DATE: September 14, 2014
TO: Finance Committee
FROM: Mike Parades 
RE: Financial Highlight Report
Month Ending 8/31/14

Cash Revenues from Assessments

As of 8/31/14, actual cash revenues are behind budgeted cash revenues by \$6,775. A reminder notice was sent to all accounts not referred to legal counsel, which resulted in several owners paying the second installment. We will continue efforts to encourage those owners who have not paid to do so.

IDC Operations

Through 7/31/14, IDC revenue is \$17,750 or \$9,750 greater than budget while IDC expenses are \$15,641 or \$4,359 less than budget. In summary, the IDC continues to support its operations with the revenues being generated.

Delinquent Assessments

During July, a negotiated settlement in a bank foreclosure action on the biggest delinquent account resulted in the sale of that property being completed. The Assembly collected a portion of what was owed to the Assembly, has a new owner in place that will pay assessments going forward and the Assembly collected the transfer fees that were due. The uncollected portion owed the Assembly was written off as authorized by the Board upon recommendation of the Finance Committee.

Other Variances of Note

1. Staffing/Payroll under budget YTD \$5,178 due to budget contemplates full time assistant and assistant is approximately 80% time. This variance will begin to reverse with the implementation of the new management agreement. By year end, there will be a small negative variance.
2. Security over budget due to payment of old disputed bill from 2013 to Signal 88.
3. Office rent is over budget due to lease of additional space for IDC.
4. CAI Membership over budget \$1,651 due to attendance by BOT President at CAI National conference.
5. Printing is under budget \$2,100 due to timing.
6. Office supplies over budget \$1,860 due to purchase of office furniture.
7. Legal Expense in total (Professional and Collections) now exceeds to total budget for the year for both accounts by \$1,759 due to lawsuit expenses. The total through August 31, 2014 includes the cost of the trial. The unknown question is how much more legal might be incurred this year if the lawsuit defendant files an appeal.
8. Professional Consulting was budgeted at \$12,000 for 2014. Proposals for a Reserve Study Update were solicited and the contract awarded to Miller Dodson at a total cost of \$3,990. The retainer was paid in August. There is also a possibility budget dollars in this account may be needed to help pay for the Risk Management Program Evaluation that is now completed.
9. Risk Assessment was budgeted for \$4,000. A contract was signed with HUB International to perform this project for a cost not to exceed \$8,000. The final cost was \$6,000.00.
10. Landscape Enhancements is under-budget \$15,600 due to the decision to defer the Krier Lane parking as discussed at a prior Board meeting.
11. Plant/Tree Replacement is under budget \$3,295 but will likely be used once a decision is made on what to do with the tree on Ponsbury that lost a major limb.
12. Power Washing and Paint is under-budget \$3,000 primarily due to timing.

13. Pet Stations is over-budget \$2,302 primarily due to ordering a high pet waste bags usage this year and purchasing 3 pet stations to be installed in the Duany/Robert Mills trail areas.
14. Insurance is over-budget due to adding Creek Club ramp and docks to property and liability policies. In addition, new coverage was put in place for D&O and Umbrella insurance.
15. Federal incomes taxes are over-budget due to no quarterly deposits being made in 2013 leading to a reduction in the budget for 2014, yet there was income tax due.

Overall, through August 31, 2014 operating expenses are under-budget \$16,775 on a cash basis and YTD cash basis operating surplus is \$19,330.

Billing for the 2nd installment of the annual assessment was mailed June 3rd with payment due July 1, 2014. Total billed was \$380,000 and of this total \$51,603 had been prepaid. Collections in June, July and August were excellent yet there are still a number of owners who have not paid the 2nd installment. Accounts receivable at 8/31/14 are \$63,004. Of this amount, \$21,214 is related to five (5) lots in mortgage foreclosure.

Transfer fees received through 8/31/2014 are \$83,054 against annual budget of \$77,500.



I'On Assembly Homeowners Association
Income Statement - MTD-YTD-Hybrid I'On
08/31/2014

Page: 1

3301 Salterbeck St. - Ste 201
Mt. Pleasant SC 29466

	Actual Current Mo	Budget Monthly	Monthly Variance	Actual YTD	Budget YTD	YTD Variance	Annual Budget
Revenues - Cash							
4000 Assessments	22,125	14,500	7,625	731,744	739,000	(7,256)	749,000
4050 Special/Specific Are	0	0	0	335	0	335	0
4400 Legal/Lien Fee Incom	0	0	0	1,911	0	1,911	0
4500 Past Due - Late Fees	1,007	292	715	8,389	2,336	6,053	3,500
4610 Return Check Charge	0	0	0	25	0	25	0
4697 Directory Ad Revenue	0	133	(133)	30	1,064	(1,034)	1,600
4698 Facility Revenue	220	0	220	1,630	0	1,630	0
4700 Interest Income	40	29	11	206	232	(27)	350
4702 Interest Income-RSVs	138	292	(154)	1,417	2,336	(919)	3,500
4952 Mont School-Landscap	0	0	0	6,706	6,706	0	6,706
4954 IDC Revenue	3,400	1,000	2,400	17,750	8,000	9,750	12,000
4995 Delinquent Assessmen	0	0	0	(8,394)	0	(8,394)	0
Total Revenue	26,930	16,246	10,684	761,749	759,674	2,075	776,656
Expenses - Accrual							
Administrative							
5940 I'On Trust Expense	0	0	0	10,300	10,000	(300)	20,000
5945 Social Events/Commun	0	0	0	1,196	350	(846)	500
5950 Creek Club Expenses	1,523	1,000	(523)	5,108	4,000	(1,108)	8,000
6000 Management Fee	5,715	5,715	0	45,720	45,720	0	68,580
6010 Staffing/Payroll	2,973	3,583	610	23,488	28,666	5,178	43,000
6050 Security	0	0	0	4,103	2,500	(1,603)	5,000
6080 Office Rent	825	425	(400)	5,375	3,400	(1,975)	5,100
6092 CAI - Board Expenses	0	0	0	2,166	515	(1,651)	515
6200 Bank Service Charge	0	0	0	30	0	(30)	0
6210 Postage & Delivery	73	66	(7)	1,250	1,162	(88)	3,000
6246 Directory Printing	0	0	0	1,069	0	(1,069)	3,600
6250 Printing	0	0	0	0	2,100	2,100	5,500
6260 Office Supplies	35	200	165	3,560	1,700	(1,860)	2,500
6400 Accounting/Tax Servi	0	0	0	315	500	185	500
6409 Website Maintenance	0	208	208	1,286	1,664	378	2,500
6500 Legal/Professional	5,347	2,000	(3,347)	66,839	40,000	(26,839)	50,000
6545 Legal-Collections &	0	1,000	1,000	266	7,500	7,234	10,000
6555 Professional Consult	1,397	0	(1,397)	1,397	12,000	10,603	12,000
6556 Risk Assessment	6,000	0	(6,000)	6,000	4,000	(2,000)	4,000
6557 IDC Administration	1,882	2,500	618	15,641	20,000	4,359	30,000
Total Administrative	25,770	16,697	(9,073)	195,109	185,777	(9,332)	274,295
Maintenance							
6020 Contract Landscaping	14,758	14,758	0	118,064	118,064	0	177,096
6830 Signage	0	0	0	178	1,100	922	2,000
6840 Repairs/Maintenance	4,030	6,500	2,470	13,646	15,550	1,904	25,000
6841 Infrastructure Enhanc	0	250	250	0	2,000	2,000	3,000
6842 Vandalism	0	0	0	440	2,500	2,060	5,000
6845 Seasonal Flowers	0	0	0	7,900	7,900	0	15,800
6847 Walking Path-Repairs	0	0	0	1,109	5,500	4,391	7,500
6849 Landscape Lighting	570	200	(370)	1,675	1,700	25	2,500
6850 Landscaping Enhancem	300	0	(300)	7,400	23,000	15,600	32,000
6852 Grounds Supplies	4,360	3,000	(1,360)	29,940	30,000	60	34,475
6854 Plant/Tree - Replace	0	1,000	1,000	2,205	5,500	3,295	6,000
6856 Tree Maintenance/Tri	0	0	0	22,215	21,165	(1,050)	24,050
6858 Pine Straw/Mulch	0	0	0	22,280	22,280	0	22,280
6860 Irrigation Repairs	0	250	250	957	2,000	1,043	3,000
6862 Power Washing & Pain	0	1,000	1,000	0	3,000	3,000	4,000
6864 Mailbox Repairs	0	0	0	2,414	2,000	(414)	3,000
6866 Pet Stations	0	0	0	4,202	1,900	(2,302)	4,000
6868 Fish and Wildlife	0	0	0	0	1,250	1,250	1,500
6870 Lake Equipment Maint	0	900	900	533	1,600	1,067	2,000



I'On Assembly Homeowners Association
Income Statement - MTD-YTD-Hybrid I'On
08/31/2014

Page: 2

3301 Salterbeck St. - Ste 201
Mt. Pleasant SC 29466

		Actual Current Mo	Budget Monthly	Monthly Variance	Actual YTD	Budget YTD	YTD Variance	Annual Budget
6874	Streetlight Replacem	0	250	250	0	2,000	2,000	3,000
6941	Pond/Lake Maintenanc	575	0	(575)	4,700	5,000	300	6,900
6942	Playground Improveme	0	0	0	0	1,000	1,000	2,000
	Total Maintenance	24,593	28,108	3,515	239,857	276,009	36,152	386,101
	Utilities/Insurance/Taxes							
7000	Electricity	4,553	4,721	168	37,184	37,768	584	56,650
7010	Water	2,610	1,102	(1,508)	8,525	5,807	(2,718)	9,000
7015	Storm Drain	0	258	258	0	2,064	2,064	3,100
7060	Insurance	8,432	0	(8,432)	29,220	16,000	(13,220)	16,000
7450	Federal Income Taxes	0	0	0	2,303	200	(2,103)	200
7460	Property Taxes	0	0	0	0	0	0	310
	Total Utilities/Insu	15,595	6,081	(9,514)	77,232	61,839	(15,393)	85,260
	Total Expenses	65,958	50,886	(15,072)	512,198	523,625	11,427	745,656
8000	Replacement Reserves	0	0	0	20,625	20,625	0	27,500
8012	Reserves-Int Inc Tra	0	0	0	0	0	0	3,500
	Net Surplus(Deficit)	(39,027)	(34,640)	(4,387)	228,925	215,424	13,501	0



3301 Salterbeck St. - Ste 201
Mt. Pleasant SC 29466

	Cash - Operating	
1000	Operating Cash	7,920
1049	Operating Money Market	<u>252,253</u>
	Total Cash	260,173
	Cash - Money Market/CD - Reserves	
1052	Reserve Money Market	104,558
1052.1	Money Market-Harbor National	241,243
1057.23	Money Market - Ameris	191,573
1065.21	CD - Cedar Harbor - 5/23/15 .6%	215,000
1065.23	CD - Cedar Harbor - 5/23/15 .6%	<u>200,000</u>
	Total Cash - Money Market - Reserves	952,374
	Accounts Receivable	
1200	Accounts Receivable	<u>62,524</u>
	Total Accounts Receivable	62,524
	Total Assets	<u>1,275,070</u>
	Liabilities	
2000	Accounts Payable	18,627
2330	SCS Administrative Costs	3,465
2900	Construction Deposits	<u>21,500</u>
	Total Liabilities	43,592
	Reserve Equity	
3800	Reserve Equity	32,601
3831	Reserve-Docks	147,066
3832	Reserve-Buildings	44,906
3834	Reserve-Infrastructure	502,688
3835	Reserve-Landscape Improvements	147,066
3836	Reserve Contingency - Community Garden	3,575
3837	Reserve-Contingency	<u>73,085</u>
	Total Reserve Equity	950,987
	Retained Earnings	
3950	Retained Earnings	30,056
	Net Ytd Inc & Exp	<u>250,437</u>
	Total Equity	280,492
	Total Liabilities and RE	<u>1,275,070</u>

REPORT TO HOA – FEES AND DEPOSITS

MONTH	FEES	DEPOSITS
DEC. 2013	\$1650.	
JAN. 2014	\$3600.	
FEB. 2014	\$1600.	
MAR. 2014	\$1650.	\$5000.
APR, 2014	\$1350.	
MAY 2014	\$1450.	\$5350.
JUNE 2014	\$1800.	\$5700.
JULY 2014	\$1200.	\$1500.
AUGUST 2014	\$3850.	\$5700.
SEPT. 2014	\$2600.	\$1500.
TOTAL TO DATE	\$20,750	\$29,100

IDC REPORT SEPT 2014

Rev. Date	Address	Submittal Request	Action
9/9	KRIER	CTES/DRIVEWAY	APPROVED
9/9	JANE JACOBS	PDR	AW/C
9/9	EASTLAKE	CTES/EXT CHANGE	AW/C
9/9	N. SHELMORE	CTES/SCREEN PRCH	AW/C
9/9	EDENTON	CTES/FENCE	APPROVED
9/9	SATURDAY	CTES/FENCE	
9/9	PONSBURY	CTES/SHED	
9/9	PONSBURY	CTES/RAILINGS/PAINT	
9/9	JAKES	CTES/BIN SCREENING	APPROVED
9/9	W. SHIPYARD	CTES/PAINT	APPROVED
9/9	N. SHELMORE	CTES/GUTTERS	APPROVED
9/9	JOGGLING	CTES/PAINT	APPROVED
9/9	ISLE OF HOPE	CTES/PAINT	APPROVED
9/23	ISLE OF HOPE	CTES/ADU	
9/23	N. SHELMORE	CTES/GARAGE	
9/23	PONSBURY	CDR	
9/23	N. SHELMORE	CTES/WINDOWS	
9/23	PERSEVERANCE	CTES/PAINT	
FDR	Final Design Review		
PDR	Preliminary Design Rev		
CDR	Conceptual Design Rev.		
LDR	Landscape design Rev		
CTES	Change to Existing Structure		
CTAD	Change to Approved Design		
AW/C	Approved w/Conditions or Comments		

Recreational License Agreement

Property Address: I'On (I'On Assembly) SOCCER FIELD
EASTLAKE RD.
MOUNT PLEASANT, SC 29464

THIS RECREATIONAL LICENSE AGREEMENT ("Agreement") **IS MADE AND ENTERED INTO** by and between **I'On Assembly** ("ION" or "Owner") and **Cainhoy Athletic Soccer Club**, a South Carolina nonprofit organization ("CASC").

LICENSE TO USE LAND FOR RECREATIONAL PURPOSES

Owner hereby grants to CASC a license to enter and use certain an approximately two (2) acre portion of developed land (soccer field) owned by Owner located on Eastlake Rd., Mount Pleasant, South Carolina (the "Premises"), for playing and practicing youth soccer (the "Permitted Use"), but for **NO OTHER PURPOSE**, subject to the terms and conditions set forth below.

TERM OF AGREEMENT

The term of this Agreement shall be for ten months, commencing on October 1, 2014 and ending on August 31, 2015. Owner may terminate this Agreement prior to August 31, 2015, by providing sixty (60) days' notice to CASC. If CASC chooses to move activities elsewhere and terminate this Agreement prior to August 31, 2015, CASC must provide sixty (60) days' notice to Owner. CASC will not incur any debt, liens, or encumbrances on the Premises.

CASC has access to the site at the following times for youth soccer, during a period of approximately 7 months per year, as outlined below:

- 4.30 pm – Dusk (or 8pm whichever is earliest) on Tuesday and Thursday evenings ONLY.
- No more than 4 games per weekend, said games to occur only during the hours of 9am to 6pm on Saturdays and 1pm to 6pm on Sundays
- FALL October 1 – Thanksgiving
- SPRING February 1 – May 20

RENT AND FEES (CONSIDERATION DUE ION)

CASC shall pay an annual fee of \$5,000 payable in advance upon approval of this Agreement.

USE RESTRICTIONS

CASC's use of the Premises shall be subject to I'On's Athletic Field Use Policy (the "Athletic Field Use Policy"), attached hereto as Exhibit A and incorporated herein by reference, as well as the following use restrictions:

- CASC will not engage in any commercial activities on the land than the Permitted Use.
- No heavy machinery or rough grading will be allowed.
- CASC will be responsible for removing all trash from the Premises after each practice or game.
- No vehicles will be parked on unpaved areas.
- All vehicular access will be by existing access roads, and parking in marked bays only.
- I'On and owners of property in I'On must have priority in all common areas, access roads, and parking bays. CASC members should be encouraged to "drop off" their children at training and limit the occupation of parking bays if space contention is an issue.
- The Premises are not to be used for activities where large crowds (greater than 75 people) would gather.
- CASC will not allow smoking, alcohol, or firearms on the Premises.
- Only evening and weekend training/games on a small scale and involving youth players under the age of 16 are permitted.
- CASC shall designate a responsible adult of more than 21 years of age to be present during the time the Premises are being used by CASC, and CASC shall provide adequate adult supervision at all times.
- CASC shall obtain any license or approval necessary for CASC to use the Premises for the Permitted Use.

- CASC, at its sole cost and expense, shall repair and maintain the soccer goals on the Premises in a neat and tidy condition, and install new nets as necessary. CASC will also consider and arrange for soccer goals to be installed that are scaled to the size of field and age of play (and replace adult goals with youth-sized goals as necessary).

To the extent provisions of the Athletic Field Use Policy and this Agreement conflict, this Agreement shall control. If at any time during the term CASC causes or allows the Premises to be damaged or fails to leave the Premises in the required condition, Owner shall be entitled to take any actions necessary to repair any damage and return the Premises to the required condition and to recover from CASC all costs incurred in connection with doing so.

CONDITION OF PROPERTY

CASC acknowledges that Owner makes no representations or warranties to CASC with regard to the condition of the Premises or the fitness or suitability thereof for the Permitted Use including but not limited to, matters pertaining to topography, utilities, soil, subsoil, presence or absence of fill, presence or absence of hazardous materials, drainage, flood zone designation, and zoning laws, rules, or regulations. CASC hereby acknowledges that it has inspected the Premises and accepts them in as-is condition. CASC, at its sole cost and expense, shall be allowed to fill, tamp and compact shallow depressions and holes with clean fill dirt and to plant and fertilize (in compliance with all applicable environmental rules and regulations) grass seed to prepare the Premises for the Permitted Use; provided, however that no heavy machinery or rough grading will be allowed on the existing grade and no trees or shrubs shall be cut down or destroyed. CASC, at its sole cost and expense, shall cut and mow grass growing on the Premises and otherwise maintain the Premises in a neat, clean, and safe condition. Upon termination of this Agreement, CASC shall be responsible for any and all costs or expense necessary for Owner to restore the Premises to the same condition as existed prior to the date of this Agreement. The provisions of this paragraph shall survive the termination of this Agreement.

TERMINATION

The license granted under this Agreement from Owner to CASC is without any consideration and is merely an accommodation to CASC and is revocable at any time by Owner at Owner's discretion, for any reason, with or without cause, upon sixty (60) days' notice to CASC. Failure of CASC to vacate the Premises on the date of such termination shall constitute a default under this Agreement. Upon termination, CASC will ensure the Premises are not damaged, polluted, or in any way impacted negatively. In case of early termination by Owner not due to a default of CASC under the Terms of this Agreement, Owner will return any fees for the remaining portion of the term on a pro-rated basis. The Premises shall be returned to Owner in the same condition as at commencement of this Agreement.

TRANSFERS AND ASSIGNMENTS

CASC shall not transfer, assign or otherwise encumber this Agreement or any rights arising hereunder. Subleasing is strictly forbidden.

STRUCTURES

CASC shall not construct any buildings or structures on the Premises, whether permanent or temporary, including, but not limited to, stadiums, shelters, sheds, bleachers, or other things attached to or placed on the Premises.

OWNER'S RESERVED RIGHTS

Owner reserves all rights to enjoy the Premises and may inspect or visit the Premises at any time. Owner reserves the right to use the Premises during the term to the extent such use does not unreasonably interfere with the agreed usage by CASC and the rights granted to CASC hereunder.

COMPLIANCE WITH LAWS

CASC shall comply with all applicable laws, regulations and ordinances regulating the use of the Premises.

INDEMNIFICATION

CASC, on behalf of itself, its members, officers, guests, agents, contractors, assignees, permittees, participants, employees, or other persons entering the Premises at the invitation of CASC shall indemnify, defend, protect and save Owner and its members, officers, employees, and agents (collectively hereafter the "Indemnitees") harmless from and against any and all injury, disability, death, claims, liabilities, losses, damages, fines, penalties, demands,

suits, actions, causes of action, judgments, costs and expenses (including without limitation reasonable attorneys' fees and court costs) (collectively "Claims") occurring during or arising out of the improvement, operation, maintenance or use of the Premises by CASC and CASC's members, officers, guests, agents, contractors, assignees, permittees, participants, employees or other persons entering the Premises at the invitation of CASC, or arising from any breach or default on the part of CASC in the performance of any covenant or agreement on the part of CASC to be performed pursuant to the terms of this Agreement, or arising from any negligence of CASC, or any of its members, officers, guest, agents, contractors, servants, or employees, WHETHER CAUSED BY THE NEGLIGENCE OF THIRD PARTIES, INDEMNITEES OR OTHERWISE, and from and against all costs, attorneys' fees, expenses and liabilities incurred in or about any such Claims or action or proceeding brought thereon. In the event any such action or proceeding is brought against one or more of the Indemnitees by reason of any such Claim, CASC, upon notice from Indemnatee, covenants to defend such action or proceeding by counsel reasonably satisfactory to Owner. The obligations of CASC under this Section shall not apply to any claims or other matters resulting from the breach or default by the Owner under this Agreement or from the gross negligence or willful misconduct of the Owner. CASC hereby waives any and all duty of the Indemnitees to warn and/or protect CASC, its members, guests, contractors, assignees, permittees or other persons entering the Premises at the invitation of CASC of any and all dangers, whether hidden, open, obvious or otherwise, whether or not Indemnitees know of, have reason to know of, and/or could reasonably discover, such dangers. CASC knowingly and freely assumes all risks connected with and/or arising out of its use of the Premises pursuant to this Agreement, BOTH KNOWN AND UNKNOWN, EVEN IF ARISING FROM THE NEGLIGENCE OF THE INDEMNITEES OR THIRD PARTIES. The provisions of this paragraph shall survive the termination of this Agreement.

INSURANCE

Throughout the Term of this Agreement, CASC shall, at its sole cost and expense, keep and maintain in full force and effect a policy of general commercial liability naming Owner as an additional insured. CASC represents and warrants that CASC is insured through its affiliation with the South Carolina Youth Soccer Association and its insurance agent Pullen Insurance Services under the insurance policy number SRG 9115326. CASC shall provide Owner with a certificate of insurance and a policy endorsement (if applicable) prior to use of the Premises. The obligations of CASC under this paragraph do not relieve CASC from its responsibility to indemnify and hold Owner and other Indemnitees harmless as otherwise provided in the Indemnification paragraph, above.

DEFAULT

The provisions of this Agreement and any and all other rules established by Owner, including but not limited to the Athletic Field Use Policy, must be honored at all times by all persons using the Premises. Failure of CASC or anyone allowed on the Premises by CASC to abide by the terms of this Agreement, including the Athletic Field Use Policy, shall constitute a default under this Agreement. In the event that CASC is in default, Owner shall have the right to immediately terminate this Agreement. Upon termination, Owner shall be entitled to immediate possession of the Premises and Owner shall be entitled to immediately remove CASC and others from possession of the Premises. In the event of a default, in addition to terminating this Agreement, Owner may also elect to bring an action for equitable relief, specific performance, or any other remedy consistent with the purposes of this Agreement and available at law or in equity. Should Owner find it necessary to take legal action to enforce CASC's obligations under this Agreement, CASC agrees to be responsible for reimbursing Owner for all costs in connection with the same, including but not limited to reasonable attorneys' fees.

GOVERNING LAW

This Agreement is executed and delivered in the State of South Carolina and shall in all respects be governed and construed in accordance with the laws of the State of South Carolina including all matters of construction, validity and performance. The exclusive venue for all disputes arising out of this Agreement shall be Charleston County, South Carolina.

ENTIRE AGREEMENT

This Agreement is the entire agreement of the parties and supersedes all prior oral and written agreements between the parties with respect to the subject matter hereof. Any modification or additions to this Agreement shall be in writing and duly executed by the parties hereto.

SEVERABILITY

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

[Remainder of page intentionally left blank.

Signature page follows.]

SIGNATURE PAGE TO RECREATIONAL LICENSE AGREEMENT

The following parties have executed this Recreational License Agreement with the intent to be legally bound.

OWNER (Licensor): I'On Assembly
C/O Jessica Gosnell, CMCA
Association Manager
Southern Community Services

Date

CASC (Licensee): Cainhoy Athletic Soccer Club
David P. Tunesi, President
160 Grand Park Blvd
Charleston, SC 29492
(843) 408-5099

Date

I'On Assembly Communication Committee Meeting

Participants Present: Julie Hussey, Vikki Davis, Margaret Summers, Anne Register

Meeting Date: September 10, 2014

Submitted by: Anne Register

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
I'On Homeowners' Survey	Anne thanked the committee members again for their input on the Covenants Committee's survey that will be made available to the community on September 10. She reiterated the purpose of the survey and how it relates to the work the Covenants Committee is responsible for accomplishing for the neighborhood. Hopefully between the newsletter, the mailbox flyers, and e-mail blasts, neighbors will know it is coming and will respond to it. Vikki asked about contacts with neighbors who do not use e-mail. Anne indicated this had been discussed and that she would check back with Lori Feehan about this.	Anne will help determine if the neighbors without e-mails can complete the survey. The committee will be kept informed about the results of the survey. <i>(Note: there are only three neighbors that have been identified who do not use e-mail; unfortunately the survey cannot be printed off. If they are to be included, it would require a personal conversation.)</i>
Update on I'On Logo	As an old business item, Anne shared that since an I'On logo had been an ongoing discussion item for the committee this year, she wanted the members to know that some research has been done into who "owns" and has the right to use the familiar image that has the monument from the I'On graveyard on it. It appears that the Assembly may indeed be able to use it for printed materials. However, it won't be available for shirts, mugs, etc., which means work on a new Assembly logo should be continued. Since Steve Degnen is out of the country for the rest of September, Anne indicated she would be in touch with him about this when he returns.	The committee will be kept informed and asked to respond to any designs that are done for a potential logo.
2015 Directory	Anne shared that plans for the new directory are already in the works. Martha Morgan established a timeline for the various tasks to be done to meet deadlines, and Jessica Gosnell is on track to accomplish them. She explained she did need the committee's input on several items as follows: Distribution with luminary kits – This type of distribution was briefly discussed last year but the directories weren't ready in time. Margaret indicated that if they are ready this year, this plan could be worked into the luminary kit assembly day which is November 22. A few logistical changes may have to be made in order to fit the	Anne will talk with Jessica about several of these items, including having the directories ready before November 22, checking on the cost of binders, and finalizing the corrections that must be made before the spreadsheet is submitted to the

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
	books in the luminary bags. It was also suggested that perhaps the street captains would be willing to deliver the directories to those on their routes who did not order luminaries as well. This potential assignment will need more discussion. Anne also asked if Publix might be asked to provide bags for the directories as they did for the 2012 books since it is a terrific marketing opportunity for them. Margaret indicated that Publix has already committed to helping with Halloween in the 'Hood but that she will check into this. Errors from last year – Vikki indicated that there were many problems with alphabetizing during last year's printing of the directory, and that even after having several people read over and edit the draft copies, a number of corrections were not made. If a correct spreadsheet of neighbors' information can be given to the printer, perhaps this won't be such a problem. Corrections to personal information – The newsletter included a request that residents go online and check their information. They could make corrections themselves or send requests for corrections to Jessica. This is really the only chance to make changes for the printed directory. Anne indicated an e-mail blast will be sent to remind neighbors that this information must be submitted by the end of the day on September 19. Using binders for covers – Vikki asked if consideration had been given to using small binders for the directories instead of the spiral binding. The small notebooks would be more expensive in the initial year but would save money in the long run since only the inserts would be replaced from year to year, except, of course, for new property owners. Homeowner's Guide – Julie shared a mock-up of a possible Guide that she had worked on. It was designed as a way to see the neighborhood with "rules" built into descriptions of touring on foot, by bike or golf cart, etc. However, as the conversation continued about the directory, including the suggestion that some of the information that used to be in the books about rules and history should be included once again, Julie mentioned that perhaps the Guide should be put on hold. Margaret said maybe it would become a one-pager that would have helpful contact information and perhaps a calendar but would not be repetitive of information in the directory.	printer. Anne will also check on the information that was in older directories that was omitted in the most recent one and determine how many additional pages this would add as well as how much editing would be required. She will also work on costs in order to get Board permission for the additional expenditure on the new directories. The Homeowners' Guide project will continue to be discussed to determine what format would be the most useful if the directory is expanded. Anne will keep the committee updated.
Communicating about Activities of Nonprofits	Anne shared that a neighbor had contacted her about possibly being able to publicize an activity with which she is involved with a community nonprofit with I'On neighbors. Such requests do come up from time to time, and so Anne said she	Anne will talk with Jessica about making this plan happen under the InVOLved section on the

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
	decided to ask for the committee's input. She also reviewed what had been done in the past, including the volunteer newsletter that Sandy Powers had compiled and sent out mid-month several years ago. This publication included in-I'On volunteer needs as well as selected opportunities from the larger community. Sandy also worked on having a volunteer section on the Trust website. Unfortunately, it was difficult to monitor responses to both of these attempts to publicize volunteer possibilities, and they were discontinued. Anne said it would be great if there were a way to do it that would not involve so much work, but that there would still need to be some control. Legitimate nonprofit needs and activities might be promoted, but we could not attempt to publicize too many opportunities. In discussion, the committee members thought the idea had real merit and that one way to approach it might be to have a neighbor who was involved with a particular nonprofit identified as the contact person and that the nonprofit should have a website that could be provided as a link for more information rather than putting too much detail on the I'On website. It was also suggested that this could be started with several nonprofits that have been the beneficiaries of Giving Lights and that postings could be left in place for three months. Old information could then be transferred to the Resource section on the website. Anne will work on this type of possibility and try to determine the logistics that would be involved. For the initial posting, a general announcement could be included about the new opportunity to ask for such publicity in I'On. This could be included in the newsletter as well. Anne thanked those present for their good ideas. She will get back to the neighbor who raised the issue and see how this plan seems to her.	website. She will let the committee know if this is doable and also check with the Assembly Board about this plan.
Follow up to the June Homeowners' Forum	Anne reported on several things that are going on as a result of the Forum, but she admitted to being a bit disappointed that we have not been able to move along a little faster with responses. The article in the August newsletter about activities for teen-aged residents produced no response which was also disappointing. Julie suggested that maybe the Board could choose five things to address in I'On after the first of the year and publicize those at the annual meeting in December. The message would then be clear that neighbors had been heard and that the Board was responding. Anne will continue to pursue this and perhaps have further discussion at the next committee meeting in order to take a recommendation to the Board in October. This would dovetail well with the budget presentation.	Anne will continue to work through the information gathered at the meeting and plan for more discussion in October.
Next Meeting Date	Those present tentatively agreed to meet on October 8 at 10:15 a.m. Anne will check with the missing members to see if this date will work.	The meeting date and time will be confirmed shortly.