I'On Assembly
Board of Trustees Meeting
Thursday, November 21, 2013
6:00 P.M.
Executive Session 5:30 P.M.
Conference Room
159 Civitas Street, Second Flood
Mt. Pleasant, SC

AGENDA

I. Call to Order
II. Approval of Minutes
- October 24, 2013 Board Meeting Minutes
- November 9, 2013 Board Telephone Meeting
- November 15, 2013 Board Telephone Meeting

III. I'On Trust
IV. Landscape Report-No Report
V. Infrastructure Report
VI. Treasurer Report
- Approval of 2014 Budget

VII. IDC Committee Report-No Report
VIII. Amenities Report-No Report
IX. Communications Report-No Report
X. Secretary Report
XI. Compliance-No Report
XII. President's Report
- IDC and other Turnover items
- December Board Elections
- Annual Meeting
- Proposed Bylaw Amendment

XIII. Community Manager
- Introduction new manager-Mike Parades

XIV. Adjournment

I'On Board of Trustees Meeting Minutes
October 24, 2013

Members Present: Deborah Bedell, Tony Woody, Martin Hansen, Frederik Winther and Martha Morgan

Members Absent: Jay Thompson and David Countryman

SCS: Trisha Elrod, Courtney Yannitelli

Guests: Antonia Fokas, Ed Clem, Bob Davis, Thomas O'Brien, Amy Sage, Melinda Wrenn and Pam Gabriel

Homeowner Forum:

Mrs. Fokas expressed concern with the concrete that was recently poured at the Westlake boat ramp. She believes it looks unfinished and unattractive. Tony Woody explained that the situation will be remedied and that the new concrete pour will extend to the steps of the property line so that it is more aesthetically pleasing and consistent with the concrete pour on Ponsbury.

Call to Order: 6:15PM

Previous meeting minutes approved: *Motion to approve the September minutes with the corrected spelling of Frederik Winther's name. All in favor. Motion carried.*

The November Board Meeting will be held November 21st due to the Thanksgiving Holiday.

I'On Trust Report: The Screen on the Green on Saturday, October 26th will begin at dusk. Halloween in the Hood is Sunday, October 27th.

The Giving Lights event is in December. ECCO (East Cooper Community Outreach) is the benefitting charity this year. If done in time, the 2014 I'On Directory will be distributed with the luminaries on Saturday, November 23rd. The Holiday Festival and Giving Lights of I'On are on a Saturday (December 7th) due to scheduling conflicts with the Mount Pleasant Holiday Parade.

The Charleston Symphony Orchestra quartet concert that took place at the North end of Eastlake was a huge success with attendance of between 75–80 people.

Landscape/Infrastructure Report:
Landscape: No Report

Infrastructure: The deeds have been provided for the various amenities of Phases 7, 9 and 10 for the Handover. Not included in these areas are: a pathway for a Marsh Walk entrance between lots 7-7 and 7-8, Georgetown Park, the land encircling the cemetery, and the canals. Tony suggested that the Marsh Walk entrance and Georgetown Park be completed and turned over within 12 months following the signing of the Handover. *The motion was made that the Board accepts the Turnover of Phases 7, 9 and 10. This is subject to the condition of an acceptable agreement which requires that Georgetown Park either be turned over to the Assembly in 12 months or sufficient funding is provided by the I'On Company for the Assembly to turn it into a park. This is also subject to the condition that, within 12 months, the Assembly be deeded the existing access path between lots 7-7 and 7-8 or that the Assembly receive an easement and/or ownership of a similar access path running along lot 7-8. Motion seconded.*

This time limit condition would make this promise enforceable by the Assembly. The I'On Company has done a good job completing the walkthrough items and repairs. They lag on some of the paperwork but they have done some nice improvements. Tony is satisfied that everything on the checklist has been completed appropriately. Of the three items left undone, two are covered in the motion. This leaves only the I'On Company's plan with the perimeter property around the cemetery excluded from the handover.

The legal language and attached agreements to the deeds will need to be reviewed by an attorney to be sure that they are correctly written before they are signed and recorded.

Vote on the motion that the Board accepts the Turnover of Phases 7, 9, and 10, subject to the conditions in the motion. All in favor. Motion carried.

There is a property on Eastlake that is creating drainage issues on the canal path. The Assembly has paid to fix the erosion caused by the pipes that drain from the property's retaining wall. The Landscape Committee would like to know if the Assembly should do a permanent fix or try to compel the homeowner to resolve the drainage issue. The Assembly decided that the homeowner should provide proof that the I'On Design Committee approved the landscape and drainage plans for the property. Depending on the response, the IDC and/or the Assembly will then take the appropriate action to resolve the issue.

Treasurer Report: Currently there is approximately $40,000 to $45,000 of old delinquencies that need to be written off the books. SCS and the Assembly's lawyers have exhausted all means of retrieving these funds. Due to foreclosures and other extenuating circumstances the Finance Committee is no longer confident they will receive this money by the end of the year. A large percentage of these fees are late charges.

The number of delinquent accounts will be very important information on November 15th. Accounts that are 30 days overdue will not have the right to vote at the annual meeting, and will be a factor in the calculation of a quorum.

The motion was made to immediately write off these old delinquencies identified by the Finance Committee that the Assembly will not be able to collect. The motion was seconded. All in favor. Motion carried.

The budget for next year must be approved at the next Board meeting.

Communications Report: The new I'On website should be live by the end of November. The Board needs to decide whether to continue the bulletin board feature on the new website. If the feature remains available, the Communications Committee recommends that it be limited to specific topics to minimize the potential for abuse.

In addition to the bulletin board, the "Terms of Use" is also an important aspect of the new website. The new website host, Association Voice, has its own "Terms of Service" that are more comprehensive than the terms that I'On currently uses.

The motion was made that the Bulletin Board feature be continued on the new website with posts organized in specific topic threads, including a catch-all "Other" thread, that the Board approve the use of the website host's "Terms of Use" for the new website and that communication be sent to property owners to explain and assist them in using the new site, and ask for feedback. The motion was seconded.

Martin believes people will post whatever they like no matter the topic. Deborah strongly opposes anything that prevents users from discussing topics of interest in the community no matter how unpleasant they may be, so long as they do not use violate the Terms of Use. She suggested that paragraph six of the current "Terms of Use" could be posted somewhere on the Bulletin Board page.

Tony thinks that the "Other" category has the ability create a platform for abuse. He believes the "Other" category was abused earlier this year.

Frederik thinks the "Terms of Use" needs to be updated and that the Association Voice "Terms of Service" is professional and well written by lawyers who are experts in this field.

A motion was offered to amend the original motion by reinstating the "Other" category or something similar that is for more generic topics on the Bulletin Board.

Vote on the amendment . Three in favor. Two opposed. The amendment approved.

Vote on the motion as amended. All in favor. Motion carried.

A motion is made to incorporate Association Voice's "Terms of Services" and "Rules and Regulations" as I'On's on the new website. The motion was seconded.

The Website Enforcement Policy would need to be amended to work in conjunction with the new "Terms of Service" if the document is accepted. This Policy can be drafted and voted on at the next meeting.

Motion to accept Association Voice's "Terms of Service" and "Rules and Regulations" for the new website. All in favor. Motion carried.

Secretary Report: The reservation forms that are currently used for booking common areas in I'On need to be updated.

The board agreed that any exclusive use of the Amphitheater and Maybank Green should be limited to HOA and Trust events. The Soccer Field and Eastlake have their own terms of use policy and should have a separate reservation form to match.

Concerning all remaining common spaces, it is important to keep in mind that I'On is an open community. Community groups and not-for-profit organizations should be allowed to make reservations for these common areas provided that an I'On homeowner is hosting the event and making the reservation.

The draft policy proposed by the Secretary is a good start. It will be edited and brought up for a vote online in time for the new website launch.

Compliance Report: Coming up with an enforcement philosophy will help the community to better understand what is and is not acceptable in I'On. The process of enforcement also needs to be changed. The current enforcement policy in the I'On Rules is convoluted, inaccurate, and contradictory, and allows non-compliance to continue for excessive periods. Revising the rules in a way that promotes meaningful enforcement activity that will provide people with an incentive to comply with the rules is important. Standards need to be set in order for consistent compliance throughout the neighborhood.

Martin Hansen is in charge of compliance on the Board. All issues and suggested violations should go directly to Martin. At that point, he and Trisha will look at the suggested violations and decide on what action to take in accordance with current rules and procedures.

The Board identified the need to clarify the allocation of responsibility on violations between the HOA and the IDC. The IDC is to give one directive and if/when a homeowner fails to comply with the IDC it then becomes an HOA compliance issue.

President's Report: Deborah has received an update on the I'On Company's plan to turn over the IDC to the Assembly. The following is a text message Deborah received from Chad Besenfelder with the I'On Company:

"Vince is writing a Handover Agreement/Letter. He wanted me to update remaining lot vacancies and number of current new home IDC submittals. I completed that research last week. Pam is doing well as expected and I expect Vince will officially hand over the IDC before the November monthly Board Meeting. It could be sooner in my opinion. I met with him yesterday and he said he would complete the letter next week. I am doing my best to encourage him. Tom seems to be fine with the turnover now as well."

A motion was made that self-nominations and credentials be submitted from November 1st through the 20th of 2013. The motion was seconded.

This will allow enough time to mail the Annual Meeting packets by Nov 27th

All in favor of the proposed self-nomination window. All in favor. Motion carried.

Motion to make the 15th of November the record date that all accounts must be in good standing in order to Vote at the annual meeting. The motion is seconded. All in favor. Motion carried.

Community Manager Report: All mailbox installations in the neighborhood are being checked for structural integrity. Lawn-O-Green will repair and/or replace any of the posts that are deemed unsafe. All I'On Posts (flyer posts) are installed and painted the correct colors.

<u>*Motion to authorize Deborah to sign the new lease to continue the use of the I'On office. The motion is seconded. All in favor. Motion carried.*</u>

Meeting Adjourned: 9:14PM

MINUTES OF THE SPECIAL TELEPHONIC MEETING OF THE BOARD OF TRUSTEES, November 9, 2013

Present by telephone: Deborah Bedell, Martha Morgan, Frederik Winther, Tony Woody

Absent: David Countryman, Martin Hansen, Jay Thompson

The meeting was called to order at 10:10 am.

At a meeting of the Board of Trustees held telephonically, a motion was made and seconded to designate the Living in I'On newsletter as an official publication of the Assembly.

Following discussion of the motion, a vote was taken and the motion was approved.

A motion was made and seconded to amend the Bylaws of the I'On Assembly as follows:

1. To add after the word "seven" in the first sentence of Section 3-102(a), the parenthetical: "(subject to the provisions of Section 3-102 (b) (viii))"
2. To add a new Section 3-102 (b) (viii):
(viii) If the Founder Member should elect to appoint a Trustee, the number of Trustees shall be increased to a total of eight, with seven of the Trustees to be elected by the Assembly in accordance with the provisions of this Section 3-102, and any additional Trustee elected by the Assembly to serve a two-year term; provided, however, upon a Trustee being appointed by the Founder Member at a time when it is not reasonably practical for the Assembly to elect the eighth Trustee, the Board of Trustees shall be entitled to elect the eighth Trustee in the same manner and for the same period of time as if a vacancy had occurred due to death, disability or resignation of a Trustee.

Following discussion of the motion, a vote was taken and the motion was approved.

The Board president indicated that the proposed amendment would be promptly published in the Assembly's official publications, the Living in I'On Newsletter and on the Assembly website, Ioncommunity.com, and will be voted on by residents at the Annual Meeting of the Assembly on December 10, 2013.

The meeting was adjourned at 10:24 am.

MINUTES OF THE SPECIAL TELEPHONIC MEETING OF THE BOARD OF TRUSTEES, November 15, 2013

Present by telephone: Deborah Bedell, Martha Morgan, Frederik Winther, Tony Woody

Absent: Martin Hansen, Jay Thompson, David Countryman

The meeting was called to order at 2:11 pm.

At a meeting of the Board of Trustees held telephonically, a motion was made and seconded to ratify the actions of the Board at its prior telephonic meeting on November 9, as reflected in excerpt from the minutes of that meeting below:

A motion was made and seconded to designate the *Living in I'On* newsletter as an official publication of the Assembly.

Following discussion of the motion, a vote was taken and the motion was approved.

A motion was made and seconded to amend the *Bylaws of the I'On Assembly* as follows:

1. To add after the word "seven" in the first sentence of Section 3-102(a), the parenthetical: "(subject to the provisions of Section 3-102 (b) (viii))"

2. To add a new Section 3-102 (b) (viii):

(viii) If the Founder Member should elect to appoint a Trustee, the number of Trustees shall be increased to a total of eight, with seven of the Trustees to be elected by the Assembly in accordance with the provisions of this Section 3-102, and any additional Trustee elected by the Assembly to serve a two-year term; provided, however, upon a Trustee being appointed by the Founder Member at a time when it is not reasonably practical for the Assembly to elect the eighth Trustee, the Board of Trustees shall be entitled to elect the eighth Trustee in the same manner and for the same period of time as if a vacancy had occurred due to death, disability or resignation of a Trustee.

Following discussion of the motion, a vote was taken and the motion was approved.

The meeting was adjourned at 2:14.

I'On Trust Report for the I'On Assembly HOA Board Meeting
November 21, 2013

Giving Lights of I'On and Holiday Festival Updates

The I'On Trust is very excited to report that I'On neighbors have been most generous in their support of our annual luminary project this year. As of November 18, we have 380 neighbors participating and have raised over $12,000, including three very generous donations from neighbors. This is a new record for this event, and we have more than met our goal of raising $10,000 for East Cooper Community Outreach. We will continue to take orders as long as we have supplies until December 5th.

The Holiday Festival will include the tree lighting on Maybank Green at 5:30 p.m., light refreshments at Westlake Amphitheater, Santa Claus' visit, free carriage rides on two authentic Charleston carriages and the check presentation to ECCO.

And one last note, please remember that we will light luminaries and celebrate the Holiday Festival on **Saturday, December 7th** beginning at 5:00pm.

Halloween in the Hood on Sunday, October 27th was a great success. With the leadership of Bob and Barb Fry and their hard working committees, we had record attendance and fun! We would also like to thank the businesses that made in-kind donations: Publix, brick by brick, Palmetto Mosquito Control, O'Brion's Pub & Grill, and Cinebarre.

I'On Trust Transitions

Board of Directors

The Trust is very pleased to announce our officers and board members, who were elected at our November 11 meeting, to serve in 2014. Officers include: **Amy Sage, President; Vikki Davis, Secretary; Carol Degnen, Treasurer**. New board members include: **Jodie Cochran, George Grantham, Annie Henderson and Tom Ihrke**, who will begin a three-year board term as of January 1, 2014. Continuing on the board will be **Dar Fischer, Gail Hardie, Fred McIntyre, Mary Ellen Raphael, and Dwight Williams**.

As we end this year, we extend heartfelt appreciation to our outgoing **President, Melinda Armstrong Wrenn and Vice President, Bob Fry**. Melinda, serving six years and Bob, serving three years on the board have been so committed to the Trust's mission of bring neighbors together and making I'On such a wonderful and fun place to live.

Other Business

This fall, at the request of the I'On Assembly Board for the fiscal year 2014, the Trust agreed to take on the responsibility of the Ambassadors' welcome baskets, the tree lighting for the holidays on Maybank Green and the American flags placed around the traffic circle at Mathis Ferry. For years, **Annie Bonk** with I'On BizNet has graciously volunteered her time and efforts to make these activities happen. BizNet is now taking on a larger role in the Mt Pleasant area and the Trust, with financial assistance from the HOA, will take care of these activities. We are most grateful to Annie and thank her for all the work she has done.

A final note: thank you to the Assembly for their financial support in 2013 and our continued collaboration for 2014. We feel 2013 has been a successful year in our mission of bringing neighbors together and we are appreciative of all the support received.

Infrastructure Committee Report

Committee Members:
Tony Woody, John Powers, Trisha Elrod, Mike Parades

November 21,2013

Items to be Completed:

1. **On-street Parking** – The Infrastructure Committee met with the Town of Mount Pleasant (TOMP) to review the areas to receive painted on-street parking spaces, and the complaints / suggestions made by various neighbors over the last few months. The areas scheduled for installation of on-street parking spaces are Jane Jacobs Road, Duany Road and Robert Mills Circle. The Town has stated that the work will be accomplished as they have time and manpower, but there is no date certain. We will continue to monitor the situation. If there are any comments or concerns after the installation those can be forwarded to Trisha and me for review. *No change*
2. **Handover of Amenities** – Plans are still in place for a handover of the amenities in phases 7, 9, and 10 from The I'On Company before July 31, 2013 when the I'On Company completes their repairs to the areas identified in the previous walk through. On June 18th we completed a second walk through for a portion of the area and noted some discrepancies. A follow up walk through was scheduled, but the I'On Company cancelled and to date it has not been rescheduled. I am concerned that the final turnover will be delayed. Additionally the I'On Company informed us that the turnover will not include the park on Robert Mills as it has not been constructed. No date for completion of the park or for its turnover has been provided. We will keep the Board informed of the progress. *Board voted to accept deeds with conditions… I'On Company turnover Georgetown Park, and access to marsh trail between lots 7-7 and 7-8 within 12 months (October 24, 2014). As of 11-17-13 we are waiting on the I'On Company to finalize the deeds and letter agreeing to conditions stated above.*
3. **Neighborhood Crosswalks** - original plans for replacement to be done in phases with Phase I being the crosswalk in front of the Church at Sowell and N. Shelmore, Phase II being the Crosswalk at Sowell & Ponsbury and the Crosswalk at Sowell & East Lake, and Phase III being the Crosswalk at the neighborhood entrance. In addition, the Committee has been in discussion with the Square Association regarding sidewalk modifications and a pedestrian crosswalk at the Civitas and Shelmore intersections. No plans or cost are finalized. To date we have had casual discussions that the Square Association and the Assembly would share the cost. We received comments and support at the Mid Year meeting for a speed table at North Shellmore and Sowell and the crosswalk to North Shellmore and Civitas to aid in traffic calming for this section of North Shellmore. We will keep the Board informed of the progress. *No change.*
4. **West Lake Path at Boat Ramp** – The path at the boat ramp is steep and regularly washes out. Committee has requested a proposal to install concrete in this area. We will bring the cost to the Board for approval. *LOG replaced eroded portion of gravel path with concrete. Adjacent neighbors complained about the termination point of the concrete path. The Committee agreed to extend the concrete path to the nearest property boundary on both sides of boat landing. LOG submitted a price of $1,900 for the work, and it was approved. Construction should begin shortly.*
5. **Street Signs** – The Committee will inventory street signs, including the brass plates in the sidewalks (Montrose plate missing at intersection with N Shellmore), and recommend replacements. We have requested that the I'On Company provide the supplier so we can closely match the existing. *Checked street signs and found one missing on Grace Lane, and reported it to TOMP. Found some brass street plaques in storage, but did not have missing plates. LOG found a provider and provided a cost to purchase of $2,550.*

The Signage Budget does not have enough remaining funds for this activity. However, there is enough funding within the total Infrastructure budget items. Plates will be purchased and installed this year.

6. **Mailbox Labels** – We will replace all the labels on the mailboxes (not the post houses) with the same style labels. Mailbox labels have been added to mailboxes with two exceptions, and they have been re-ordered. *Missing labels have arrived and will be installed before the end of the year.*
7. **Bollards at the Entrance of East Lake and West Lake** – Investigate why bollards were removed, and consider replacing them. Someone remembers a runner hitting one while jogging at night. *Waiting on proposal.*
8. **Scramble Building** – Pressure wash building and replace light fixture. Pressure wash completed. *Damaged and rotted wood to be replaced, mailboxes repaired, and entire building painted.*
9. **Storm Drain Behind 119 Ionsborough** – investigate the reasons for the continued flooding. *Flooding has been a consistent issue. Committee to investigate and recommend solution.*
10. **33 East Lake** – Repair path beneath drainage outfalls. Determine if IDC approved drainage plan. We found no record of IDC approval. *IDC investigating approval.*
11. **Eastlake Road Speeding** – Investigate adding a speed limit sign or other to reduce speeding in the area. *Moved sign from Shellmore to Eastlake.*
12. **Concrete Post** – Approved LOG to purchase 6 posts and replace the one broken post and asked LOG to remove and replace the chain with a larger diameter.
13. **Fire Pit** – The fire pit was cracked with some brick missing, brick missing from surrounding wall, and the top would not fit on the pit such that it could be locked. LOG replaced the brick and fixed the top. The area was vandalized the next night, and LOG repaired the damage from the vandalism.
14. **Christmas Lights** – We are ordering additional lights to light the big oak in the square and the six trees in the raised bed along N Shellmore at the Square.

Completed Items:

1. **Stormceptors** – The Committee met with the Town to review the existing Stormceptors and discuss cleaning. We have two (2) on Hopetown, and one (1) on Robert Mills Circle. The Stormceptors should be cleaned each year. *The Committee will determine a price for this activity and include it in each year's budget going forward.*
2. **Marsh Paths** – The Committee awarded the contract for repairs to the marsh paths to LOG. *The work will begin shortly.*
3. **Lights on Neighborhood Sign at Entrance** – SCE&G is working on their facilities on Mathis Ferry Road. That activity causes them to cut the power temporarily, which in turn stops the lights timer. *The solution is for LOG to check the timer each Friday.*
4. **West Lake Pump** – Repaired started motor.
5. **Notification Post** – The Committee awarded the contract for the installation of notification post adjacent to each post house, and mailbox station to LOG. The Committee and LOG are scheduled to review the location of each post on Friday, July 19th. Installation will begin shortly thereafter.

Infrastructure Committee Report

Committee Members:
Tony Woody, John Powers, Trisha Elrod, Mike Parades

November 21,2013

6. **Wooden Bollards behind 345 N Shellmore** – At the request of the home owner wooden bollards will be installed behind the home to prevent Square patrons from parking in the yard.
7. **Hospitality Pond Aerator** – not working. Investigate problem and repair. Committee authorized repair work for $528.36. The cost will be charged against the Repairs / Maintenance (6840) budget.
8. **Canal Bulkhead and Dock Inspections** - The Committee awarded the contract for the inspection of the canal bulkheads and the community docks to ADC. That work is underway. Completed and the report received. The report found no deficiencies with the canal bulkheads, and did identify deficiencies with the community docks.
9. **Curb Radii** – There are a number of locations around the neighborhood where vehicles run off the pavement at the intersections with no curb. These areas are rutted and unsightly. The Committee will be inventorying these areas and requesting a proposal to install Belgian block to effectively increase the radius size and prevent the unsightly condition. We will bring the cost to the Board for approval. The Committee decided to repair the ruts on streets without curb by widening the radii with additional asphalt.
10. **East Lake Post Office** – Repair light and sensor. Repair bricks and frame. I did not see this as an issue. Add recycle bin to area. None of the other mailbox areas have recycle bins so I don't think we need to start that precedent. Light sensor replaced.
11. **Tetherball at Scramble** – Repair tetherball game and purchase a supply of balls. Replaced ball and have a supple available.
12. **West Lake Amphitheater Building** – Requested proposal to pressure wash and paint. *Pressure wash completed. The structure will not be painted at this time.*
13. **Ramble Fence** – Requested proposal to pressure wash fence. *Complete.*
14. **Perimeter Fence Along Mathis Ferry** – Inspect fence in areas that have been cleared and paint if necessary. *No paint at this time.*
15. **Parking Rules** – Ask Board to consider instituting a rule that identifies a maximum time period that a vehicle can be parked in the public right-of-way without being moved. *Passed comment to Compliance Committee*
16. **Handicap Signs at Holy Ascension** – The Church installed handicap parking signs at two on-street parking spaces. The Town reviewed the installation and determined that a handicap accessible route is not available from those spaces and thus the signs should be removed. *The Town stated that the signs are standard, were not approved to be installed in the public right-of-way, and that they will remove the signs.*
17. **West Lake Bridges** – Requested proposal to pressure wash and paint. *Finished pressure washing. Review for painting next year.*
18. **East Lake Path Between Bridges** – Path between bridges regularly washes out. Committee will request proposal to install concrete. This should be a minor cost. LOG replaced ribbon curb with stand-up curb to direct stormwater runoff to curb inlet, and repaired path behind new curb.
19.

Items on Hold:

1. **West Lake Stormwater** Outfall Structures – Town recommends that we remove the wooded dock from the top of each structure. During a very large storm event the top of structure is designed to accept runoff from the lakes to prevent flooding of the adjacent

properties. The Committee is investigating the removal of the wooded docks, and will report its findings.

2. **Hydro Mixer** – The Committee met with The Greenery that was hired to manage the lakes. After reviewing the canals they believe the each will maintain itself without the use of the hydro mixer with one exception. The area on the northern canal nearest East Lake expands at the bend and the additional area appears stagnant. The one working hydro mixer will be moved to the stagnant area. There is no research that we know of so this is a trial and error process. We will keep the Board informed of the progress. There was an electrical issue that was repaired. We received a proposal for $2,497.52 from the Greenery to move the one good diffuser to the bend in the northern canal. The work involves extending the current power source 350'. This project would reduce the algae that periodically collects in the area. We have received several complaints about this item from the residents immediately adjacent to the area. This expenditure of funds is not in the current budget. *Presently there is no money in next year's budget for this work. On hold until funding is approved.*
3. **Flag Pole** – The existing flag pole has severe rot, and will need to be repaired and or replaced. The Committee is considering several options with sensitivity towards the historic nature of the existing pole. We hope to have a recommendation and pricing for the repair and or replacement at the September Board meeting. LOG provided us several estimates for different types of flagpoles. The estimates range from $2,200 to $4,200. The Committee is not yet ready to make a recommendation. *I received some information from Jack Hamilton and Vince Graham regarding the history of the flag pole. In short "the pole was installed, with the Ginko tree to the SW of 10 Resolute Lane as a community 9-11 memorial in Nov. 2001. There was a ceremony with music at the time of the installation." We will put money in the budget for 2014 to replace the wooden pole and add a historical marker to commemorate the significance of the flag pole and Ginko tree.*
4. **Lakes** – Lakes were stocked with tilapia to aid in algae removal. The Committee requested that the fish population (brim and largemouth bass) be sampled in each lake. This is a no cost service provided by The Greenery. We will report the findings. *We received the Fish Report and it found that our fish populations are good relative to the productivity of the lakes. The report did recommend setting up two automatic feeding stations per lake to improve the number and size of both the brim and largemouth bass population. We will add an item to the 2014 budget for the feeding stations and the board can vote on the expenditure at the time of purchase.*
5. **East Lake Boat House** – Requested proposal to Pressure wash entire facility and paint handrails. Deck will need replacement soon. Pressure wash completed. *Hold on additional work until 2014 budget year. At that time perform spot painting and replace trim and decking as necessary.*
6.

Finance Committee Report – November 2013

FINANCES: We ended the month of October in favor to budget by $14,360.00 ($36,597.00 actual versus a budget for the month of $50,957.) Total YTD end of October we spent $514,225 versus budget of $545,015 which is $30,790 less than budget. However with larger expenses in 4th quarter i.e. landscape etc. **The Finance Committee expects to be right on budget by 12-31-2013.**

CAPITAL RESERVES/TRANSFER FEES: We have had $89,970 in Transfer Fee collections YTD.

DELINQUENCIES: We adopted a new collection policy, including allowing a possible payment plan in four installments pending Board approval, to allow for any possible hardship during the current economic climate. Delinquency balance as of October 31, 2013, Total of 44 accounts $ 57,086

17 are old accounts,

EXPENSES: Overall Expenses are in favor to budget YTD plus $ 30,790.00. The Finance Committee continues to watch the budget. The Conservative budget planning is to estimate low on income and estimate high on expenses. Our legal fees have been higher than anticipated in the 2013 budget however we should be able to stay on budget for the rest of the year.

EQUITY RESERVES: Overall Reserve Equity YTD (end of October) has grown by $ 101,456 less expenses $ 21,147 equal YTD increase of $80,309. YTD our Reserve fund are $1,330,072 compared to beginning balance of 12-31-2012 $ 1,249,764

This keeps us on schedule to follow independent Miller/Dodson report to fund reserve funds by $ 105,000 however this might increase considering the possible additional obligation we possible will obtain according to current litigation/settlement.

QION I'On Assembly Homeowners Association
Income Statement - Current Year Budget
01/01/2014

PROPOSED

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

		Annual Budget
	Revenue	
4000	Assessments	759,000
4500	Past Due - Late Fees	3,500
4697	Directory Ad Revenue	1,600
4700	Interest Income	350
4702	Interest Income-Rese	3,500
4952	Mont School-Landscap	6,706
4954	IDC Revenue	12,000
4995	Delinquent Assessmen	(10,000)
	Total Revenue	776,656
	Expenses	
5940	I'On Trust Expense	20,000
5945	Social Events/Commun	500
5950	Creek Club Fees	8,000
6000	Management Fee	68,580
6010	Staffing/Payroll	43,000
6020	Contract Landscaping	177,096
6050	Security	5,000
6080	Office Rent	5,100
6092	CAI Membership Dues	515
6210	Postage & Delivery	3,000
6246	Directory Printing	3,600
6250	Printing	5,500
6260	Office Supplies	2,500
6400	Accounting/Tax Servi	500
6409	Website Maintenance	2,500
6500	Legal/Professional	50,000
6545	Legal-Collections &	10,000
6555	Professional Consult	12,000
6556	Risk Assessment	4,000
6557	IDC Administration	30,000
6830	Signage	2,000
6840	Repairs/Maintenance	25,000
6841	Infrastructure Enhan	3,000
6842	Vandalism	5,000
6845	Seasonal Flowers	15,800
6847	Walking Path-Repairs	7,500
6849	Landscape Lighting	2,500
6850	Landscaping Enhancem	32,000
6852	Grounds Supplies	34,475
6854	Plant/Tree - Replace	6,000
6856	Tree Maintenance/Tri	24,050
6858	Pine Straw/Mulch	22,280
6860	Irrigation Repairs	3,000
6862	Power Washing & Pain	4,000
6864	Mailbox Repairs	3,000

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

		Annual Budget
6866	Pet Stations	4,000
6868	Fish and Wildlife	1,500
6870	Lake Equipment Maint	2,000
6874	Streetlight Replacem	3,000
6941	Pond/Lake Maintenanc	6,900
6942	Playground Improveme	2,000
7000	Electricity	56,650
7010	Water	9,000
7015	Storm Drain	3,100
7060	Insurance	16,000
7450	Federal Income Taxes	200
7460	Property Taxes	310
	Total Expenses	745,656
8000	Replacement Reserves	27,500
8012	Reserves-Int Inc Tra	3,500
	Net Surplus(Deficit)	0

Communications Report
November 21, 2013

PRINT DIRECTORY

The Directory layout is new based on the need to address all residents, both owners and renters (identified with -r-). The addition of IDUs has introduced another address (identified with 'b' after the house number). This change has added to the printer's estimate. Remember, this year we had to start with a new database and no volunteers to do the layout. Once the printer has completed the layout, they will give to us for updating for next year's print directory. The layout charge is only for this year.

NEW WEBSITE

The launch date has been delayed until we are assured that Association Voice has completed the systemic problems that arose from their platform change last month. The best news is that our new manager, Mike Parades informed us that he knows the 'people' at AV and will help expedite. Our goal is to launch on December 11th and provide 'how to navigate' training sessions for people who sign up for help in the first week. A sign up sheet will be available at the December 10th annual meeting and in a link with the eblast announcement of the website switch over.

HOMEOWNER GUIDE TO GOVERNING DOCUMENTS

To help educate new and existing owners and renters, we will be creating this printed reference 'booklet' of the I'On governing documents. We have identified and leased ($2/mo) the software for Courtney to merge and format these PDF files into a reference manual for homeowners This booklet will be included in the new Welcome Bags and available for pick up at the I'On office. We have no time to start this until the directory and website are complete.

RESIDENT CONTACT INFORMATION

These projects have shown how critical it is to have email and other contact information from all residents. The real estate transfer fees do not include this information. To date, the only means of collection has been through (a) the Ambassadors now being provided by the I'On Trust and (b) the application forms to the IDC and (c) periodic mail correspondence with the management company on finances.

We have identified a bottleneck in the real estate settlement process: the Title Companies. There are fewer than 10 title companies that service Charleston County.

This is a realistic way to personally integrate with the process in the future to assure that the transfer fees come with contact information that we need.

Secretary Report
November 21, 2013

I'On Office Phone
We had decided against the SCS office phone system ($300+ plus monthly fee). Courtney agreed she only needed an office phone to take messages and have caller ID. SCS continued to request their phone and asked the finance committee to approve its purchase. The final result: SCS will provide us with the phone and I'On will pay the monthly fee of $300/yr. This gives Courtney 4 digit access to SCS backup in Columbia.
The office tel. # will remain the same: 843-388-7547

Document Retention Policy
SCS has been very helpful in proving a lot of information based on the policy of other HOAs they manage. It is very complex, but I'm in the process of editing down to a draft for Board review.

Update Athletic Field Reservation Policy
This past year's usage has revealed other issues which need to be covered.

Civitas Award
The Civitas Committee: Barbara Fry, Amy Sage, Sandy Powers, John Powers, Melinda Armstrong, I'On Trust President and myself met and elected a winner for the 2013 Civitas Award. Last year's recipient, Amy Sage will present the award at the Annual Meeting, December 10th

PRESIDENT'S REPORT
November 2013

FOUNDER BOARD APPOINTMENT: On November 4, Vince Graham notified the Board president of the I'On Company's intention to exercise its right as Founder Member (in effect until 9 February 2018) to appoint a Board member for a two year term, effective 1 January 2014. The proposed appointed Trustee will be Chad Besenfelder, an I'On Company employee.

The Board requested the I'On Company to reconsider this proposed appointment, as Mr. Besenfelder's ability to participate in Board deliberations will be significantly restricted by his conflict of interest, and because exercising this right after an eight-year hiatus is an unwarranted interference in the affairs of the Assembly. As of this writing, we have received no response from the I'On Company.

In addition, the Board approved a proposed amendment to the I'On Bylaws providing that at such time as the Founder has exercised its right of appointment, the size of the Board will be increased to eight. The proposed amendment will be submitted to the Assembly for approval at the Annual Meeting.

IDC TURNOVER: In the same notice to the Board, Mr. Graham also indicated that the I'On Company intends to retain control over the IDC insofar is it is responsible for reviewing and approving submissions for new home construction. The I'On Company has stated that "there are currently 34 vacant homesites in I'On, representing 4% of the 762 entitled lots in I'On. Of these 34 homesites, five have received final design review approval of building plans, and four others are currently under IDC review. This leaves 25 of the remaining 762 entitled lots (3% of the total) without any plan submittals."

The I'On Company's intent is to "retain our approval for conceptual and preliminary design review for those 25 homesites. All other approvals, including those for additions, ADUs, landscaping, and final design review will be the responsibility of those IDC members appointed by the Assembly" for "the next 2-8 months." (All quotations are from Vince Graham's email.

Accordingly, the Assembly should accept such control has been given to it through this communication, and is reviewing the overall situation to determine its options going forward. * VOTE REQUIRED

ANNUAL MEETING AND BOARD ELECTIONS: David Countryman has informed the Board that he will be unable to serve out his current term as Trustee, and will be resigning so that his replacement may be elected at the Annual Meeting. With David's resignation, there are now four vacancies, three two-year terms, and one one-year term. We currently have four candidates for those seats: Deborah Bedell, Bob Davis, Tom O'Brien and Steve Wood. All candidates have submitted the required questionnaires for inclusion in the Annual Meeting packet. The candidate receiving the lowest vote total will fill the one-year term. We are checking with counsel to confirm, but in the event the bylaw amendment is not passed, then the third-place candidate will be elected to fill the one-year term.

The Annual Meeting is scheduled for December 10th, 7 pm at the Creek Club. Annual Meeting packets will be mailed prior to December 1st. SCS is preparing a list of delinquent Titleholders not eligible to vote so that we can make a proper calculation of the quorum necessary for the election.

COMMUNITY MANAGEMENT: SCS has appointed Mike Parades as our new community manager. Courtney Yanitelli, currently away on her honeymoon, will remain as I'On's administrative assistant, and Trisha Elrod will be working with Mike through a transitional period to ensure that things are handed over smoothly. Mike has already temporarily resolved a confrontation with the Suarez Soccer School and has received their commitment to do a better job policing participant parking, and to provide all necessary insurance documentation to SCS in accordance with the Athletic Field policy.