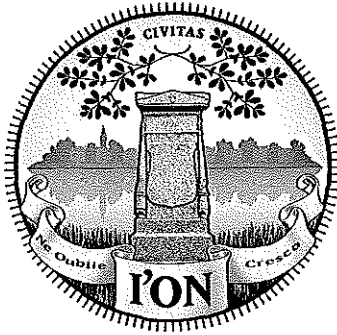




**3301 Salterbeck St, Suite 201
Mt. Pleasant, SC 29466
843-971-5096
www.ioncommunity.com**

TO: I'On Assembly Homeowners

FROM: The Board of Trustees

RE: 2013 I'On Assembly Homeowners Association Annual Meeting

The I'On Assembly Homeowner's Association will hold its Annual Meeting Tuesday, December 10, 2013 at 7:00 pm at the Creek Club. All members are encouraged to attend this important meeting to elect five (5) new Trustees to the Board of Trustees as well as discuss I'On Assembly issues that impact the value of your property and the quality of your life.

All members are requested to arrive at the Creek Club around 6:15 pm to register and mingle with fellow members. This will be a casual time to meet your neighbors, Trustees, as well as learn more about the clubs and organizations within the I'On Community. The business meeting will begin at 7:00 PM.

All members are encouraged to walk to the meeting, weather permitting. If you must drive, please abide by the marked parking places and only park where permitted. Parking where indicated is necessary in the event an emergency vehicle might need to pass through the area.

Included in this packet are a Meeting Proxy, with instructions on how to complete it, Board of Trustee candidate information, committee reports, information on the proposed amendment to the Bylaws and minutes of last year's Annual meeting held December 12, 2012 and the mid-year Owner meeting held June 25, 2013 to be approved by the members. As plans often change, members are encouraged to return their completed proxy form before the meeting to ensure a quorum will be present. The proxy form can also be used as a designated proxy allowing you to vote for Board candidates and the proposed amendment ahead of time. Proxies must be received before the meeting starts.

For those owners who will not be able to attend, as noted earlier the proxy form can be used as a designated proxy allowing you to direct how your proxy must vote. Please follow the instructions and remember to allow time for it to be received. You may return you completed proxy form to our Community manager, Mike Parades, PCAM by US mail, by fax to (843) 352-8995, by email to mparades@scs-carolina.com or hand delivery to Courtney Yannitelli at the I'On office.

We look forward to seeing you on December 10, 2013.



November, 2013

Dear I'On Homeowners:

I am pleased to invite you to attend the Annual Meeting of the I'On Assembly to be held at the Creek Club on Tuesday, December 10th, at 7:00 pm. The doors will open an hour early for check-in.

Self-governance is an important value in I'On's culture and history. The Annual Meeting is the perfect opportunity for you to become informed on the issues and developments affecting our community. It is also a chance to directly bring to the Board's attention your interests and concerns, and to request an action or response.

We also elect new members to our Board of Trustees, so this meeting is especially important for you to become acquainted with and select the individuals who will be representing you for the next two years in dealing with I'On's management and its future. This year we also have a proposed amendment to our Bylaws which needs your vote.

Your vote, in person or by proxy, is critical to ensure that comply with our bylaws, so please take a few moments to send in your proxy if you can't be present.

We encourage all I'On homeowners to attend the meeting, vote, and make your voices heard. We'll look forward to seeing you on December 10th.

Best regards,

Deborah Luth Bedell
President, I'On Assembly Board of Trustees

Directions for Completing Proxy

The primary purpose of the proxy form is for those owners unable to attend the meeting to be able to designate another owner who will represent them at the meeting or if no one is designated as the proxy holder, the Board President will automatically serve as the substitute proxy holder for purposes of quorum determination.

The proxy form may also be used by an owner to provide voting directions to his/her proxy on who to vote for or against for Board elections and whether to vote for or against the proposed Bylaw amendment. In the absence of such directions, the proxy will vote as he/she sees fit. Please see the following Homeowner Directions for additional information.

HOMEOWNER DIRECTIONS:

You may instruct the person holding your proxy how to vote, or how not to vote, or to vote as he or she thinks is in the community's best interest.

For example, if there are three vacancies and four candidates (Tom, Dick, Harriet and Sally), you may instruct your proxy hold to:

- Vote for Tom, Dick and Harriet; or
- Just to vote for Dick, or NOT to vote for Harriet, or to vote for Tom and NOT Sally, leaving the holder to decide on the remaining candidate(s); or
- To allow your proxy holder to choose for whom to cast all votes.

All candidate names are made up and do not identify any real residents of I'On.

I'On Annual Meeting Proxy
December 10, 2013

I'On Assembly

c/o Southern Community Services
1301 Salterbeck St.-Ste 201
Mt. Pleasant, SC 29466
Office: (843) 971-5096 Fax: (843) 352-8995
mparades@scs-carolina.com

Appointment of Proxy for Annual Meeting

As the record Owner(s) of property in I'On Assembly, I/we hereby appoint (name of individual) _____, as Proxy, with full power of substitution in the event that he/she is unable or declines to serve as Proxy, to exercise the entire vote of the undersigned as directed below at the annual meeting of the Association's members to be held on December 10, 2013, and any lawful adjournments thereof. In the event that the designated Proxy is not present at the meeting and has not designated a substitute, then I designate the President of the Association to serve as the substitute Proxy.

Name: _____
(Please Print)

I'On Address: _____
(Please Print)

I'On Lot Number: _____
(Please Print)

Signature: _____

Date: _____
(Please Print)

If you are unable to attend, please complete the enclosed proxy statement and return it to Southern Community Services by either US mail, via fax to the number above, email to the address above or hand delivery.

1st On Annual Meeting Proxy
December 10, 2013

My instructions to my Proxy Holder or the President of the Association, as applicable, are as follows:

- a. To cast vote(s) **FOR** the following candidate(s) (a maximum of 5 candidates, based on the number of vacancies) (please print):

1. _____

2. _____

3. _____

4. _____

5. _____

- b. To **NOT** vote for the following candidates (please Print):

1. _____

2. _____

3. _____

- c. To vote **FOR** or **AGAINST** the proposed amendment to the Bylaws. (Please circle ONE)

If the proposed bylaw amendment is passed, the top three vote receiving candidates will take the three two-year seats and the next two candidates will take the one-year seats. If the amendment does not pass, the top two candidates will take the two-year seats and the next two candidates will take the one-year seats.

- d. Except as otherwise instructed above, to cast any remaining votes at his or her discretion.



PROPOSED BYLAW AMENDMENT

The text of the proposed amendment to the Bylaws of the I'On Assembly follows. The amendment is offered in response to the Founder's exercise of his right to appoint a representative to the Board of Trustees.

The current Board of Trustees feels it important for the Assembly to retain the ability to elect the full slate of seven representatives on the Board of Trustees, as it has for the last eight years since the Founder's last appointee left the Board. Without this amendment, the Founder's right would reduce Assembly representation to six seats.

For additional information see the recent correspondence between the Founder and the Board of Trustees following the proposed Amendment.

The Board of Trustees recommends a to vote FOR the Amendment to the Bylaws.

ARTICLE III
SECOND AMENDMENT TO THE
BYLAWS OF I'ON ASSEMBLY, INC.

THIS AMENDMENT is made this _____ day of _____, 2013.

WITNESSETH

WHEREAS, I'On Assembly, Inc., a South Carolina nonprofit corporation ("Assembly"), adopted the Bylaws of I'On Assembly (the "Bylaws"), consistent with the Articles of Incorporation, and in accordance with the Declaration of Covenants, Conditions and Restrictions for I'On (the "Declaration") which was recorded on February 9, 1998 in Book C297, at Page 282, et seq., in the Office of Mesne Conveyances for Charleston County, South Carolina; and

WHEREAS, pursuant to Section 1-104 [Amendments] of the Bylaws of I'On Assembly, Inc., the I'On Assembly Board of Trustees may, upon resolution of the Board of Trustees and Approval of a majority of a quorum of the votes of Titleholders, and after giving notice of proposed amendment to all Titleholders, amend these Bylaws as set forth below;

NOW, THEREFORE, the Bylaws are hereby amended as follows:

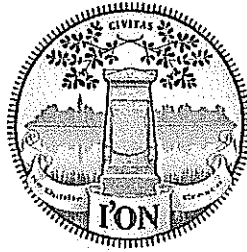
ARTICLE III
BOARD OF TRUSTEES

§3-102 (a) [Composition and Selection]

Number; Eligibility The Board of Trustees shall consist of three to seven [subject to the provisions of §3-102 (b) (viii)], as provided in §3-102 (b).

New §3-102 (b) (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 §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.



November 4, 2013

Deborah Bedell
c/o Trisha Elrod, Association Manager
Southern Community Services
3301 Salterbeck Street, Suite 201
Mt. Pleasant, SC 29466

Dear Deborah,

Chad has been keeping me updated on the turnover of remaining common areas to the I'On Assembly. I'm glad things are progressing, and we look forward to completing the transition.

With regard to IDC administration, I salute your selection of Pam Gabriel to lead this process. Pam has thorough tacit knowledge and a passion for I'On that is impossible to replicate.

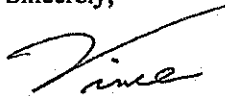
There are currently 34 vacant homesites in I'On, representing 4% of the 762 entitled lots in I'On. Of these 34 homesites, five have received final design review approval of building plans, and four others are currently under IDC review. This leaves 25 of the remaining 762 entitled lots (3% of the total) without any plan submittals.

Since home construction began in the neighborhood 15 years ago, the IDC has approved an average of 50 homes per year. Not every building is an architectural masterpiece. However, members and employees of The I'On Company are proud of the architectural direction established for the neighborhood. Even with Pam Gabriel on board, we continue to feel an obligation to be involved in some capacity in the review of the 25 remaining vacant homesites for the next 2-8 months. After careful consideration, we have therefore decided 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.

Please contact me if you have any questions about this decision.

On another matter, per the Covenants, Conditions and Restrictions; By-Laws; and Articles of Incorporation for the I'On Assembly, The I'On Company retains a "Founder Membership" in the I'On Assembly until that time in which all lots are sold; or February 9, 2018, whichever is earlier. Among the specified rights of this Founder Membership, Article III, Paragraph (vi) of the I'On Assembly By-Laws enables the Founder to appoint one member to the Board of Trustees. The I'On Company has decided to exercise this right effective January 1, 2014. Chad Besenfelter has agreed to accept The I'On Company's 2-year appointment to the Board of Trustees. Like Pam Gabriel with the IDC, I believe Chad's tacit knowledge and passion for the neighborhood vision will prove valuable to the leadership of I'On. I wanted to make you aware of this decision so you could make necessary adjustments to the election of new trustees at the year-end meeting.

Sincerely,



Vincent G. Graham

Cc: Chad Besenfelter
Pam Martin



8 November 2013

Vince Graham
The I'On Company
414 Whilden Street
Mt Pleasant, SC 29464

Dear Vince:

I have received your email dated November 4th, announcing the intent of the I'On Company to appoint Chad Besenfelder to the I'On Assembly Board of Trustees as an exercise of the Founder's right under the I'On Assembly Bylaws.

The Board would respectfully suggest that the I'On Company carefully reconsider this appointment, as for a number of reasons, it is potentially detrimental to the interests of the I'On Company and to the functioning of the Board of Trustees.

The Assembly Board, in 2012, enacted a conflict of interest policy to be signed by all Board members. This policy requires the disclosure of all potential conflicts of interest affecting a member's ability to serve on the Board. The provisions clearly state that a member is conflicted if there is a compensation arrangement between the member and an entity with which the Board has a transaction or arrangement, or with which the Board is negotiating a transaction or arrangement. A copy of the policy is attached for your information.

In 2014-15, we foresee a number of very significant issues on which a Board member appointed by the Founder has a conflict of interest. Some examples:

- The defense and/or settlement of the Walbeck/Adkins litigation relating to the Creek Club
- The prospective plans for the development of Phase 11
- The turnover of developer-owned property to the Assembly
- Control of the I'On Design Committee

This list does not include other issues not currently foreseen which may arise during the course of the next two years during which the Founder's appointed Trustee may serve.

The conflict of interest policy provides that any conflicted member must not only refrain from voting on issues on which there is a conflict, but must in fact leave the room during the debate on the issue.

The South Carolina Non-Profit Corporation Act clearly provides that any director owes a fiduciary duty and a duty of loyalty to act in the best interests of the entity on whose board the director is serving. The issues listed above are critical issues for the I'On Assembly. We believe it is not possible for a Founder-appointed Board member to uphold the requisite fiduciary obligations and duty of loyalty to the interests of the I'On Assembly imposed by the statute.

Furthermore, in 2005 the then-president of the Board announced publicly that he was the last developer-appointed Board member. Since that time, the I'On Company has never appointed a Board member and in fact has acquiesced in and, through its representatives, voted in, annual elections for a Board comprised of seven trustees, all elected by the Assembly. Under these circumstances, we further believe that the Founder has effectively waived the right to make such an appointment.

Coming after an eight-year hiatus, during which several Assembly-elected Boards have capably and faithfully carried out the responsibilities of self-government, this attempted appointment is highly unusual and inexplicable. There is little doubt that, when announced, this news will create a great deal of controversy and antipathy to the developer among Board members and I'On residents at large. Coming at such a delicate juncture, when the interests of the I'On Company and the Assembly should be aligned—the settlement of the Creek Club litigation, the development of Phase 11, and other issues—it seems quite clear that this appointment is not in the developer's best interests.

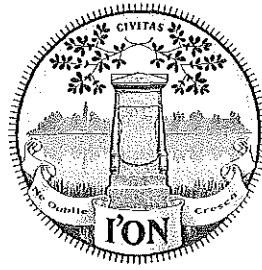
For these reasons, in the hope of maintaining a cordial and productive working relationship between the Board and the I'On Company, we strongly urge that the I'On Company withdraw this unnecessary appointment and refrain from this unwarranted interference in the self-governance of the Assembly. We hope you will agree that our mutual interests would be better served if this appointment were not made.

Sincerely,

A handwritten signature in cursive script, reading "Deborah Luth Bedell". The signature is written in dark ink and is positioned above the printed name and title.

Deborah Luth Bedell
President, I'On Assembly Board of Trustees

Cc: I'On Assembly Board of Trustees



November 21, 2013

Deborah Bedell
c/o Association Manager
Southern Community Services
3301 Salterbeck Street, Suite 201
Mt. Pleasant, SC 29466

Dear Deborah:

Thank you for your letter of November 8th. At your request, the Founder has carefully reflected on its recent decision to appoint Chad Besenfelder to the Board of Trustees per Founder Membership rights as described in the I'On Assembly Covenants, By-Laws, and Articles of Incorporation. Upon further consideration, the Founder's decision on this appointment stands. Chad will join the Board effective January 1, 2014.

This decision is driven by the Founder's responsibilities and desire to advance the principle of self government as outlined in the governing documents. Specifically, to achieve "the good will of the Titleholders and residents by means of a governing body that ceaselessly strives for harmony between **all** parties who own Real Property, live or work in I'On." In accordance with this stated principle, a goal was set "to provide a means of effective self-government, and to provide the early leadership for that government to set the example for those who follow."

As noted in your letter, in recent years the Founder has taken a back seat in our leadership role. However, this should not have been interpreted as The I'On Company's relinquishment of its Founder Rights which, as set forth in the governing documents, can only be done in writing prior to their expiration. Though we acknowledge and appreciate the great strides made toward the goal of effective self government, we have also observed Board shortcomings in recent years, particularly as related to the Assembly's

primary responsibility “to promote the purposes and intent of the Declaration”, as well as to exercise the “obligations and responsibilities to act strictly in conformance with the provisions of the Governing Documents.”

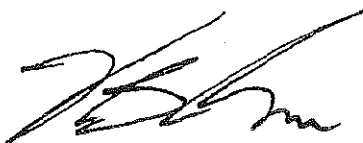
I sent by certified mail in March of this year, a letter to Board members Martha Morgan and Jay Thompson, care of Trisha Elrod. The purpose of this letter was to remind the Board of Trustees of its responsibility to provide the Founder with “Notice” as defined in Article V, Section 5-104(a). My concern is that this responsibility has yet to be properly fulfilled.

Furthermore, in your letter of November 8th, you mentioned a “Conflict of Interest Policy” passed in 2012. The I’On Company requests you provide proper notice of that policy, together with any other policies that may impact Founder rights as outlined in the governing documents. We will then review and either let stand or abrogate as appropriate.

In closing, I note that I’On has grown rapidly to include numerous businesses, institutions, and a population of more than 2,000 residents. However, as we approach I’On’s 16th year of settlement, it’s important to acknowledge the neighborhood is still in its adolescence. Such a period can be challenging to all concerned. For example, earlier this year, we were troubled and saddened by your reference to the Founder as “the enemy” in both verbal and written communication to neighbors. Our concern is that such a statement reflects a lack of communication, which we wish to remedy.

As mentioned in my letter to you of November 4th, the Founder believes Chad’s tacit knowledge and passion for the neighborhood vision will prove valuable to I’On’s leadership. Mutual interests of the Assembly and Founder will be better served by enhanced communication with one another.

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent G. Graham", with a stylized, flowing script.

Vincent G. Graham

Cc: Assembly Board of Trustees

Chad Besenfelter

**I'On Assembly
Annual Meeting Minutes
December 11, 2012**

Deborah Bedell called the meeting to order. There were 110 Titleholders represented in person or by proxy; a quorum was present. Deborah Bedell reviewed the procedures on speaking during the meeting. Mrs. Bedell introduced the Board of Trustees and remarked on all the work Ted Webb had done for I'On and what a loss his death was to the community.

Minutes

Rob Wieboldt moved to approve the June 12, 2012 Mid-Year Meeting minutes as presented. LaVon McNaughton seconded the motion. All in favor. Motion carried.
--

Candidate Presentation

Deborah Bedell noted the creation of the Leadership Development Committee, which was designed to encourage volunteerism on the Board of Trustees and other positions. The Committee recruited board candidates through social events and e-mail bulletins.

Deborah Bedell declared that a quorum being present, the Assembly would proceed with the introduction of candidates and the election.

The candidates were presented and spoke in alphabetical order; Mr. Lenex and Mr. Woody were not able to attend the meeting. Voting took place after the candidates' presentations.

Amendment to By-Laws

Deborah Bedell reviewed the proposed amendment to the By-Laws being voted on at the meeting. The proposal is to update the By-Laws to enable better communication/notifications to the community by using methods such as e-mail and FedEx.

I'On Trust Update-Melinda Wrenn

Melinda Wrenn noted the community activities throughout the year. The Holiday Giving Lights broke records with a high level of participation; all proceeds were donated to the East Cooper Habitat for Humanity. She thanked I'On Assembly for their support. She noted the changes to the I'On Trust staff and board. Melinda Wrenn thanked Anne Register and Becky Van Wie for their years of service.

Committee Reports

Finance Committee-Ed Clem

Deborah Bedell thanked Ed Clem and Annie Bonk for their work on the Finance Committee. Mr. Clem noted that I'On would end the year in the black and regime fees would not increase. He reviewed the transfer fees, reserve accounts, and the 2013 budget.

Communications Committee-Deborah Bedell

Deborah Bedell noted Vicki Davis was the new head of the Ambassadors, which will now be under the oversight of the I'On Trust. Ms. Davis is also the new Online Directory Coordinator. Deborah advised that Barbara Fry will be stepping down as newsletter editor and Julie Hussey will be her replacement. Steve Degnen will head the effort to re-tool the I'On Website. The print directory will be reviewed in 2013.

Landscape Committee-John Powers

Deborah Bedell thanked Sally Raver, Amy Sage, and Dave Rosengren for all their hard work. The big projects for 2013 were: hardscape at I'On Square, brick replacement on the sidewalks at the North Shelmore entrance, and irrigation monitoring/maintenance.

Infrastructure Committee-John Powers

Deborah Bedell thanked John Powers and Sally Raver for all their work. The big projects for 2012 were the I'On parking plan, including painting the parking spaces and signage. The crosswalk project is planned for 2013.

Community Comments

Lori Feehan of 13 Prescient Street asked for the review and repair of the Marsh Paths.

Frank Rinaldi, 42 Frogmore Road, commented on "No Parking" signs by O'Brion's being ignored. The community conducted a discussion on parking issues and traffic compliance.

Compliance Committee-Rob Wieboldt

Rob Wieboldt requested that residents re-review the I'On rules. The priority for 2013 is to do a thorough review of the I'On rules ie: maintenance of houses, commercial vehicles, boats/golf carts/etc. parked in the streets, and boats parked in the driveways without proper exemption from I'On rules.

He noted the importance of filing with the I'On Design Committee when doing any exterior changes to the house, including landscaping. Community members offered comments on maintenance of public areas (eg marsh path), on upkeep of a house in foreclosure, and dogs being allowed off leashes.

I'On Design Committee-Jay Thompson

Jay Thompson noted that the I'On Design Committee maintains the exterior aesthetics and design standards in I'On. He explained the submittal process and noted the importance of submitting plans to the I'On Design Committee prior to commencing work. He noted the planned transition of I'On Design Committee from the I'On Group to the Assembly. He responded to questions on landscape changes, dead trees, and the I'On Code.

External Relations Committee-Aryn Linenger

Aryn Linenger will be resigning from the Board of Trustees as he and his wife are expecting a baby. He has worked with the police department regarding issues. He has reviewed the insurance issues with outside groups using I'On amenities.

Amenities/Trust Committee-LaVon McNaughton

LaVon McNaughton noted the athletic field policy, which applies to outside groups (fewer than 50% I'On participants) needing insurance and liability waivers. She advised that residents need to reserve the soccer field for use and the Board of Trustees is working on the traffic issues during events. LaVon McNaughton advised that they are reducing the number of dates at the Creek Club reserved for I'On activities. She thanked Anne Register and Becky Van Wie at the I'On Trust for their service and presented them with a plaque that will be placed on a bench by the Amphitheater.

President's Report-Deborah Bedell

Security

Deborah Bedell advised that the Assembly will continue with Signal 88, but will have an abbreviated schedule.

Phase 11

She noted that there are 31 new residential units proposed in Phase 11. The plans have not been finalized. A presentation will be made to the community when the plans are finalized.

Creek Club Litigation

Deborah Bedell advised that the committee is reviewing the Creek Club operating expenses under the easement. The Assembly is not being accused of wrongdoing or being asked for damages in the litigation. The trial is scheduled for February 2013. She cannot make public comments due to ongoing litigation and existing confidentiality agreements.

Property Management Taskforce

Deborah Bedell advised that Joan Ustin had done the work. She noted that the changing community needs more service. She explained the process of interviewing and selecting the management company. She introduced Southern Community Services as the new management firm.

Community Discussion on the Creek Club

Several residents asked questions regarding the litigation. Tim Bouch, P'On attorney, responded to questions regarding the Assembly's position on the litigation, use of club/dock issues, etc.

Dennis Laabs moved to have the Assembly represent the community to maintain access to the club and docks perpetually. A homeowner seconded the motion. The majority was in favor. Motion carried.

Jack Hamilton moved to have a special meeting no later than January 20, 2013 to receive input from the community. A homeowner seconded the motion. The majority was in favor. Motion carried.

Civitas Award

John Powers presented the 2012 Civitas Award to **Amy Sage**.

Question and Answer

Jack Hamilton commented on the public bus system.

Beck Van Wie thanked the Assembly for all their work and support.

Board of Trustees Election

The ballots were collected and counted. The vote tally was:

Tony Woody	93
Martha Morgan	75
Martin Hansen	64
David Countryman	57
Steve Lenes	29

Write In Votes:

Phyllis Sheffer	1
Lydia Englehart	1

The By-Law amendment was approved 92 to 2.

The 2013 new Board of Trustees members are: Tony Woody, Martha Morgan, Martin Hansen, David Countryman, and Steve Lenos. As the lowest vote getter, Steve Lenos will serve the one-year balance of Aryn Linenger's term.

Meeting Adjourned.

I'On Assembly
Mid-Year Meeting Minutes
July 25, 2013

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

Call to Order: 7:08pm

Minutes:

President's Welcome:

Deborah Bedell gave a brief introduction of all Board Members.

Trust Update:

Melinda Armstrong Wrenn, President of the Trust, outlined upcoming events for the second half of the year. They include the following:

- The July 4th CelebratI'On
- Firecracker 5K Run – hosted by the I'On Club
- Screen on the Green – July 26
- Halloween in the "Hood"
- Giving Lights of I'On

Melinda also thanked the many volunteers, corporate sponsors and the I'On Assembly for making these events possible.

Martha Morgan, the Board's Trust Liaison, continues to attend the Trust meetings to help collaborate on ideas and shared goals.

Margaret Summers will continue as the Trust Executive Director. Her involvement with past events and her familiarity with the Trust and its operations have made her an invaluable asset.

The Trust takes its fiscal planning very seriously and reviews their budget on a monthly basis. . Their IRS Form 990, is available for view on the I'On Trust website.

I'On Company Report:

Chad Besenfelder gave an update on the development of I'On. First, he recommended a YouTube video by developer Vince Graham entitled *I'On, Sixteen Years of Building* (<http://www.youtube.com/watch?v=U2xFt-owQiU>) to show the history of I'On.

Currently, there are 20 houses under construction.

The turnover of Phases 7, 9, and 10 common areas to the HOA is scheduled for the end of July. The I'On Company will be working on enhancing canals, building Jefferson Canal Park, and repairing various infrastructure and plantings. Chad emphasized that he is committed to doing the best job he can do for the I'On Community.

Q & A with Chad from the I'On Company:

Residents asked a number of questions. The Creek Club litigation progress was discussed. It was expressed that the common areas at Jane Jacobs and Edenton need improvement. Chad explained that the I'On Company would proceed with improvements to these areas over the course of the next several weeks, before the turnover to the HOA. Residents inquired about the progress with Phase 11. Chad expressed that when litigation with the Creek Club dies down they will revisit this area. Tom Graham from the I'On Company, added that they're to proceed with development of Phase 11 but they must change the zoning first. Chad suggested that anyone interested in learning more about the proposed development of Phase II should visit the YouTube video entitled *I'On Garden District* (http://www.youtube.com/watch?v=NDF96_W3k58).

Amenities Report:

Deborah Bedell presented the Amenities Report for absent David Countryman, the Amenities Chair.

There was overwhelming support for the construction of a dog park. The estimated cost of the dog park is between \$7,000 and \$10,000. Access to the park would be to registered homeowners, possibly through a keypad system. In addition, an annual dog park fee may be required to help cover the ongoing maintenance of this new amenity. Assembly has given conditional approval for construction of the dog park, subject to funding in the 2014 budget.

The takeover of the community docks in an ongoing process that is the subject of the litigation, and the date, if any, is unsure. However, a volunteer subcommittee has been formed to help make the takeover of the docks as seamless as possible.

The Hopetown Fire Pit has new user friendly rules- login to the website to reserve.

The soccer field insurance prerequisite will become the responsibility of the property management group. Trisha (SCS) will be responsible to collect proof of insurance or the field reservation will be cancelled.

The funding of a "thunder ball pit" was approved by the Assembly. They will provide the money to buy materials for the "pit" and rely on volunteers to build it. This project will help strengthen a sense of community for the youth in I'On.

Secretary Report:

Martha Morgan presented the Secretary's Report. I'On's unique emphasis on sense of community requires a high level of service. Southern Community Services is working with the Board to accommodate the needs of the community. The old model of relying on volunteer support has become unsustainable due to growth and development over the years. To fill the demand, The Board approved hiring a full time administrative assistant that will allow Trisha Elrod to focus on the important issues at hand while delegating day to day office needs to I'On's new administrative assistant. It is the goal of the Board to eventually not be heavily involved in day to day operations.

The standardization of policies is an important part in creating a model for current and future Board Members to work from. Over the course of the next several months, policies will be researched, written, and submitted for approval by the Board. This will reduce the workload, develop consistency for homeowners and ease the transition to future boards.

Records from AMCS are being transferred to SCS. Dozens of files in legal boxes were given to the HOA in the transition from AMCS. Barbra Fry and Ed Clem, prior board members and early residents to I'On, are helping to sift through these hundreds of documents. The important documents will be digitized and made searchable to the residents of I'On. This has raised the issue of a Document Retention Policy which will be created in partnership with our accountant, two lawyers, and SCS, and thorough research of other HOAs.

Communications Committee Report

Martha Morgan presented the Communications Committee Report. The Communications Committee is moving forward with the new website and looking for volunteers to help shape the way it functions. Current resident emails are crucial to getting the newsletter to the right place. New ideas are welcome to help improve communications in I'On. Martha can be reached at mmionboard@gmail.com

Finance Committee Report

Frederik Winther presented the Finance Committee Report. For the year to date as of the end of April, we have \$220,266 has been spent versus a budget of \$224,605 coming in

\$4,339 below budget. The total budget income for 2013 is \$710,150 (645,150 in HOA Fees and \$65,000 in Transfer Fees).

The simplification of funding has been an important aspect of the Finance Committee this year. The Assembly reserve funds are now in two banks, Harbor National Bank and Ameris Bank. The operating funds are with Union Bank. The reserve funds have been consolidated through the CDARS program that allows us to keep the money local as well as FDIC insured since each account is less than \$250,000.

Collections are on target for the year. There are an unusually high number of delinquencies this year. A new collection policy has been adopted and a possible payment plan in four installments has received Board approval.

Overall expenses are slightly lower than budget. Legal fees have been higher than anticipated in 2013 but by controlling spending in other areas we hope to stay on budget.

Reserve funds as of April are \$1,276,762 which keeps us on schedule compared to the recommendations of the independent Millier/Dodson report. However, it is important to know that extra expenditures will incur if the acquisition of the boating facilities takes place this year.

I'On Design Committee Report

The transfer of the IDC from the I'On Company to the HOA has been scheduled for September 30, 2013. The Assembly has begun interviewing for the new Neighborhood Design Coordinator. The Assembly's goal with managing the IDC is to preserve the architectural integrity of the community.

Please remember to submit all changes to the IDC before beginning any exterior work.

Governance and Parliamentary

Jay Thompson, 4th year board member, introduced himself and discussed the importance of running the board meeting with Robert's Rules of Order. The Board has a new policy on Conflict of Interest in place. The Board had an excellent training session on these rules and he looks forward to the remainder of the year.

Infrastructure Report

Tony Woody presented the Infrastructure Report. He thanked David Rosengren and Amy Sage of the Landscape Committee, Amy for her work with the raised planning beds at I'On Square and David for his efforts with the sycamore trees and fountain at Perseverance Park.

The installation of on-street parking spaces for Jane Jacobs Road, Duany Road, and Robert Mills Circle is scheduled for the week of June 10th. The infrastructure committee will be meeting with the TOMP (Town of Mount Pleasant) to go over resident concerns and suggestions. If a resident would like to submit further concern or suggestion, please email Trisha and Tony for review.

Meeting with TOMP for the Stormceptors will be scheduled soon.

The order of Hydro Mixers has been placed on hold until the I'On Company agrees to pay for the improvements, as they still own the canals.

The handover for Phases 7, 9, and 10 from the I'On Company is due by July 31, 2013. The I'On Company needs to finish up repairs to the identified areas from the walk through. A final walk through will be completed before any transfer.

Bids have been completed and work should begin soon on the following:

- Engineering review of conditions at the canal bulkheads, boat docks, and ramps
- Repairs to Marsh Paths with plantation mix in areas
- Addition of Notification Posts next to all mailboxes

The repairs and additions of neighborhood crosswalks are still in a working phase. Decisions, plans, and costs have not been finalized. There is little chance the TOMP would contribute to the speed tables (The TOMP currently has a budget for 40 speed bumps and 180 requests). There have been casual discussions about the I'On Square and Assembly splitting some of the cost.

Q & A with The Infrastructure Committee

John Powers of 61 Saturday Road expressed concern with parking and painting issues.

Heather Emrich of 332 North Shelmore discussed her issue with speeding at the front of the neighborhood and asked for the Board's support.

Amy Sage of 63 Jogging Street noticed a parking spot near a double yellow line. Deborah Bedell informed her that that spot has since been removed.

Julie Hussey of 329 North Shelmore noticed that the main line break in front of her house has rusted screws attached.

Lisa Henning from 44 Eastlake wanted to bring attention to the parking issue associated with the soccer fields. People are not parking in marked spaces during events. The MPPD cannot enforce the parking in this area without state approved no parking signs.

Elizabeth Stahl of 45 Sowell Street would like to see a stop sign go in at Patty Lane and Sowell Street as there have been speeding issues.

Compliance Report

Martin Hansen presented the Compliance Report. He explained that the transition of management groups has made it difficult for issues to be resolved quickly. However, moving forward with the addition of a new staff member focused on the I'On things should become more proactive and less reactive. Trisha Elrod with SCS and Martin are working together to figure out the best "fit" for I'On. Also a new rule change will on the agenda that concerns parking golf carts in front of driveways (if the driveway faces a normal road). This has been happening forever but it will now make it legal.

President's Report

Deborah Bedell presented the President's Report. The new management company, Southern Community Services, has faced many challenges over the last few months. Obtaining turnover documents from AMCS was difficult among other things. Trisha Elrod is now able to settle into her roles with the IDC and Assembly and a full time SCS staff member was hired in May to assist Trisha in expediting the needs of the community.

The litigation with the Creek Club is at a bit of a standstill. The Board is not aware of the current status or content of the agreements beyond what was published in February. The Board is proceeding with the inspections of the docks, preparing estimates of operating costs, and working with the Boat Docks volunteer committee to draft operating guidelines.

Q & A with the President

Lori Feehan of 13 Prescient Street inquired about the relocation of the Montessori School. Deborah said that long term the school would like a larger space but no decisions have been made at this time.

Becky Van Wie of 270 North Shelmore wanted to know how to handle dog behavior.

Lydia Engelhardt of 48 Rialto Road has issue with the new golf cart rule to be passed by the Board. She explained that Rialto Road and Krier are too congested for a cars let alone fire trucks and that golf carts should not be allowed.

Closing Statement – Deborah Bedell

Adjournment: 8:40PM

DEBORAH LUTH BEDELL

Professional and educational background (please summarize):

1. *Your educational background:*

A.B. in Political Science, 1973, Wellesley College
J.D., 1976, Harvard Law School
M.M. in Accounting, Finance and Management Policy, 1982,
Northwestern University

2. *Your professional/work history*

Teaching fellow, University of Chicago Law School
In-house attorney and general counsel, one Fortune 500 company, and
several tech companies
Executive search consultant
President of two tech companies through corporate dissolutions
Kitchen and bath designer
Owner and Finance Director, Scratch Taco Boutique

3. *Any notable accomplishments/awards/recognition*

Seer Technologies Founders Day Award

4. *Your volunteer activities outside I'On and/or before moving to I'On*

President of two Wellesley Alumnae Clubs
Class President, Wellesley Class of 1973
Wellesley Alumnae Admissions Representative
25th Reunion Co-chair, Wellesley Classes of 1973 and 1974
Member of Falcon Ridge Home Owners' Association Board, Great Falls,
VA
Treasurer, Difficult Run Pony Club (6 years) and Virginia Region Pony
Club (2 years)
Community Athlete and Volunteer, Injured Marine Semper Fi Fund

5. *Your relevant skills (for example, financial, legal, communications,
computers/internet/website administration, etc.)*

Financial, management, written communications, public speaking
Familiar with usual business software (Word, Excel, PowerPoint) as well
as Quicken and QuickBooks

B. HOA Involvement:

1. Prior experience on an HOA board?

Member of the I'On Assembly Board of Trustees, 2012-2013 (Board President); January-July 2010 (Vice President and Communications Chair)

Member and treasurer of Falcon Ridge Homeowners' Association, Great Falls, VA for two years

2. Can you attend regular board meetings (held at 5:30 PM on the fourth Wednesday of each month)?

Yes.

3. Can you devote 5 to 10 hours a week to fulfilling your Trustee responsibilities?

And then some!

4. What Board Committees interests you: Amenities, Communications, Compliance, Finance, Governance, I'On Design committee (IDC), Infrastructure, Landscaping?

If re-elected, I will be asking the Board to re-elect me as president for the coming year.

C. I'On Involvement:

1. How long have you lived in I'On?

6 years.

2. Please list the I'On activities you participate in (examples might include the I'On Club, the Lunch Bunch, Yarn Buddies, Women's Coffees, book clubs, dinner clubs, BizNet, etc.)

Lunch Bunch, Women's Coffees (including as host), book groups, First Fridays (including as host), Women's Movie Group

3. Please describe your I'On volunteer activities (examples might include the I'On Trust, I'Onissimo, the newsletter, the community website, the Directory, Ambassadors, the Tour of Homes, Board committees, Conservation Corps, etc.)

Docent at Holiday House Tour and Garden Tour, Volunteer Coordinator for Garden Tour, Giving Lights of I'On neighborhood captain; Fourth of July volunteer

D. Issues, positions, goals, etc.:

1. *What do you think are the top 3 issues facing the Assembly in 2014/2015 and how would you address them as a Trustee?*

The continuing issues involving the developer will demand more attention from the Board in the coming years. Chief among them are the resolution of the Creek Club litigation, control of the IDC, and development of Phase 11. It is critical that the Assembly have in its Board a strong and resolute voice representing its best interests. I would hope to lead the Board in representing the voice of our residents on these issues.

The acquisition of some sort of community center facility is an issue on which there are divergent views in the community. As Trustee, I would hope to be open and receptive to this diversity of opinion, and help the Board come to a decision about the advisability of building or acquiring such a facility, and overseeing the planning for it, should it be decided to have one.

Finally, ensuring that the management of the Assembly is efficient, professional and cost effective is a critical goal going forward. Our community has always relied extensively on volunteers. In many cases, those volunteers are withdrawing from past roles, aging, moving away—and are not being replaced in sufficient numbers. It's imperative to have an outside management company that can handle many tasks formerly performed by volunteers, and for the Board to manage its workload to be less involved in day-to-day operations issues and to shift its focus to an overall strategic plan for I'On for at least the next five years.

2. *Why do you want to be on the Board of Trustees? What are your goals and objectives as a Trustee?*

Despite many challenges in the past two years, I have enjoyed my service on the Board. It's important to me to be able to give back to the community, and to have a voice in preserving and enhancing the values and beauty that make I'On a unique place to live. It's also important to me to be a voice for the residents of I'On in representing and expressing the best interests of our community.

3. *What else would you like the community to know about you?*

I feel incredibly privileged to have spent two years on the Board serving with talented and dedicated neighbors as colleagues. I have learned a great deal from them, and look forward to continuing that learning.

I'On Assembly Board of Trustees Application

Name: Bob Davis
Address: 35 Sanibel Street
Email: rldavisgc@gmail.com
Phone: 843-654-9432

A. Professional and educational background (please summarize):

1. Your educational background:

McDaniel College, B.A.

University of Baltimore School of Law, J.D.

University of Virginia Federal Executive Institute

University of Delaware Graduate School of Banking

Various continuing professional education programs

2. Your professional/work history:

1978 – 1982: Member of a private law firm in Annapolis, MD.

1982 – 1989: Assistant Director, Law Department, Office of the Comptroller of the Currency, Washington, DC.

1989 – 1991: Senior Vice President and General Counsel, Madison National Bank, Washington, DC.

1991 – 2009: Managing Director and General Counsel, Provident Bank, Baltimore, MD.

2010 – 2013: Executive Vice President and General Counsel, First Federal Bank, Charleston, SC.

Retired July 2013.

Currently working with The Charleston School of Law to develop and teach a Banking Law and Regulation course.

3. Any notable accomplishments/awards/recognition:

Rated "AV" in Martindale-Hubble Peer Review Ratings. This is the highest rating available for an attorney and indicates "a preeminent level of professional excellence."

Various professional awards, etc. over 35 years of legal practice.

4. Your volunteer activities outside P'On and/or before moving to P'On:

Former member of the Board of Directors of the YMCA of Central Maryland.

Former member of the Finance Committee of the Baltimore Museum of Art.

Served as a Mentor for the Charleston Young Professionals Association.

5. Your relevant skills (for example, financial, legal, communications, computers/internet/website administration, etc.):

My educational background and professional experience provide various skills, especially legal, managerial and communications, which are relevant for Board service.

B. HOA Involvement:

1. Prior experience on an HOA board?

I served as an HOA Board member in each of the two previous communities where I lived.

2. Can you attend regular board meetings (held at 5PM on the fourth Wednesday of each month)?

Yes.

3. Can you devote 5 to 10 hours a week to fulfilling your Trustee responsibilities?

Yes.

4. What Board Committees interest you: Amenities, Communications, Compliance, Finance, Governance, I'On Design committee (IDC), Infrastructure, Landscaping?

Compliance and Governance capture my immediate interest. This is because during my professional career, my responsibilities included managing the bank's enterprise-wide compliance and governance programs. However, I do not want my response to this question to limit my flexibility; I will assist in any areas where my talents and efforts would be helpful.

C. I'On Involvement:

1. How long have you lived in I'On?

Full time I'On resident since May, 2011.

2. Please list the I'On activities you participate in (examples might include the I'On Club, the Lunch Bunch, Yarn Buddies, Women's Coffees, book clubs, dinner clubs, BizNet, etc.):

Men's Book Club

3. Please describe your I'On volunteer activities (examples might include the I'On Trust, I'Onissimo, the newsletter, the community website, the Directory, Ambassadors, the Tour of Homes, Board committees, Conservation Corps, etc.):

None, to date.

D. Issues, positions, goals, etc.:

1. What do you think are the top 3 issues facing the Assembly in 2014/2015 and how would you address them as a Trustee?

I believe that the important issues facing our community include:

- 1) fully and finally resolving the Creek Club litigation to the best advantage of I'On;
- 2) affirmatively dealing with the developer on all other non-Creek Club issues; and
- 3) effectively directing our new property management company.

Not having served as a member of the I'On Board, I do not currently have detailed, behind-the-scenes knowledge of these issues. Therefore, it is not possible at this time for me to specifically commit as to how I would address these issues after I become a Board member. However, I can provide the

assurance that, as a Board member, I would serve as an advocate on behalf of our community, with the goal of obtaining the most successful possible outcome on behalf of I'On as to these and all other issues.

2. Why do you want to be on the Board of Trustees? What are your goals and objectives as a Trustee?

I would like to contribute my professional skills and experience to be a helpful and productive member of the Board. I would also like to satisfy my personal desire to become more engaged in the workings of our community.

3. What else would you like the community to know about you?

As a very recent retiree, I am looking for an outlet that will provide me with an opportunity to exercise the professional energy and expertise that I previously brought to my job every day. Having served as the General Counsel of three different banks, I have many years of experience managing issues very similar to the most important ones currently facing our community. For example, I have managed numerous pieces of complex litigation not unlike the Creek Club dispute. And as a corporate attorney, addressing governance and conflict of interest issues similar to the immediate ones concerning developer representation on the I'On Board is something that I am accustomed to. Therefore, because the skills and experience from my career are directly applicable to the tasks confronting the Board, I believe that I could make a valuable contribution to I'On as a Board member.

I'On Assembly Board of Trustees Application

Name: Thomas O'Brien

Address: 15 Hopetown Rd., Mt Pleasant, SC, 29464

Email: Obrien.thomasmurray@gmail.com

Phone: 513-324-0790

A. Professional and educational background (please summarize):

1. Your educational background:

Loyola Marymount University BS Marketing

2. Your professional/work history:

2009-Current: The Boston Consulting Company-Senior Advisor

1978-2009 Procter & Gamble, Vice President & Chief Global Customer Officer

Board of directors at Mainsource Bank (MSFG), Sentry Safe & advisory board at Graeter's Ice Cream

3. Any notable accomplishments/awards/recognition:

4. Your volunteer activities outside I'On and/or before moving to I'On: Your relevant skills (for example, financial, legal, communications, computers/internet/website administration, etc.):

Serve on the executive committee for St Vincent de Paul for past 15years

Serve as a Citadel mentor

Served on national board for Inroads

5. Your relevant skills (for example, financial, legal, communications, computers/internet/website administration, etc.):

Based on my work and volunteer experience I have developed skills in strategic thinking, leadership, marketing, communications and collaboration

B. HOA Involvement:

1. Prior experience on an HOA board?

Past president of two HOA boards (California & Arizona) and one community swim & tennis club (California)

2. Can you attend regular board meetings (held at 5PM on the fourth Wednesday of each month)?

Yes

3. Can you devote 5 to 10 hours a week to fulfilling your Trustee responsibilities?

Yes

4. What Board Committees interests you: Amenities, Communications, Compliance, Finance, Governance, I'On Design committee (IDC), Infrastructure, Landscaping?

I would be happy to serve on any committee

C. I'On Involvement:

1. How long have you lived in I'On?

3 1/2 years

2. Please list the I'On activities you participate in (examples might include the I'On Club, the Lunch Bunch, Yarn Buddies, Women's Coffees, book clubs, dinner clubs, BizNet, etc.):

I'on club member& First Fridays

3. Please describe your I'On volunteer activities (examples might include the I'On Trust, I'Onissimo, the newsletter, the community website, the Directory, Ambassadors, the Tour of Homes, Board committees, Conservation Corps, etc.):

Member of the Dock amenities committee

D. Issues, positions, goals, etc.:

1. What do you think are the top 3 issues facing the Assembly in 2014/2015 and how would you address them as a Trustee?

Creek club/dock litigation, future I'on development /strategic plan, compliance (and consistency) of aligned rules

2. Why do you want to be on the Board of Trustees? What are your goals and objectives as a Trustee?

We love this community and now that I have more "free time" would be willing to invest some time to help keep it great. The community faces some big challenges over the next few years and I would rather be part of the solution versus sitting on the side lines.

3. What else would you like the community to know about you?

Wife of 33 years (Ginny), three married daughters (Katherine, Margaret & Elizabeth), three grand kids (Tommy, Ellie and Sammie) and two dogs (Buster & Gracie).

Enjoy walking and biking around I'on, working in the yard and enjoying the many great things to see in do around Charleston

I'On Assembly Board of Trustees Application

Name: Anne Register

Address: 270 North Shelmore Blvd.

Email: aregister@bellsouth.net

Phone: 843-849-1091 (H/W); 843-860-3179 (M)

A. Professional and educational background (please summarize):

1. Your educational background:

BA in History, Randolph-Macon Woman's College, Lynchburg, VA

2. Your professional work history:

Volunteer Services Administrator, Science Museums of Charlotte, Inc., Charlotte, NC (1981-1984)

Executive Director, Second Harvest Food Bank of Metrolina, Charlotte, NC (1984-2003)

Principal, Starfish Nonprofit Solutions, Mount Pleasant (2004-present)

Worked as contracted management staff for:

- The I'On Trust (2005-2012)
- Lowcountry Continuum of Care (2006-2011)
- Hospice of Charleston Foundation (now Bridges) (2009-present)

Consulted with other nonprofits on management, planning, and fundraising issues (including Lowcountry Food Bank, Food Bank of Eastern Oklahoma, Communities in Schools, Habitat for Humanity of Georgetown County, Windwood Farm, Florence Crittenton Programs of SC, Palmetto Project, Pattison's Academy, Operation Home, Humanities Foundation and others) (2004-present)

3. Any notable accomplishments/awards/recognition:

- Recipient, North Carolina Food Dealers Association's Hugh G. Ashcraft, Jr. Leadership Award, August, 2003.
- Certificate in Grantsmanship from the Grantsmanship Center
- Completion of "The Mastery Program" on leadership transformation
- Participant in Sisters of Mercy's inaugural leadership development program with credit hours toward Duke University's Nonprofit Management Certificate

4. Your volunteer activities outside I'On and/or before moving to I'On: Your relevant skills (for example, financial, legal, communications, computers/internet/website administration, etc.):

- Vice President, Junior League of Charlotte
- Board Member, North Carolina Center for Nonprofits
- Board Member, Second Harvest National Food Bank Network (now Feeding America)
- Leadership Charlotte
- Board Member, Charlotte-Mecklenburg Arts and Science Council
- Chairman, Mecklenburg County Juvenile Services Board
- President and Founding Board Member, HALOS (Charleston)

5. Your relevant skills (for example, financial, legal, communications, computers/internet/website administration, etc.):

I have extensive experience in management, organizational structure, nonprofit best practices, communications, strategic planning, finance and interpersonal relations.

B. HOA Involvement:

1. Prior experience on an HOA board?
none
2. Can you attend regular board meetings (held at 5PM on the fourth Wednesday of each month)?
yes
3. Can you devote 5 to 10 hours a week to fulfilling your Trustee responsibilities?
yes
4. What Board Committees interests you: Amenities, Communications, Compliance, Finance, Governance, I'On Design committee (IDC), Infrastructure, Landscaping?
Communications, Compliance, Governance, Finance

C. I'On Involvement:

1. How long have you lived in I'On?
Nine and a half years
2. Please list the I'On activities you participate in (examples might include the I'On Club, the Lunch Bunch, Yarn Buddies, Women's Coffees, book clubs, dinner clubs, BizNet, etc.):
Women's Coffees, Lunch Bunch, First Fridays, book club, dinner clubs, I'On Trust activities and events
3. Please describe your I'On volunteer activities (examples might include the I'On Trust, I'Onissimo, the newsletter, the community website, the Directory, Ambassadors, the Tour of Homes, Board committees, Conservation Corps, etc.):
I'On Trust, Communications Committee, the Directory, planning for a dog park

D. Issues, positions, goals, etc.:

1. What do you think are the top 3 issues facing the Assembly in 2014/2015 and how would you address them as a Trustee?
Resolving conflicts about the Creek Club and Developer issues
Dealing with Phase 11
Continuing to promote and preserve what makes I'On a unique and vital neighborhood

As a new Trustee, I would first learn about the issues related to the above matters. Then I would work to promote good communication among the parties involved and to keep the neighborhood informed on a very regular basis. I would also do some networking with individual neighbors to stay cognizant of what in their minds is working and not working as I'On evolves and is managed by the HOA and the management company.

2. Why do you want to be on the Board of Trustees? What are your goals and objectives as a Trustee?

I have loved this neighborhood ever since I first discovered it in 2003. I built my home here and have participated in numerous neighborhood activities, by virtue of my role with the I'On Trust, as well as by being a neighbor who cares about what is going on in I'On. The chance to live here has been a gift to me, and I hope I can in some way give back by serving on the Board and continue to preserve all that is good about our community. My goals and objectives would be to contribute as best I can in the places I am needed. I have years of experiences working on boards and with various groups and organizations which should stand me in good stead for this new assignment.

3. What else would you like the community to know about you?

I lived and worked in the Charlotte, NC area for more than 30 years. Then I decided to follow a life-long dream of living near the ocean and "ran away" to Mount Pleasant, and it is one of the best decisions I ever made! Little did I know that in addition to the beach, I would find I'On and the terrific neighbors who live here.

I also have two grown children, a son and a daughter, and two grandsons.

I'On Assembly Board of Trustees Application

Name: Stephen Wood
Address: 139 Ionsborough Street
Email: swwood50@gmail.com
Phone: 284-8562

A. Professional and educational background (please summarize):

1. Your educational background: BA, College of William & Mary; JD, University of Virginia School of Law
2. Your professional/work history: Current: Executive Vice President, Consumer Segment, Centerstone Executive Search. Previous: Executive Vice President, Human Resources, DISH Network; Executive Vice President, Human Resources, Gate Gourmet International; Vice President, Human Resources, CIGNA Healthcare; Executive Vice President Human Resources and Corporate Affairs, Advantica Restaurant Group.
3. Any notable accomplishments/awards/recognition:
4. Your volunteer activities outside I'On and/or before moving to I'On: Boards of Directors: United Way of the Upstate, Boys and Girls Clubs of Spartanburg; Vestry, St. Thomas Episcopal Church; National Advisory Council, Historic Charleston Foundation; Board of Advisors, Wharton Executive Education.
5. Your relevant skills (for example, financial, legal, communications, computers/internet/website administration, etc.): General leadership and management, including human resources, external and internal communications, negotiations, strategic planning, policy development and plan execution.

B. HOA Involvement:

1. Prior experience on an HOA board? NA
2. Can you attend regular board meetings (held at 5PM on the fourth Wednesday of each month)?
Yes
3. Can you devote 5 to 10 hours a week to fulfilling your Trustee responsibilities? Yes
4. What Board Committees interests you: Amenities, Communications, Compliance, Finance, Governance, I'On Design committee (IDC), Infrastructure, Landscaping?
Governance/Compliance, IDC, I'On Trust Liaison

C. I'On Involvement:

1. How long have you lived in I'On? Since 2012
2. Please list the I'On activities you participate in (examples might include the I'On Club, the Lunch Bunch, Yarn Buddies, Women's Coffees, book clubs, dinner clubs, BizNet, etc.): Pot Lucks, First Fridays, Men's Book Group

3. Please describe your I'On volunteer activities (examples might include the I'On Trust, I'Onissimo, the newsletter, the community website, the Directory, Ambassadors, the Tour of Homes, Board committees, Conservation Corps, etc.): NA

D. Issues, positions, goals, etc.:

1. What do you think are the top 3 issues facing the Assembly in 2014/2015 and how would you address them as a Trustee? 1. Creek Club Litigation. I believe that the ultimate resolution must ensure the Assembly maintains/acquires access to critical assets and amenities, including docks and trails, but does not unnecessarily hamper the community financially. 2. Phase 11. Any development of this parcel must ensure that the unique design aesthetic of the Community is not compromised, that quality construction standards are maintained, and that ingress/egress does not create undue traffic hardships. I would also hope that should this parcel be developed it include options for lower maintenance and accessible floor plans for those who may wish to remain in I'On but for whom current home designs make daily accessibility and living challenging. 3. Adherence to HOA Standards. As residents of a covenant community we enjoy the benefit of knowing that we and our neighbors can expect that the neighborhood's character will be maintained to the standards we expect. As the community matures, I believe we need to ensure "common sense" adherence to the specifications to which we all agreed when deciding to make I'On "home." The value of our investments, and the quality of living we enjoy, necessitate each of us respecting the design and maintenance standards that make our community special and unique.
2. Why do you want to be on the Board of Trustees? What are your goals and objectives as a Trustee? The privilege of living within the I'On community also requires us to play stewardship roles when our life situation affords us that opportunity. As a Trustee I would serve as a protective steward of the community assets/amenities/lifestyle we all enjoy. My life experiences have taught me to listen actively; collect all relevant facts and opinions-including those that may be counter to our own; not to presume motives without a thorough understanding of the situation; to speak and act respectfully; not to rush to judgment; but not to shy away from hard decisions. I would apply these same "operating principles" to matters that come before the Assembly. I would expect many issues on the horizon will not have easy answers and will have multiple and possibly competing interests. My commitment will be to listen and act impartially for the best interest of the community as a whole.
3. What else would you like the community to know about you? In 2012 Cynthia and I had the fortune of being able to choose our next (and hopefully final) home. I'On captured our hearts immediately and is where we decided to put down a deep "tap root." Our experiences here have only exceeded our expectations. My hope is that I may use my skills and talents to help preserve and enhance all that we are so privileged to enjoy.

PRESIDENT'S REPORT

Annual Meeting 2013

CREEK CLUB LITIGATION STATUS: The plaintiffs' attorney announced in February that the plaintiffs, the 148 Civitas defendants, and the I'On Company defendants had reached a settlement in the Creek Club litigation. The I'On Assembly was not represented in this settlement.

In the summer, the plaintiffs' attorney announced that the settlement discussions had collapsed and that the case would be set for trial. That date is now in early January.

In August, Olde Park filed a motion to intervene in the litigation, citing its rights under an agreement signed between Olde Park and the I'On Company giving Olde Park residents some access to the deep water docks now owned by 148 Civitas. The Assembly's attorney plans to oppose such a motion, but as of this writing no hearing date for the motion has been set.

The Assembly has had no further communication from the plaintiffs' attorney since the announcement that the earlier settlement efforts had failed.

COMMUNITY MANAGER: Southern Community Services assumed the role of community manager effective 1 January 2013. Transition was initially been somewhat bumpy in part due to a failure of AMCS to turnover complete and accurate files and records in its possession. Many of those initial difficulties have been handled, but the unique character of I'On has posed a steep learning curve. However, SCS has now named a new community manager, Mike Parades, who joined us on November 12th. He is a very senior property manager who formerly owned his own firm and brings a wealth of experience to I'On. The Board looks forward to working with Mike in the coming year.

IDC TURNOVER: As of October 1st, in reliance on the promises of the I'On Company to turn control of the I'On Design Committee over to the Assembly, the Assembly retained Pam Gabriel as Neighborhood Design Coordinator to fill the role currently handled by Chad Besenfelder. However, on November 4, Vince Graham informed the Assembly that the I'On Company intended to retain control over conceptual and preliminary design approval for all new construction projects for I'On, while all other approvals would become the responsibility of the IDC members appointed by the Assembly. The I'On Company has indicated that it will retain such control for at least the next two to eight months. The Board is disappointed in this decision, but will continue to work with Pam

Gabriel on review and approval of submittals not related to new construction.

FOUNDER APPOINTMENT OF TRUSTEE: On November 4, Vince Graham also informed the Assembly that the Founder, the I'On Company, intended to exercise its right under the bylaws to appoint a representative to the Board of Trustees for a two-year term. The proposed appointment is Chad Besenfelder, an employee of the I'On Company. This right of appointment lasts until the termination of the Founder Membership, currently estimated at February 9, 2018.

The Board has written to the I'On Company strongly urging a withdrawal of this appointment, as the proposed Trustee will be very restricted in his ability to deal with issues relating to the I'On Company due to conflicts of interest, and because the appointment, after an eight-year hiatus, represents an unwarranted intrusion into the governance of the Assembly.

In addition, in an effort to retain the full complement of seven Assembly-elected Trustees on the Board that we have enjoyed for the last eight years, the Board proposes an amendment to the Bylaws expanding the Board membership to eight at any time the Founder Member appoints a Trustee. The Board recommends Titleholders to vote FOR this proposed amendment.

ELECTION: David Countryman has notified the Board that he is unable to serve the remainder of his term as a Trustee. Therefore, his replacement must be elected at the Annual Meeting to serve a term of one year. David's resignation leaves a total of four seats open, and we have four candidates. The candidate receiving the fewest votes will be assigned to the one-year term seat.

If the bylaws amendment is not enacted by the Assembly, then the candidates receiving the two highest vote totals will be elected to two-year terms, and the third-place candidate will be elected to the one-year term.

I'On Trust Report for the I'On Assembly Annual Meeting December 10, 2013

Successes for 2013

The I'On Trust is very pleased to report that we are concluding another successful year of events and activities in line with our mission of bringing neighbors together. We are so grateful to all our neighbors who volunteer and support this effort. This year events included a number of neighborhood favorites like the Bridge Run Concert, July 4th CelebratI'On, Halloween in the Hood and the monthly Women's Coffee. As well as some new, a delightful Celtic Concert and a free outdoor string quartet concert with the Charleston Symphony Orchestra.

I'On neighbors have been most generous in their support of our annual luminary project, The Giving Lights of I'On, this year. We are on track to set a new record for this event. As of November 20th we had close to 400 neighbors participating and raised more than \$12,000, including several very generous donations from neighbors. We are excited to be able to present such a generous amount to East Cooper Community Outreach (ECCO).

The Trust could not possibly have successful programming without the support of corporate sponsors and our neighbors of I'On. We are very grateful for the generous sponsorships of Lucey Mortgage Corporation, William Means Real Estate, and the I'On Assembly. We also acknowledge the number of businesses that help out with in-kind donations: Publix, O'Brion's, Palmetto Mosquito Control and brick by brick. And a very special thank you to our neighbors who open their homes for concerts, coffees, meetings and all.

Operational Updates

The Trust is very pleased to announce our officers and board members who will be serving 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.** Continuing on the board will be **Dar Fischer, Gail Hardie, Fred McIntyre, Mary Ellen Raphael, and Dwight Williams.** Current **President, Melinda Armstrong Wrenn and Vice President, Bob Fry** will go off the Board the end of this year. Having served a combined nine years, we are grateful for their commitment to the Trust's mission and making I'On such a unique and fun place to live.

The Board of Directors of the Trust oversees the management of the organization and works closely with staff to ensure that nonprofit best practices are always in place. In November, our Board of Directors approved the 2014 budget, which totals \$87,258. On a monthly basis the Treasurer and President review the actuals. Quarterly financial reports are made to the full board.

The HOA's financial support of \$15,000 in 2013 is most appreciated. The commitment ensures that all residents and property owners in I'On automatically have access to the benefits offered by the Trust.

- In response to a request made by I'On Assembly Board of Trustees, The Trust did not request third quarter financial support in the amount of \$5,000. After a review of our financials, The Board felt confident due to real estate transfer fees exceeding third quarter projections the Trust could continue to successfully operate without the financial support in the third quarter from the Assembly.
- Also this fall, the Assembly Board met with the Trust in regards to taking on the responsibility of the Ambassadors' welcome baskets, the financing of the tree lighting for the holidays on Maybank Green and the American flags placed around the traffic circle at Mathis Ferry for the fiscal year 2014. For years, **Annie Bonk** with I'On BizNet had 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.

The Ambassadors, led by Trust Board member Vikki Davis, have had a busy year with new neighbors. They have been wonderful in welcoming new neighbors and providing them with the essential information needed. It is yet another very special element of living in I'On and we thank all the Ambassadors for their work.

Thank you for your support of the Trust and we wish you all a safe and happy holiday season.

Secretary Report

Annual Meeting 2013

CREATING A FRAMEWORK

With the change of management companies and a loss of most of our most dedicated volunteers, we've started to define the operating framework by which I'On is managed and governed. This is a process of documenting the 'how to's for many monthly and annual responsibilities.

The change to a new website platform triggered the review of several outdated procedures which we have simplified for homeowners going forward.

STAFFING TO MANAGE I'ON

One fact we've reconfirmed this year is the needs of I'On are unique. Beyond the standard HOA needs for financial and property maintenance are the more individual services that have been provided by dedicated volunteers in the past. The responsibilities range from returning phone calls after an IDC review to checking the insurance coverage of individuals reserving the Athletic Field to answering email to new resident's questions about recycling. This has been a very labor intense year but the assessment of the 'normal year' needs have not yet been clarified. We hope to reach that goal in 2014 as SCS gets more comfortable with our unique needs and the Board continues to help transfer that workload from volunteers to paid staff.

BOARD POLICIES

With the increase in the number and turnover rate of residents in I'On, the board has had to formalize the procedures of governing and managing in order to handle the volume and range of issues that need to be addressed. We have improved our own way of operating more efficiently and effectively with the implementation of several new Board Policies. Each policy was based on thoughtful review before adopting and we believe all are benefiting from the results.

HOA DOCUMENTS

All important files are in the I'On Office with all board minutes and similar official records online. We have drafted a Document Retention Policy that is very comprehensive but complex. The board will review and formalize the policy so we have clear guidelines for all to reference. This will identify and protect the documents needed by board members as they rotate through office, the management company staff as they change periodically and by the legal and accounting firms which represent the I'On Assembly.

Finance Committee Year End Report – December 2013

FINANCES 2013 YTD: We ended the month of October below budget by \$14,360.00 (\$36,597.00 actual versus a budget for the month of \$50,957.) Total YTD spending at the end of October was \$514,225 versus a budget of \$545,015, favorable to budget by \$30,790. However with larger expenses expected in the fourth quarter, the Finance Committee expects to be right on budget by 12-31-2013.

MONEY MANAGEMENT: We have worked on simplification of our operating and reserve funds. We now have our reserve funds with two banks, Harbor National Bank and Ameris Bank and our operating funds with Union Bank. The reserve funds have been consolidated through the CDARS program that keeps the money locally and FDIC insured since each account is under \$250,000

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, 44 accounts totaling \$ 57,086.

EXPENSES: The Finance Committee continues to watch the budget. The conservative budget planning is to estimate low on income and 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 of \$ 21,147 which resulted in an YTD net increase of \$80,309. YTD our reserve funds are \$1,330,072. compared to a beginning balance on 01-01-2013 of \$1,249,764.

This keeps us on schedule to follow the recommendations of the independent agent (Miller Dodson) to fund reserve funds by \$105,000 annually. However this annual contribution might increase considering the additional obligation we would incur if we obtain the boating facility as a settlement of the pending litigation.

2014 ANNUAL ASSESSMENT INCREASE: Due to increased expenses in 2014 (2013 Annual Budget \$726,760 versus 2014 Annual Budget \$854,156) the Annual Assessment will increase from \$850 per year to \$ 1000 per year. This year the assessment will be charged in two (2) installments of \$ 500. The first (1) is due 1/1/2014, and will be considered late if received after 1/31/2014. The second installment is due 7/1/2014, and will be considered late if received after 7/31/2014. **You also have the opportunity to pay in full and we thank you in advance for those who submit payment in full by 1/31/2014.**

Budget 2014 NOTES: Increased expenses for 2014 are due the Home Owner Association (HOA) increased responsibilities and effort to provide better service for I 'On.

- **Landscape budget increase:** \$44,000. This is primarily driven by the addition of Phases 7, 9,10 and higher projected costs and enhancement requests.
- **IDC budget increase:** \$20,000. Transition of I 'On Design Committee (IDC) to HOA from I 'On Company (founders and developers of I 'On). Increase in cost largely because of hiring of Neighborhood Design Coordinator (NDC).
- **Staffing/Payroll budget increase:** \$43,000. Addition of full time Administrative Assistant.
- **Legal/Professional budget increase:** \$25,000. Increased cost in anticipation of scheduled trial in January 2014 regarding Creek Club and boating facilities Litigation.

We have successfully decreased cost in many areas this year that will benefit our 2014 budget. For Example, the servicing of the lakes has been reduced by 50 percent in 2014 as will our collection costs. Please see attached budget for additional details.

I'On Assembly HOA

Income Statement-

YTD 10-31-2013

2014 Budget

		Actual YTD	Budget 2013	Budget 2014
Revenue - Cash				
4000	Assessments	630,535	645,150	759,000
4050	Special/Specific Are	0	0	0
4500	Past Due - Late Fees	3,822	0	3,500
4600	Fines - Violations	398	0	0
4610	Return Check Charge	10	0	0
4697	Directory Ad Revenue	0	0	1,600
4700	Interest Income	430	750	350
4702	Interest Income-Rese	4,094	0	3,500
4952	Mont School-Landscap	6,448	6,510	6,706
4954	IDC Revenue	0	17,350	12,000
4995	Delinquent Assessmen	0	-8,000	-10,000
8000	Transfer Fee income	89,970	65,000	77,500
		735,707	726,760	854,156
Expenses - Accrual				
5940	I'On Trust Expense	10,000	20,000	20,000
5945	Social Events/Commun	475	500	500
5950	Creek Club Fees	3,148	14,320	8,000
6000	Management Fee	57,150	65,000	68,580
6010	Staffing/Payroll	4,379	0	43,000
6020	Contract Landscaping	135,750	162,900	177,096
6050	Security	9,763	12,500	5,000
6080	Office Rent	4,105	4,800	5,100
6092	CAI Membership Dues	515	500	515
6100	Property Taxes	-102	0	0
6200	Bank Service Charge	148	0	0
6210	Postage & Delivery	4,523	0	3,000
6241	Events	136	0	0
6246	Directory Printing	0	0	3,600
6250	Printing	427	2,191	5,500
6260	Office Supplies	1,463	6,500	2,500
6400	Accounting/Tax Servi	420	5,315	500
6405	Web Site-Software	22	0	0
6409	Website Maintenance	2,860	4,000	2,500
6500	Legal/Professional	57,134	25,000	50,000
6545	Legal-Collections &	6,646	12,000	10,000
6555	Professional Consult	0	5,000	12,000
6556	Risk Assessment	0	0	4,000
6557	IDC Administration	0	32,800	30,000
6830	Signage	1,828	2,500	2,000
6840	Repairs/Maintenance	17,583	27,000	25,000
6841	Infrastructure Enhan	0	0	3,000
6842	Vandalism	0	0	5,000
6845	Seasonal Flowers	7,500	15,000	15,800
6847	Walking Path-Repairs	5,115	7,500	7,500
6849	Landscape Lighting	1,650	3,000	2,500
6850	Landscaping Enhancem	7,365	12,500	32,000
6852	Grounds Supplies	32,325	33,075	34,475
6854	Plant/Tree - Replace	6,910	4,000	6,000
6856	Tree Maintenance/Tri	23,085	22,985	24,050
6858	Pine Straw/Mulch	21,600	22,000	22,280
6860	Irrigation Repairs	1,160	3,000	3,000
6862	Power Washing & Pain	141	4,000	4,000
6864	Mailbox Repairs	3,000	3,000	3,000
6866	Pet Stations	3,538	6,000	4,000
6868	Fish and Wildlife	0	1,825	1,500

**I'On Assembly HOA
Income Statement-
YTD 10-31-2013**

		2014 Budget		
		Actual	Budget	Budget
		YTD	2013	2014
6870	Lake Equipment Maint	1,382	2,000	2,000
6872	I'On Company Handove	2,340	5,000	0
6874	Streetlight Replacem	0	3,000	3,000
6941	Pond/Lake Maintenanc	8,614	15,000	6,900
6942	Playground Improve	938	3,000	2,000
7000	Electricity	46,231	53,806	56,650
7010	Water	8,246	7,400	9,000
7015	Storm Drain	90	100	3,100
7060	Insurance	14,427	13,445	16,000
7450	Federal Income Taxes	196	3,000	200
7460	Property Taxes	0	450	310
Total Expenses		514,226	646,912	745,656
8000	Reserve contribution Transfer fee	89,970	65,000	77,500
8000	Reserve contribution Operating	11,486	14,848	27,500
8012	Reserves-Int Inc Tra	0	0	3,500
		615,682	726,760	854,156
Net Surplus(Deficit)		120,025	0	0

Communications Committee Report

Annual Meeting 2013

NEW OFFICIAL WEBSITE

WE'LL GO LIVE BEFORE CHRISTMAS

AND FOR THOSE OF YOU WHO WANT A LITTLE HELP NAVIGATING, JUST SIGN UP:

"How To Use NEW WEBSITE" registration: mmionboard@gmail.com

The Communications committee has spent most of the year dedicated to the transfer of our current website to a new, more robust and user-friendly platform:

- We've catalogued the thousands of photos and saved for history.
- The homeowner database was recreated from scratch and cross-referenced with that of SCS. The decision not to merge into one database was made so we could continue to save more detailed contact information and have direct access to update.
- The growing presence of the I'On Trust is a result of a more user-friendly access to all the information about I'On in one location online. Although the Trust is a separate legal entity, both the HOA and the Trust serve the same residents – you! Our missions and goals overlap in fundamental ways that strengthen the core of what keeps I'On special.
- The calendar feature can be filtered to view by category – common area reservations, Trust events, monthly events and HOA meeting schedules.
- The directory search will show you the exact location of an address w. goggle maps.
- The physical businesses located within I'On now have their own directory listings.
- The governing documents have been supplemented with various Town and State laws that we've found useful to have at your fingertips.
- The emergency and weather information has been expanded to let you weather geeks track storms days away.
- The history in I'On is as old as the land. We've assembled a unique collection from our existing site that were posted over the years.
- A new section, Announcements has been added to provide a place for the HOA Board or other organizations within I'On to post statements or details of a current event.
- Despite the results of our research, the Bulletin Board will continue in I'On. The benefits far outweigh the periodic problems. It continues to be one of the goals of the Board to provide as open a dialogue amongst neighbors as possible. Aside from the very practical use of an instant outreach for finding a lost pet, a found set of keys, a referral for a good drywall contractor, or the best winter flowers to plant – the open forum strengthens the community. One change: the terms of use from Association Voice (new web provider) are far more comprehensive when it comes to any abuse or misuse through their platform. They reserve the right to directly lock any individual from access based on their definitions of online abuse.

Communications Committee Report

Annual Meeting 2013

Therefore, much of the administrative monitoring and enforcement will be shifted by default to the new web server, Association Voice.

- The IDC and all the application forms are readily found for downloading.
- The online bill payment will continue as set up this year on our current website
- The Resource Center is a new feature which will allow direct access to all the records from early 2000 Board Minutes to 2005 gardening newsletters to Phase 11 past proposals to 2013 Board Committee reports and the 2014 Budget.
- Our new web service has a site search feature that can screen for individual words or phrases within documents – helpful if you want to find the background on, say ‘parking’ in I’On.

None of this would have been possible without the tremendous dedication of time and details from the website team within the Communications Committee:

Cynthia Rosengren Her years of countless hours of wrestling with the technology to keep I’On community connected and up to date. Without her, we’d have nothing to build from.

Barb Fry Her years as newsletter editor always overlapped to website responsibilities. She has trained others to try to maintain the website without ever being able to fully hide. Her last minute cheerful willingness to handle weekend emergencies has helped us keep this year of transitioning and maintaining dual websites possible. She also brings wisdom to the thousands of decisions required to build a new website.

Laura Kasman Her incomprehensive ability to view each and every of the 7,000 some photos from the current website. She sorted through the good bad and the ugly. We ended up with a categorized file of valuable historic photos of the magical early years of I’On.

Vikki Davis Her unparalleled attention to precision with keeping all the moving parts of the homeowner database up to date. Never have we seen a more comprehensive and organized person for this thankless work.

Steve Degnen His professional expertise in designing the ‘look’ of the new website while maintaining the grassroots passion which created and maintained our current website. (He also saved us lots of \$.)

Margaret Summers As the I’On Trust representative, she plugged into our working committee with a clear vision of the mutual benefit in sharing a website with the HOA. This was no easy task and a delicate balance of meeting the needs of the Trust while integrating with the online communications requirements of the HOA.

Communications Committee Report

Annual Meeting 2013

PRINT DIRECTORY

The I'On Resident Directory is available for pick up at the Annual Meeting when you sign in at the Creek Club. The Communications Committee decided on a revised layout based on the changes that have occurred in the recent years. You will notice two new items:

'- r - ' indicates the individual is the current resident of the property. We have many renters and yet wanted to include the owners of each home so both are now listed.

'b' indicates and ADU property. An ADU is the 'additional dwelling unit' now permitted in Mount Pleasant when built under specific guidelines. They are considered a separate home and therefore have the 'b' added to the street address.

This year's directory has no ad pages. This is the result of the termination of the I'On Biznet, which had funded the Print Directory for years. This year, the Board voted to continue the Print Directory, and with the help of Trisha Elrod and Courtney Yannitelli from SCS for last minute collection of cover ad revenue to help offset the expense this year. Again, we started from scratch with a new database and with no volunteers available anymore to work on the layout – passed it to the printer to create. This company has printed 7 of our prior directories and with the new layout in-house, future publications should be much easier.

None of this would be possible without the researching (online, on the phone and on foot) of Vikki Davis, Amy Sage, Barb Fry and Anne Register. The countless hours of checking the details of cell numbers to temporary renting here while building on a lot over there, the name changes with a marriage and the joint ownership by friends and relatives is a challenge even for left-brainers.

If you can't make the Annual Meeting, directories will be available for pick up at the I'On Office 2nd fl. 159 Civitas St. Courtney is in 9a-4p M-F. One directory per household but additional ones may be purchased for \$10.00.

LIVING IN I'ON NEWSLETTER

The monthly creation of the Newsletter is a labor of love for community and our neighborhood. No matter how much content is sent in from no matter how many sources, the editing process is a last minute pressure job to get it all done and out the door by the 1st of each month.

Precious few communities have had the dedicated secession of News Editors like we have in I'On. Barbara Fry, after handling the job for years passed it on to Julie Hussey this year who has given us terrific newsletters each month. They're not just calendar events, at least not this year. We have so much going on from caterpillar alerts to our deep-water boat ramp status to the community garden annual awards. As Secretary of the Board of Trustees, I've discovered that our Living In I'on is a valuable source of history for many of the issues that have evolved over the years of our growing community. They've all been archived on the website for easy

Communications Committee Report

Annual Meeting 2013

searching of any and all topics. The Newsletters are a valuable supplement to the monthly Board Meeting Minutes. Thank you Julie for your time and hard work to keep us all connected.

Landscape Committee 2013 Annual Report

Introduction:

Landscape Committee: Tony Woody, Trisha Elrod, Amy Sage, Dave Rosengren
Landscape Contractor: Lawn-O-Green

Regular Maintenance: I'On is approximately 240 acres, and a significant amount of this land is dedicated as common areas, which is a really good thing and one of the reason we all enjoy living in I'On. The Landscape Committee maintains the ground cover on all of the common area property. A significant amount of time is spent ensuring that the grass, shrubs, street trees, historic oaks, etc... are kept in a condition that is safe, functional, and pleasing to all neighbors.

Square Raised Bed Project: In an effort to continue to improve I'On square, the Landscape Committee has...

- Aerated the root bound Pistachio Trees
- Removed the Rosemary
- Replanted with Dwarf Pittosporum and Dwarf Podocarpus
- Introduced seasonal color

Sycamore Trees in Perseverance Park: The 32 Sycamore Trees planted in Perseverance Park are beginning to struggle. The Landscape Committee has learned that the trees are root bound with wire mesh baskets that were not removed prior to planting, and that the trees are planted too close together for all to reach maturity. The wire baskets will be removed, and some trees removed such that the resulting park will be as formal as originally planned and all trees will reach maturity.

Rialto / Krier Parking: A project is being considered to rework the Rialto/Krier parking areas, because the live oaks planted there will soon be too large to accommodate parking. Specifically the Landscape Committee is considering...

- Removing the current live oaks
- Installing some additional curbing
- Implementing angle parking
- Installing a small number of palm trees

The Committee commissioned a local landscape architect to redesign the current parking areas and prepare a rendering that can be shared with local neighbors so they can provide feedback. Once feedback is received a decision will be made on how to proceed.

Phases 7, 9 10: These areas are scheduled to be turned over to the Assembly this year. The Committee will begin maintaining the marsh paths, parks, and alleys next year. The budget will include this additional work effort.

Infrastructure Committee Report

Committee Members:

Tony Woody, John Powers, Trisha Elrod, Mike Parades

Annual Meeting December 10, 2013

2014 Highlights:

1. **On-street Parking for Jane Jacobs, Robert Mills, Duany Area** – The Infrastructure Committee met with the Town of Mount Pleasant (TOMP) to review roads to receive painted on-street parking spaces, and the complaints / suggestions made by various neighbors. 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.
2. **Handover of Amenities for Phases 7, 9, 10** – After reviewing the areas to be transferred, and subsequently the improvements finished by the I'On Company the 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. **Speeding** – Purchased portable crosswalk stop sign and move it from site to site to remind motorist to slow down. In addition re-started the 20 Is Plenty campaign, and had stickers printed to be displayed on trash cans to again remind motorist to slow down.
4. **Drainage** – 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.
5. **Notification Post** – Board was notified by the US Postal Service that the mailbox stands could not be used to post neighborhood notices. We believe that there is a benefit to posting neighborhood events. We installed a 6 x 6 post near each mailbox stand to be used for notices.
6. **Mailbox Labels** – Replaced / added uniform mailbox labels to all mailboxes.
7. **Maintenance** – Each month regular maintenance is accomplished that includes pressure washing, painting, new gravel for paths, fountain repairs, rotten wood replacement, repair pond aerators, replace signs, replace light bulbs, repair and replace playground equipment, replace curbs, etc.
8. **Vandalism** – Regularly the neighborhood experiences some vandalism that is corrected such as sign replacement, removal of graffiti, and structural repairs.