



ANNUAL MEETING OF THE I'ON ASSEMBLY

The Annual Meeting of the I'On Assembly will take place on Wednesday, December 10th, at 7 pm at the Creek Club.

The purpose of the meeting will be to elect candidates to the Board of Trustees. All residents are encouraged to attend the meeting, and to walk there, weather permitting.

This packet includes a letter from the Board, candidate statements, the budget for 2015, annual reports from Board members, and a proxy form. The proxy form can be used as a designated proxy allowing you to direct your proxy holder how to vote on the amendment and the candidates. Proxies must be received not later than 5 pm Monday, December 8th.

You may return your completed proxy to the Board Secretary via our Community Manager, Mike Parades, by US mail, by fax to 843-352-8995 by, email to MParades@scs-carolina.com, or by hand delivery to Jessica Gosnell at the I'On Office.

PLEASE ARRIVE EARLY TO SIGN IN.



November, 2014

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 Wednesday, 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 I'On. We also elect new members to our Board of Trustees, so this meeting permits you to meet and choose the individuals who will be representing you for the next two years in dealing with I'On's management and its future. Candidate questionnaires are included in this packet.

Your vote, in person or by proxy, is critical to ensure that we comply with our bylaws, so please take a few moments to send in your proxy if you can't be present. PLEASE NOTE THAT ALL PROXIES MUST BE RECEIVED NOT LATER THAN 5 PM ON MONDAY, DECEMBER 8th.

This year's business meeting will include candidate presentations, the election, and remarks by the Board President and the Community Manager, as well as the presentation of this year's Civitas Award. We encourage you to read the individual annual reports provided by each Board member, included in this packet. Following the business meeting, we will adjourn to a Homeowners' Forum, giving all residents the chance to discuss issues in I'On and to address questions and concerns to Board members.

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

2014 ANNUAL MEETING AND TOWN HALL FORUM PLANNED AGENDA

ANNUAL MEETING

- I. Call to order
- II. Presentation of the Civitas Award
- III. Certification of Meeting notice and quorum
- IV. Approval of 2013 Annual Meeting minutes
- V. Board Candidate Presentations, with a Q&A period for each
 - David Beckmann
 - Lori Feehan
 - Bruce Kinney
 - Elissa Nauful
 - Adam Robinovitz
 - Tony Woody
- VI. Voting
- VII. Manager Report
- VIII. President's Year End Report
- IX. Recognition of retiring board members and long time volunteers
- X. Adjournment

HOMEOWNERS FORUM

Titleholders are invited to offer comments and ask questions on topics of general interest to the community at large. To permit the maximum number of speakers, residents will be provided two minutes to speak; responses to questions are not deducted from the allowed time. Board members will provide answers if information is available, or will respond later if further research is required.

PROXY FORM—I'ON ASSEMBLY 2014 ANNUAL MEETING

Directions for Completing Proxy

The primary purpose of the proxy form is for a Titleholder to have votes counted if you are unable to attend the annual meeting. This proxy form allows you to designate another person to cast your votes exactly as you indicate on this form or to allow the proxy holder to vote at the meeting as s/he deems best. If you return the proxy form and do not specify a proxy holder to vote on your behalf, or if the person named does not attend the meeting, the Chair of the Leadership Development Committee of the Assembly, who is appointed by the board each year, will be the designated proxy holder to vote on your behalf. For 2014, the Chair is Deborah Bedell.

Directions for Proxy holders

If you hold one or more proxies from Titleholders and plan to attend the meeting, please note that these proxies must still be submitted as provided below prior to the deadline - regardless of your intentions to attend the meeting. This is to enable the management company to prepare the ballots and expedite the check-in process at the meeting. Thank you.

**➔ ALL PROXIES MUST BE RECEIVED OR POSTMARKED NOT LATER THAN
5 PM Eastern, Monday, December 8th**

**➔ NO PROXIES WILL BE ACCEPTED
AT THE DECEMBER 10th ANNUAL MEETING.**

DROP OFF: I'On Office 159 Civitas Street, Suite 207

MAIL: I'On Assembly Secretary
c/o Southern Community Services
3301 Salterbeck Street
Mt. Pleasant, SC 29466

FAX: 843-352-8995

EMAIL: jgosnell@scs-carolina.com

Questions? Please contact Jessica in the I'On office tel: 843-388-7547

See reverse for Proxy

I'On Assembly Annual Meeting December 10, 2014

Appointment of Proxy

As the record Owner(s) of property in I'On, I/we hereby appoint as proxy (insert name of individual) _____ to exercise my (the undersigned's) vote as directed below at the Annual Meeting of the Assembly's members to be held on December 10, 2014. If the above-designated proxy does not attend the meeting, or if I have chosen not to designate another person above, then I hereby designate the Chair of the Leadership Development Committee of the Assembly to serve as my proxy.

Name: _____
(Please Print)

I'On Address: _____
(Please Print)

Signature: _____

Date: _____

My instructions to my Proxy are as follows:

A. To cast votes FOR the following candidates

(Choose maximum of 4)

OR

☐ David Beckmann

☐ Lori Feehan

☐ Bruce Kinney

☐ Elissa Nauful

☐ Adam Robinovitz

☐ Tony Woody

B. To cast my votes at his/her discretion. **(Check the box)**

☐

Please Remember



**5 PM Eastern, Monday Dec. 8th DEADLINE for Submission
NO PROXIES will be accepted at the Annual Meeting**

I'On Board Candidate Applications

I'On Assembly Board of Trustees Application

Name: David Beckmann
Address: 19 McDaniel Lane
Email: dcbeckmann@gmail.com
Phone: 843-388-5300

1. Have you attended a Board of Trustees meeting this year? If so, when?
Yes, September 25.

2. Is your homeowner account with the Assembly in good standing (i.e, all payments are current)? Yes or no is fine—we don't need details.
Yes

A. Professional and educational background (please summarize):

1. Your educational background: BA, MBA Washington University St Louis, Mo.
2. Your professional/work history:
 - Captain US. Army
 - As division CEO, led five different global plastic businesses as turn arounds for Owens-Illinois Inc.and Rexam PLC .
 - Co-Chair of two multinational joint ventures in Mexico, establishing new greenfield - plants and new product lines in Mexico for \$5m of net earnings and 350 new jobs. Established new business units in China, Brazil and Hungary for net earnings of \$20 mm annually.
 - Currently one of two outside directors for Tricorbraun a CHS Capital company and for Techniplex an American Securities company.
 - Principle, Beckmann Partners LLC. Global consulting for the plastics industry.
3. Any notable accomplishments/awards/recognition:
 - Won two of four Chairman awards at Rexam PLC for new product innovation and most significant factory performance improvement.
 - Two US Patents for wine closures.
 - Distinguished Military Graduate
4. Your volunteer activities outside I'On and/or before moving to I'On
 - Co Founded and was VP of Hasty Hills Home Owners Association, Ottawa Hills, Ohio.
 - Board of Directors of Jewish Federation of Toledo Ohio.
 - Board and President of Congregation Etz Chayim, Toledo, Ohio.
 - Board of Directors, Congregation Dor Tikvah, Charleston, S.C.
 - Mentor at The Citadel

5. Your relevant skills (for example, financial, legal, communications, computers/internet/website administration, etc.):
 - Leadership in a variety of functional areas and challenging/complex environments
 - Record of leading/creating business growth through the use and creation of high performance organizations
 - Creative and Collaborative problem solver with multifunctional teams
 - Pragmatic tactical and strategic leader
 - Skilled in complex business development and negotiation

B. HOA Involvement:

1. Prior experience on an HOA board? Founding member and VP of the Hasty Hills HOA of Ottawa Hills, Ohio.
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, if schedule is somewhat flexible.
4. What Board Committees interests you: Amenities, Communications, Covenants, Finance, Governance, I'On Design committee (IDC), Infrastructure, Landscaping?

IDC, Infrastructure,

C. I'On Involvement:

1. How long have you lived in I'On? 6 Months
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.): None yet.
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 yet.

D. Issues, positions, goals, etc.:

1. What do you think are the top 3 issues facing the Assembly in 2015/2016 and how would you address them as a Trustee?

Safety : drivers speeding on our streets, the security of our area (never would have ever thought I would be worried about porch deliveries being stolen here)

Infrastructure: Need for more and or improved areas for our children to play and for the community to have a center for its use. Parking. Improved phone, internet and other utilities networks.

A Strategic plan: We need to define the needs of our communities future and develop an action plan to achieve the results required.(Assure that we are the premier community choice in the future in the metro area.)

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

While my wife and I have only been here a short time we love this community. The best way I can contribute is to work on behalf of the community as it sees fit to advance its development and meet its needs.

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

I have always valued working with others to create, accomplish and improve things. My greatest personal satisfaction (other than my family) had been centered on what I have accomplished and created with others.

I'On Assembly Board of Trustees Application

Name: Lorene ("Lori") Feehan

Address: 13 Prescient Street

Email: lorifeehan@yahoo.com

Phone: 843-856-2591

1. Have you attended a Board of Trustees meeting this year? If so, when?
Yes, the August 2014 meeting.
2. Is your homeowner account with the Assembly in good standing (i.e, all payments are current)? Yes it is.

A. Professional and educational background (please summarize):

1. Your educational background:
Douglass College, B.A., American Studies/Economics double major
Rutgers Business School, M.B.A., Marketing/Finance concentration
2. Your professional/work history:
 - Summit Bank, Princeton NJ-Commercial Lending Officer-4 years
 - Warner-Lambert Co./Pfizer, Morris Plains, NJ & Milford, Conn-21 years in their many confectionery and consumer healthcare business, starting as an Asst.Brand Manager and working my way up to Directors of Marketing, Sales, Global VP and finally Regional President of Schick Shaving Products.
 - Cardinal Health Company, Dublin Ohio and Somerset, NJ.-6 years in the Pharmaceutical Tech Services division, last 3 as Senior Vice President, Commercial Operations.
3. Any notable accomplishments/awards/recognition:
 - Work related awards that don't mean too much now. Nothing Nobel-like.
 - Married for 35 years to my husband Jim
4. Your volunteer activities outside I'On and/or before moving to I'On
A brief fling as a Hampton Park steward, Mountain Lakes (NJ) Garden Club member, Rutgers Master Gardener in Morris County, NJ. Founding member of the Nite Owls of Mountain Lakes, a networking and social club for working women.
5. Your relevant skills (for example, financial, legal, communications, computers/internet/website administration, etc.):
Moderately proficient with computers, M.B.A. and tons of work experience in finance, am a decent communicator in both oral presentation and written form. Negotiating experience with customers like CVS, Costco, WalMart, Tesco, Boots as well as David Stern of the National Basketball Assn.

B. HOA Involvement:

1. Prior experience on an HOA board?
None. Always working and traveling too much until moved to I'On.
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, Covenants, Finance, Governance, I'On Design committee (IDC), Infrastructure, Landscaping?
Amenities, Communications, Covenants, Landscaping.

C. I'On Involvement:

1. How long have you lived in I'On?
Since July 2006. 8 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, occasional Potluck hosting and First Friday attendee

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.):

Presently serve on Covenants Committee, past Ambassador Captain, one of the founding members of the Conservation Corps, helped Steve Degnen get the Community Garden up and running.

Issues, positions, goals, etc.:

1. What do you think are the top 3 issues facing the Assembly in 2015/2016 and how would you address them as a Trustee?

#1. Resolving the Creek Club litigation, Eastlake easement, and determining the final fate of Phase 11, so that the community can focus on preserving our amenities and the existing "public realm".

What I would do for I'On: Participate in information meetings, attend court sessions and Zoning Board sessions as necessary and keep the residents informed.

#2. Getting our fair share of attention and resources from the Town of Mt. Pleasant by way of sidewalk repair, parking line painting, safety and security enforcement.

What I would do for I'On:

Represent to the TOMP Manager and other stakeholders the property tax paid, population and efficiency of serving such a densely constructed development as I'On. Determine the level of services we can expect, and timetables for delivery.

Then clarify for residents what they can expect to see delivered.

#3. At 16 years, the neighborhood is not shiny and new anymore and things are looking a bit tired. Maintaining and improving our public realm (entrances, parks, paths) is important. Likewise, insisting that homeowners maintain their properties to a reasonable standard of painting, landscaping, and general tidiness.

What I would do for I'On:

Work with the Infrastructure and Landscaping Committees to review and perhaps adjust the tree pruning, trail maintenance and planting bed plans.

Work with the Covenants Committee and SCS to clarify and better define what constitutes a reasonable standard of exterior maintenance for homes and yards.

Communicate that to all owners. Over the course of 2015, follow up with a photo survey of all properties to ensure the outliers are approached to improve.

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

After owning here and participating in this fantastic community for 8 years, I think it is time for me to give back, take my turn at some responsibility for things, and step up. I'On cannot remain a welcoming and wonderful place to live if we all expect someone else to do everything to make it happen.

I don't have specific objectives at this point other than to be as useful as I can.

By nature, I will apply energy and creativity to solving the problems facing us and look for opportunities to enhance transparency of decision-making and communications. I have a bias for taking action where things need attention and hope to be a constructive steward of the neighborhood.

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

As a "recovering" Jersey girl in the South, I can be somewhat forceful and direct in stating my case, but my heart is usually in the right place!

I have led some big teams and know that the best results have come from great collaborations. I hope this upcoming Board is one of those.

I'On Assembly Board of Trustees Application

Name: BRUCE E. KINNEY
Address: 94 W SHIPYARD Rd
Email: BEKINNEY@COMCAST.NET
Phone: 847-962-1721

1. Have you attended a Board of Trustees meeting this year? If so, when?
NO
2. Is your homeowner account with the Assembly in good standing (i.e, all payments are current)? Yes or no is fine—we don't need details.
YES

A. Professional and educational background (please summarize):

1. Your educational background:

BA UNIVERSITY OF KENTUCKY
MBA PENN STATE UNIVERSITY

2. Your professional/work history:

COMMERCIAL AND MULTI-FAMILY RESIDENTIAL REAL
ESTATE DEVELOPMENT, MANAGEMENT AND
INVESTMENT. RETIRED.

3. Any notable accomplishments/awards/recognition:

THIS AND THAT ... NOTHING I CONSIDER "NOTABLE"

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

SOUTHEAST EVANSTON (IL) PLANNING COMMISSION,
WESTMORELAND COUNTRY CLUB BOARD
CHICAGO INFANT WELFARE SOCIETY

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

I CONSIDER MY STRENGTHS TO BE IN
FINANCIAL AND LEGAL, HAVING BEEN
INVOLVED IN MANY MULTI-FAMILY
DEVELOPMENTS AROUND THE COUNTRY.

B. HOA Involvement:

1. Prior experience on an HOA board?

HAVE SERVED ON NUMEROUS HOA BOARDS AS THE DEVELOPER,
AND ON TWO BOARDS (INCLUDING I'ON) AS HOME OWNER.

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, Covenants, Finance, Governance, I'On Design committee (IDC), Infrastructure, Landscaping?

GOVERNANCE, I'ON - MT. PLEASANT RELATIONSHIP

C. I'On Involvement:

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

SINCE DECEMBER 2004

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.):

HAVE WORKED ON A VARIETY OF I'ON ACTIVITIES
INCLUDING HALLOWEEN IN THE HOOD, BRIDGE RUN,
HANGING CHRISTMAS WREATHS, I'ON HOUSE WALK, etc.

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.):

HAVE PARTICIPATED IN NUMEROUS I'ON TRUST
ACTIVITIES, FIRST FRIDAY HOSTS, TOUR OF HOMES
VOLUNTEER AND PARTICIPANT, PAST PRESIDENT OF
I'ON BOARD.

D. Issues, positions, goals, etc.:

1. What do you think are the top 3 issues facing the Assembly in 2015/2016 and how would you address them as a Trustee?

- ① Continue to focus on bringing CREEK Club litigation to its conclusion
- ② Insure that I'On Company has fulfilled all its obligations to the community
- ③ Identify strategic plan before I'On is completely built out.

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

I enjoy being involved in the neighborhood and feel it is important to contribute. I would like to promote the I'On "brand" within the real estate community now that DEVELOPER is just about through.

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

I moved to Charleston because of I'On. It is unique for many reasons, and needs to be protected.

I'On Assembly Board of Trustees Application

Name: Elissa Nauful
Address: 45 Eastlake Road
Email: enauful@gmail.com
Phone: 813-245-2084

1. Have you attended a Board of Trustees meeting this year? If so, when? **Yes, August and I plan on attending meetings the balance of the year**

2. Is your homeowner account with the Assembly in good standing (i.e, all payments are current)? Yes or no is fine—we don't need details. **Yes**

A. Professional and educational background (please summarize):

1. Your educational background: **BS, Marketing Clemson University**
Starting two successful businesses and growing a third while raising two children are two things, in my opinion are education/professional areas you can't buy but extremely valuable.
2. Your professional/work history: I started my career in television sales working for regional media affiliates in Georgia (CBS), Spartanburg (CBS) and Tampa, Florida (NBC). After 14 years I left and started a marketing consulting firm which I ran for eight years and closed last year. In 2009, I founded a Social Media Marketing Firm, BallywhoSocial, www.ballywhosocial.com which was named last year as one of Tampa Bay's Fifty Fastest Growing Companies and is in its 5th year of growth with 10 full time employees based in Tampa, FL. I am opening a Charleston office this fall downtown.

I am also a partner in a South African wine farm (Ft. Simon) producing four (two more are in production now) wines that launched in the US in 2013
www.eighthwonderwines.com.

3. Any notable accomplishments/awards/recognition:
TBBJ Business Woman of the Year 3X Nominee
TBBJ Fifty Fastest Growing Companies 2013
Paul Harris Fellow (New Tampa, Rotary)
4. Your volunteer activities outside I'On and/or before moving to I'On
American Diabetes Association Florida Chair Advisory Board
Wheels of Success Tampa Board Member
Gibbes Women's Council
Coaching Youth Sports Mt. Pleasant

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

Communication, Social Media, Marketing, Business Development, Soft Programming

B. HOA Involvement:

1. Prior experience on an HOA board? No, however living in Florida all neighborhoods I lived in had HOA's so I am familiar with the structure and benefits/issues.
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, Covenants, Finance, Governance, I'On Design committee (IDC), Infrastructure, Landscaping?

Governance, Amenities, Infrastructure, Communication

C. I'On Involvement:

1. How long have you lived in I'On? August 2013
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 and First Friday's when I am in town
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 yet

D. Issues, positions, goals, etc.:

1. What do you think are the top 3 issues facing the Assembly in 2015/2016 and how would you address them as a Trustee?
Issue One: Safety. We cannot have a thriving and successful community long term if we don't continue to address safety issues related to theft, speeding and vandalism.

Issue Two: Budget/Financial. At present, I do not have a complete financial picture of our budget and finances, however prudent and thoughtful management of expenses will always be a critical priority. In addition, creating non-traditional forms of revenue through soft programming to supplement the budget are areas of interest.

Opportunity: Soft Programming (Signature Events): I love walking the trails daily and using our green spaces but how are we growing to meet the diverse needs of all populations of our community? Are we offering programming that fits with the demographic of our community today and what we would like to see in the future? Are we coming up with creative ways to supplement our budget? Soft Programming to bring all ages together and niche programs for young and older alike will add and enhance the community experience. With so many new neighbors, there are opportunities to create events and programs that drive revenue, awareness and foster a sense of community.

Issue Three: Longevity of I'On. As any community ages, intrinsic issues arise that must be addressed. From changing demographics both in the community and in our city, it will be critically important to ensure that the BOT is poised to address changes. I believe it is the objective of the BOT to be the best stewards for our community to ensure we maintain and establish, if needed, new standards to ensure our community remains one of the most notable and sought-after communities in the country.

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

I am settling in Charleston and plan to always have a primary home in I'On. It is important, from my perspective, to give back to the community where you live, work and raise a family. My goals are to maintain the integrity of I'On with a thoughtful look at the past with a fresh perspective on the future. I'm a collaborator comfortable making difficult decisions and can be strategic as well as tactical. Fresh ideas, perspectives, energy and insight are some of the qualities that I can offer. One important goal is to work to ensure that our community continues to thrive in a relevant and meaningful way. I hope that together we may enhance all of the things that make our community great and ensure that anyone who makes I'On a primary or secondary home feels connected informed and engaged.

3. What else would you like the community to know about you? I was born in Ohio and traveled most of my young life with my parents whom are both from South Carolina. I am a solo parent of two teenagers. I have lived all over the US and abroad and I think that I'On is one of the most special places in the world.

I'On Assembly Board of Trustees Application

Name: Adam Robinovitz
Address: 321 N. Shelmore Blvd.
Email: Arobinovitz@gmail.com
Phone: 843-847-9613

1. Have you attended a Board of Trustees meeting this year? If so, when?
Yes, Oct. 23rd, 2014
2. Is your homeowner account with the Assembly in good standing (i.e, all payments are current)? Yes or no is fine—we don't need details.

A. Professional and educational background (please summarize):

1. Your educational background:

— My primary and ~~high~~ high school education was completed at Hillshorough, N.J.
— Graduate Kent State University, Business + Communication

2. Your professional/work history:

— 1994 - 2006 Owner/Operator of Black Muddy River Management, LLC A real estate development company
— 2007 - 2013 Owner/Operator ~~of~~ Express Petroleum, LLC
A Convenience/Gas Station 2013-2014 Real Estate Agent.

3. Any notable accomplishments/awards/recognition:

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

~~CCCC~~ C.C.F.A - Walk (annual)
— Temple KKB E (various charity events)
— E.C.M.C.S. (various fundraising events)

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

— I am proficient at using a computer, vast knowledge of real estate and development activities. Additionally I have operated several businesses and supervised up to six employees at at time.

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, Covenants, Finance, Governance, I'On Design committee (IDC), Infrastructure, Landscaping?
Infrastructure, Landscaping?

C. I'On Involvement:

1. How long have you lived in I'On?
7 + 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.):
 - Halloween in the Hood.
 - ION Oyster Roast
 - ION Garage Sale.
 - Giving lights of ION
 - St. Patrick's Day celebration at square.
 - 4th of July Activities.
 - Member at ION 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 yet.

D. Issues, positions, goals, etc.:

1. What do you think are the top 3 issues facing the Assembly in 2015/2016 and how would you address them as a Trustee?

- Resolution of the HOA / ~~ION~~ ION Company lawsuit.
- Quality of life improvements throughout the community.
- Maintain and improve the community amenities.

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

- My goal in running for a board position is to get involved in the community to help the homeowners enjoy living in our neighborhood.
- I feel that my common sense approach will help strengthen the HOA's decision making process.

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

① My name is Adam Robinowitz and I moved to ION from New Jersey in 2006, with my wife Jennifer and two children Alec and Amanda. We enjoy living in this wonderful community and spending time with our friendly neighbors. I would like to improve the community for the benefit of the home owners and given the opportunity ^{to serve on the HOA} any decisions ~~made~~ will be made with this in mind.

I'On Assembly Board of Trustees Application

Name: Tony M. Woody
Address: 86 Ponsbury Road, Mount Pleasant, SC 29464
Email: tonywoody1964@gmail.com
Phone: 843•708•7906

1. Have you attended a Board of Trustees meeting this year? If so, when?
Yes. I served on the Assembly Board this past year and attended all but one meeting.
2. Is your homeowner account with the Assembly in good standing (i.e, all payments are current)? Yes or no is fine-we don't need details.
Yes.

A. Professional and educational background (please summarize):

1. Your educational background:
I have a BS in Civil Engineering from North Carolina State University
2. Your professional/work history:
 1. January 1987 • August 1987 • Engineer in Training with NC Department of Transportation, Wilmington, NC
 2. August 1987 • March 1989 • Civil Engineering Designer with Cummings & McCrady, Inc, Charleston, SC
 3. March 1989 • Present • Civil Engineer with Thomas & Hutton, Mount Pleasant, SC. Thomas & Hutton provides consulting services to public and private sector clients for the design of roads, stormwater systems, potable water systems, sanitary sewer systems, parking lots, and recreation fields. I have served in a variety of positions in my career. Currently, I am a partner, Vice President, and manage our Civil Engineering Department in Mt. Pleasant
3. Any notable accomplishments/awards/recognition:
I am the engineer of record for several award winning projects, most notably Urban Land Institute Award of Excellence recipients Kiawah Island and Daniel Island.
4. Your volunteer activities outside I'On and/or before moving to I'On
I have served on several non•profit and professional Boards including current Board member of MUSC's Children's Hospital Board, past Chairman and current Board member of the SC Community Loan Fund, past Board member of the I'On Trust, and current Board member of the I'On Assembly.
5. Your relevant skills (for example, financial, legal, communications, computers/internet/website administration, etc.):
My work experiences have provided me a good base of knowledge regarding the design and maintenance of public infrastructure, and I have served as Chairman of the I'On Assembly's Landscape and Infrastructure Committee's for the past two years.

B. HOA Involvement:

1. Prior experience on an HOA board?

Yes. I have served on the I'On Assembly Board for the past two years.

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, Covenants, Finance, Governance, I'On Design committee (IDC), Infrastructure, Landscaping?

Infrastructure and Landscape

C. I'On Involvement:

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

14 years.

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

We are members of the I'On Club and enjoy participating in many of the I'On Trust activities.

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 am a past Board member of the I'On Trust, and current Board member of the I'On Assembly, where I serve as Chairman of the Infrastructure and Landscape Committees.

D.Issues, positions, goals, etc.:

1. What do you think are the top 3 issues facing the Assembly in 2015/2016 and how would you address them as a Trustee?

Finalizing the Creek Club lawsuit, maintaining and improving the large number of parks and public spaces, improving the on•street parking, and reducing speeding.

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

I feel a responsibility to give back to the community and enjoy volunteering. My family intends to be lifelong residents of I'On, and I would like to be a part of keeping it a great neighborhood. My goal is the same as it was two years ago... to serve on a team that makes I'On a better place to live and work.

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

I have been married to a wonderful woman, Heidi, for 25 years, have an awesome 11 year old daughter, Maisie, and very much enjoy living in I'On. In my free time I enjoy playing golf, fishing, exercise, reading, and just hanging out with the many friends we have made here.

Disclosure: My firm (where I am a partner) is the surveyor of record for most of I'On. We continue to perform small survey task for the I'On Company, and their sister companies. In 2014 our total billings to the I'On Company, and their sister companies was less than 0.1% of our Company's total revenue.

2014 Board Reports

I'On Trust Report
I'On Assembly Annual Assembly Meeting
December 10, 2014
Submitted November 3, 2014

Operational Updates

The Board of Directors of the I'On Trust as well as its Executive Director, Margaret Summers, oversees the management of the organization and works to ensure nonprofit best practices are in place. The budget for the Trust is approved annually by its Board of Directors at its mid-November meeting (scheduled November 11, 2014).

The I'On Trust was created in 1998 as a separate nonprofit, to provide what some have called over the years “the social scape” of the neighborhood separate from the operational services the I'On Assembly provides. In order for The Trust to maintain its autonomy and provide the many annual events and services to the community, The Trust relied on revenue received from three sources: transfer fees (one-tenth of one percent of every home sale), membership dues and corporate sponsorship. However, in 2010 after some years of decreasing membership and corporate sponsors, the I'On Assembly Board of Trustees and The I'On Trust started discussions towards a more significant financial relationship. Rather than The Trust continue to solicit membership dues (from homeowners) as a source of revenue, the Assembly Board agreed to provide some financial support to supplement lost revenue.

Beginning in 2011, The I'On Assembly approved \$20,000 for financial support of the Trust, nearly twenty five percent of the Trusts' budget. Since this agreement, The Trust has requested and been included in the Assembly budget each year for \$20,000, roughly \$25 per household a year. However, in 2011, 2013 and 2014 The Trust received \$15,000 of the allocated \$20,000, either at the request of the Assembly or waived by the Trust due to higher than expected transfer fees.

The I'On Trust Board of Directors and the I'On Assembly Board of Trustees are currently working on creating a policy to provide consistent financial support to the Trust as the support it receives from the Assembly is vital. The Trust is most appreciative of the support and will continue with its programming to enrich and serve all the residents in our community.

Program Summary

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 our neighbors who volunteer and support this effort. This year events included a number of neighborhood favorites like the Oyster Roast, Bridge Run Concert, Memorial Day Picnic, July 4th Celebrat'I'On, Halloween in the Hood and the Women's Coffee as well as some wonderful new events like the outdoor concert with Porto Seguro. Additionally, The Trust took under its umbrella this year, the Annual Easter Egg Hunt, the Ambassadors, the flags around Mathis Ferry circle and the upcoming holiday tree lighting on Maybank Green.

Giving Back

For several years our neighborhood has had the opportunity to give back to our community with the wonderfully successful Giving Lights of I'On fund raising project. This year's project began on October 15 and will culminate with the Holiday Festival on December 7. We are delighted this year's recipient of the fund raiser is the local based affiliate of The Imagination Library, Begin with Books and The Trust is able to underwrite the actual cost of the luminary kits, so 100% of the donation will go directly to Begin with Books.

**MANAGER REPORT
ANNUAL MEETING
DECEMBER 10, 2014**

It has been just over a year since I assumed duty as the Community Manager of I'On. I can say in all honesty this past year has been one of the best and busiest years of my career. I want to thank the Board Trustees, all committee members and the numerous other residents who have shared their time, energy and knowledge to help me better understand the history of I'On and the I'On Way.

As the Manager of I'On, my responsibilities fall into several areas including:

- Performance of the administrative functions of the HOA
- Attendance at all Annual, Board and Committee meetings of the Assembly (HOA)
- Preparation and delivery of regular financial reporting to the Finance Committee
- Preparation of the proposed budget for 2015 in conjunction with the Finance Committee
- Oversight of the contractors which provide services to the HOA
- Regular site inspections of the community and all common areas
- Enforcement of the provisions of the governing documents
- Contracting for and providing oversight of all maintenance and repairs
- Being the communications link between residents, Board Members, committee members, etc.
- And much more.

My assistant, Jessica Gosnell and I make it a goal that every phone call or e-mail received will be answered within 24 hours. Client service is very important to our management team.

While most of the year's highlights will be discussed under various committee reports, from management's perspective, highlights of 2014 have been:

1. Completion of the Reserve Study Update which is the long term maintenance program for I'On's common property and supports funding to the reserves to ensure funds are available to do the recommended maintenance and replacement when the time comes without the need of special assessments.
2. Completion of the Risk Management Control program which looks at the various exposures to possible loss in the neighborhood, actions that can be implemented to reduce the frequency and severity of loss and how to fund such losses when they do occur. The evaluation completed earlier this year was very favorable of the existing operations in

I'On, and suggestions made for improvement have either already be implemented or are in process of being implemented.

3. Financial management continues to improve with the efforts of the Finance Committee and management working closely together. During the year, a complete reconciliation of all billable properties was completed. **Owners are reminded that if you change your address or other contact information, it is very important to contact our office at (843)388-7547.** Progress continues on reducing the delinquency levels. At 12/31/13, there were 22 accounts in foreclosure status by either the bank or the HOA totaling \$66,337. At 10/31/14, there are 5 accounts in foreclosure status, 9 accounts that have not paid either installment of the 2014 assessment and 10 accounts that have not paid the second installment of the 2014 assessment. Combined with other miscellaneous billings, total AR at 10/31/14 is \$41,986.
4. The acquisition of the Creek Club is no doubt the most significant accomplishment of 2014. From an operational standpoint, an access control system was developed and is being administered by management. Management tours the dock daily to ensure only authorized users are using the dock. Presently, there are 72 registered boaters.

I am pleased to report that various maintenance needs have been completed including replacement of rotten/splitting walkway boards, replacement of the pavilion dock ramp, painting of the railing on the pavilion dock and other necessary minor repairs.

Work is in progress to develop a plan for a loading zone on the street in front of the Creek Club. Once approved, the cost will be split with the Creek Club leaseholder and the parking area (except for three spaces next to the building) will be solely for boaters and other residents.

5. In addition to normal landscape maintenance activities, the Perseverance Park sycamore project was completed earlier this year. The program identified certain trees that needed to be removed and other remediation actions needed to promote the long-term health of the sycamores.

A new contract was approved to continue with Lawn O Green as the Assembly's landscape contractor. It should be noted that the contract price for 2015 will be the same as 2014.

Lawn O Green has been very responsive to needs that arise week to week and has demonstrated its commitment to making I'On the premier community in Mt. Pleasant.

6. During 2014, the Infrastructure Committee completed some long-planned refurbishment projects, including the Boathouse, replacement of all lighting at Maybank Green, replacement of the flagpole at the front entrance, completion of phase II of the lighting enhancement program for the Square, installation of new wells and tie-in to the existing irrigation system to return the Eastlake Athletic Field back to good condition.
7. Traffic/Parking Control. As all residents of I'On know, we have a speeding and parking problem within I'On. When I first started working on this issue, I encountered a number of myths and plain misinformation. After several months of working with the TOMP police and transportation departments, I am pleased to report we are close to resolving the issues. The following are facts:
 - a) There are Mt. Pleasant parking ordinances and the police department will enforce the ordinances.
 - b) There is an approved plan, prepared by the TOMP transportation department, for designated on-street parking spaces. The original marking for these spaces has become severely faded. The Board of Trustees has approved a program to re-mark all designated spaces with a product that will last 12-15 years.
 - c) Re-marking of designated spaces will be completed in November. In some cases, existing spaces that block access to driveways or are safety issues will be removed and additional spaces will be designated on streets that have never had spaces designated. When all is done, there will be approximately 800 designated parking spaces on the streets of I'On.
 - d) Once spaces are clearly marked, the police department will be asked to enforce the parking ordinances.

The next step in the plan for improved traffic control will be to address speed limits and enforcement of same. By TOMP ordinance, the speed limit in I'On is 20 mph. One basic problem is existing signage needs to be modified and/or installed to remind residents of the speed limit. It is important to remember that speed limits and parking go hand in hand with the way street construction exists.

Please don't try to save 30 seconds (and that is about the difference from entering I'On to the back of the community). We have many children at play, walkers, joggers, bikers, etc. at risk.

PRESIDENT'S REPORT ANNUAL MEETING 2014

CREEK CLUB LITIGATION

Just before the beginning of trial in January, the plaintiffs, the Assembly and the 148 Civitas defendants reached a partial settlement of the Creek Club litigation. Under the settlement agreement, the Assembly purchased the Creek Club for \$495,000 and leased it back to 148 Civitas as a wedding venue for a term of 20 years (plus options to extend). The agreement also includes Assembly access to the Club, resident access under certain conditions at reduced rates, the right of the Assembly to receive the overflow parking lot at the end of the lease term, and a possible revenue stream from closures of the community docks beginning in 2015.

In August, the case went to trial against the remaining I'On Company defendants. The jury returned a verdict in favor of the Assembly of \$1,750,000. At this writing, we are awaiting the trial judge's ruling on various post-trial motions submitted by the parties. Because of the unknown outcome of these motions, as well as the publicly-stated intention of the defendants to appeal the verdict, the amount and timing of any collection by the Assembly remains uncertain.

Among the outstanding unresolved issues in the litigation is the validity of the 2000 Recreational Easement and Agreement to share costs. This document grants the Assembly access to the docks, and grants the I'On Club access to the Eastlake Athletic Field and Eastlake. It also requires the I'On Club to share a portion of operating costs for the docks. It is the position of the Assembly that the Easement and Agreement are invalid from their inception and should be voided.

MANAGEMENT COMPANY CHANGES

The Assembly is now completing its second year with Southern Community Services (SCS) as our community management company. Mike Parades joined I'On in late 2013, and Jessica Gosnell came on board as our administrative assistant on a 50% basis earlier in 2014.

After monitoring the workload on the management company, and interviewing outside sources on the best management options for I'On, the Board decided to retain Mike as our full-time dedicated community manager, effective September 1st. This arrangement now means that Mike is responsible for overseeing the management of I'On exclusively, and is not managing any other communities in the SCS portfolio.

The Board has noted that the loss of several long-time volunteers from their positions, the acquisition of assets like the Creek Club and docks, and the management of the IDC, as well as increased attention to amenities like the

Athletic Field, combined with a high level of service expectations by I'On residents, have resulted in a significantly increased demand for management time from our outside company. In addition, the sophisticated nature of the community and its residents demands a high level of professionalism and experience from its management team. Mike is professionally certified at the highest level of community management recognized in the industry, PCAM (Professional Community Association Manager), and Jessica is working her way through the certification process as well.

FINANCIAL MANAGEMENT PROJECTS

As part of the Board's fiduciary responsibility to manage the Assembly's financial assets, the Board bid out and retained two firms to conduct certain financial analyses. The first was the Risk Management Study, performed by HUB International. This study assessed our assets, liability exposures and insurance coverage for adequacy. In general, the Study confirmed that coverage is largely correct and that some relatively small exposures needed to be addressed by infrastructure repairs and improved signage.

The Reserve Study, conducted by Miller Dodson, updated the last reserve study completed about four years ago. The study included additional infrastructure elements that needed to be covered by our reserves (such as non-standard crosswalks and street lights, plus newly acquired assets like the Creek Club and docks). A reserve study estimates the useful life of physical assets, establishes a plan of annual spending from reserves, and sets up a structure for keeping reserves at a level sufficient for maintenance and replacement of assets over their expected useful life. As result of the update, the Assembly's reserve contributions are set to increase next year.

I'ON DESIGN COMMITTEE

As part of its long-term goal to better manage the review and approval of architecture and landscape plans, the Assembly retained Pam Gabriel as Neighborhood Design Coordinator in 2013. We took this step as part the transition of the IDC to Assembly control. Pam has now completed her first full year with the Assembly, and the Assembly is now responsible for final review and approval of all matters coming before the IDC. The services of both architectural and landscape designers are fully funded by review fees. The next step will be for the Assembly to gather and archive past IDC paperwork and records to better support research into past practices and decisions.

Amenities 2014 Report- Tom O'Brien

This past year has been an active year for the amenities committee with significant work against the community docks, the athletic/soccer field and the formation of a dog park committee.

Community docks- Upon regaining ownership of our deep water docks we established a seven member "active boater" dock committee. The committee developed rules/regulation for the docks, aligned on a registration process as well as oversaw (along with our property manager) the use and ongoing feedback regarding the dock. We currently have 73 registered users and the general feedback was that we had a very productive spring/summer boating season. Based on input from the committee and other boaters, we replaced the main dock ramp and rails and are considering other potential changes/improvements.

The committee will also be working with the infrastructure committee on the redesign of the existing creek club parking lot to better enable its community use.

Thanks go out to committee members Scott Bidwell, Bob Hardie, Bill Husse, Wim Kellett, John Krainin, Jeff Meyer, & Bill Raver.

Athletic/soccer field- Based on community feedback, we identified that the I'on athletic/soccer field was often times in less than ideal condition due to a well/sprinkler system that stopped functioning several years ago. We formed a five person committee in late summer, which has made significant progress. We have drilled two new wells and reconnected the sprinkler system, trimmed the trees that had overgrown onto the field and have Lawn O Green following a maintenance schedule that will improve the quality of the playing surface. Importantly, all of the field improvements have been paid for out of our newly agreed limited use agreement with a nonprofit community soccer organization.

The committee will continue to oversee the field and make suggestions for other possible additions/improvements.

Thanks go out to committee members Antonia Fokas, Chuck Kranitsky, Stephen O'Connor, Don Wilbur, & John White

Dog Park- the HOA Board recently sanctioned a Dog Park Planning Committee. The Committee has just begun Phase 1 of its tasks which is to develop a proposal for the Board's review that will include design features, a suitable site location, and budget requirements to construct, equip, and maintain a future dog park.

The Committee is acutely mindful that a project of this kind must be planned very carefully and with full consideration of residents' concerns and needs as well as the safety of the dogs and owners who choose to use a future park. Nothing is carved in stone at this point

The Committee's plans, thoughts, and vision are a work in progress. We welcome positive and constructive input, concerns, and ideas.

Thanks go out to committee members Brenda Uttaro (chair), Cathy Davis, Sally Little, & Anne Register

I'On Assembly Communications Committee Report

Prepared for the Annual Meeting

December 10, 2014

By Anne Register, I'On Assembly Board Communications Chair

The Communications Committee of the I'On Assembly is responsible for promoting a good understanding of community business through effective communications, both internal and external, to I'On. Communication vehicles have been created for the Assembly Board to provide and receive effective communication about Assembly business in a timely manner. These include:

- Annual and Mid-year I'On Assembly Meetings
- Homeowners' Forums at the beginning of each regular monthly Board meeting
- Mailed communications through the US Postal Service when required
- Internet-based communications:
 - www.ioncommunity.com website where agendas and minutes are official posted along with resources about I'On
 - "Have a Question" under the HOA mailbox section of the website for neighbors to send comments or question to the Board and the management staff
 - Updates in the monthly Living in I'On homeowners' newsletter
 - Periodic e-mail bulletins sent directly to residents and property owners

The Committee also works closely with the I'On Trust as well as other internal and external groups and organizations to keep I'On residents and property owners informed of topics of interest and importance. In addition, the Committee recommends policies related to appropriate communication activities to the Board.

In 2014, the Communications Committee included Anne Register, Lees Baldwin, Vikki Davis, Steve Degnen, Barb Fry, Julie Hussey and Margaret Summers, who served as the I'On Trust liaison. I'On's Assistant Manager, Jessica Gosnell, was also part of the committee.

The Committee accomplished the following during the first ten months of the year:

Assisted the management staff with additions and improvements to the I'On community website, including adding more information about the I'On Trust, adding an InVOLved section related to opportunities for involvement in the community, establishing procedures for monitoring bulletin board postings on the website, and assisting neighbors with using the website; in addition, use of the capacity for "banners" and "announcements" on the website was more regular

Worked with newsletter editor Julie Hussey to compile articles for each month's newsletter

Coordinated the planning and preparation for the June Town Hall Forum, at which neighbors were given opportunities to speak up about their wishes and wants for I'On; compiled the

results for inclusion in the July newsletter; made recommendations for follow-up to appropriate I'On groups and Assembly Board members and committees on items that received a number of comments and promoted such through the newsletter

Assisted with the promotion for the neighborhood survey conducted by the Covenants Committee in September; helped plan for the distribution of the results to the neighbors

Worked on plans for a Homeowner's Guide as a complement for the I'On Directory and the community website as a resource about I'On

Coordinated preparations for the printed 2015 I'On Community Directory; directories will be distributed with Giving Lights kits in early December; began discussions on the future of the printed directory

Initiated a plan to develop a new logo for I'On

Made better use of e-mail blasts to remind neighbors of activities as well as important happenings in the neighborhood, such as street closures, recycling and trash pick-ups, tree removal, dock closures, etc., in conjunction with Assembly Board members and committees as well as other I'On groups

Covenants Committee Report

The Covenants Committee was established in 2014 as an advisory committee to the Board of Trustees on matters dealing with potential violations of the covenants, bylaws and rules of the community. The Covenants Committee is specifically called for by the provisions of I'On's governing documents.

During the year, the Committee worked closely with the Board and the Community Manager to identify issues of significance to the neighborhood and establish standards regarding enforcement activity. In doing so, the Committee attempted to respect the Founder's philosophy that I'On should not be a rules-driven community. However, as a practical matter, we also recognized that, since its founding, I'On has grown to the size of a small town. As a result, the Committee determined that a program was necessary to support neighbors in adhering to the standards that make I'On a special and beautiful place by asking that they respect the compact that all Titleholders made upon purchasing.

At its initial meeting, the Committee adopted a Charter and written procedures for its operations. Subsequently, the Committee held seven additional meetings and conducted two hearings on alleged violations. The Committee strives to be completely transparent in all of its activities. Consistent with this goal, its Charter, its procedures, all minutes of its meetings and each hearing opinion are posted on the I'On website. In order to preserve resident privacy, all identifying information, such as names and specific addresses, is redacted from this posted information.

The Committee recently completed the I'On Covenants Survey, which resulted in a significant level of response from the entire neighborhood. The information to be developed from the Survey will allow the Committee and the Board to set priorities for the coming year based directly on resident input.

Ultimately, the Committee's goal is to establish policies in the governance of I'On that future Boards can consistently follow.

Bob Davis chairs the Committee as a member of the Board and Covenants Liaison. The Board would specifically like to thank the neighborhood volunteers serving on the Committee: Scott Alderson, Lori Bate, Ginger Black, Lori Feehan, Linda Rinaldi and Peggy Watt.

I'On Assembly Finance Committee Report

Prepared for the Annual Meeting

December 10, 2014

By Anne Register, I'On Assembly Board Treasurer and Finance Committee Chair

The Finance Committee is responsible for reviewing the status of the annual budget, operating funds, reserve funds, collections and monthly expenditures. The Treasurer leads the process of

- Preparing the annual budget, working with the management company staff, and other members of the Board
- Establishing annual assessments for I'On Titleholders, as well as special assessments when needed
- Working with the management company staff on collecting annual assessments
- Filing federal and state income taxes
- Investing reserve funds and operating funds as appropriate
- Ensuring that an annual report is prepared

In addition, the Finance Committee works with insurance matters, and with risk management and reserve study recommendations. The Committee recommends policies related to financial management issues to the Board.

In 2014, the Finance Committee included Anne Register, Annie Bonk, Ed Clem, Sally Raver, and Frederik Winther. I'On's Manager, Mike Parades, was also part of the committee.

The committee accomplished the following during the first ten months of the year:

1. Assisted with the Assembly's purchase of the Creek Club by appropriating the funds required
2. Reviewed the monthly financial reports, including the P and L statement, the balance sheet, the transfer fees, and delinquencies as well as expenditures from reserve funds; the actuals were compared with the budget in order to monitor the status of the budget for the period to date; reports were prepared for each I'On Assembly Board meeting that included a written manager's update; monthly financial statements were also posted on the community website
3. Assisted with recommendations to improve the Director's and Officer's insurance policy to include the provision for coverage of non-monetary damages; the Board approved the purchase of this additional coverage
4. Amended the I'On Assembly Collections Policy to include provision for two payments of the 2014 annual assessment and to restate collections procedures as appropriate; the Board approved the amendments

5. Worked with the management company staff and the legal staff to facilitate the collections process on past due assessments, penalties and interest; monitored the situations with I'On properties in mortgage foreclosure status with the mortgage lender
6. Assisted with the Risk Management Task Force in having a Risk Assessment Study completed by Hub International in July and August
 - The purpose of the risk management assessment was to review the I'On Assembly's operating procedures and policies, site conditions and the liability involved with current premises operations.
 - The process involved a review of the common areas, access points to the neighborhood, attractive nuisances (such as the lakes) and buildings and structures; the review was completed with management staff.
 - In addition, a review of all forms, covenants, bylaws, reserve studies, insurance policies, loss runs and onsite signage was completed; this information was provided to HUB consultants by management staff.
 - The results of the study indicated that the leadership and Board of Trustees of the Assembly and other leaders have adequate controls and procedures in place to keep risks in I'On at a minimum.
 - Recommendations were given for several areas that needed additional care and maintenance; steps were taken by the Board and management staff to make these corrections related to signage, the Boathouse, the boat docks and ramp at the Creek Club.
 - "Problem trees," the safety of the fire pit and the condition of wooden bridges and walkways on the Marsh Path were also noted as situations needing attention, in particular for the latter, to be certain that reserve funds are adequate for repair and maintenance on the bridges and walkways.
 - Recommendations were also made for changes in some insurance coverage for common area structures.
 - The complete copy of the HUB International Risk Management Report is on the community website under Resource Center – Financial Resources.
7. Provided oversight to banking relationships, including authorizing appropriate changes in invested funds as accounts matured
8. Assisted with the Replacement Reserve Study conducted by Miller Dodson Associates
 - The purpose of this study was to provide the I'On Assembly with an inventory of the common community facilities and infrastructure components that require periodic maintenance and/or replacement in order for the Assembly to be adequately prepared financially.
 - The study included a general overview of the condition of these common areas and infrastructure items, and the results produced an effective management plan to fund projected periodic maintenance or replacement.

- The study includes a recommended plan for each year between 2015 and 2044 with a list of projects to be worked on and the estimated costs.
 - Based on these numbers, the study has recommended that the minimum annual reserve the Assembly needs to budget is \$119,279 in order to be prepared to tackle the maintenance and replacement needs in each of the next 30 years. The 2015 budget reflects this \$119,279 in reserves.
 - The complete copy of the Miller Dodson and Associates Reserve Report is on the community website under Resource Center – Financial Resources.
9. Worked on the planning for and preparation of the budget for 2015 and received approval of the proposal at the October 23 I'On Assembly Board meeting; recommended that the payment of the Annual Assessment in 2015 be made in one payment, which the Board also approved
 10. Worked on developing a policy regarding annual Assembly funding for the I'On Trust
 11. Reviewed the criteria for using contingency funds held by the Assembly and developed a policy to cover such usage

I'On Assembly, Inc.
Proposed Budget
2015
Prepared on an Accrual Basis

	Annual Budget 2014	Estimated Fiscal Year End 12/31/14	Annual Budget 2015
REVENUES			
4000 Assessments	\$759,000	\$759,570	\$760,000
4050 Special/Specific Area	\$0	\$410	\$0
4500 Past Due-Late Fees	\$3,500	\$4,983	\$0
4610 Return Check Charge	\$0	\$25	\$0
4697 Directory Ad Revenue	\$1,600	\$1,630	\$0
4698 Facility Revenue	\$0	\$6,730	\$6,500
4699 Dock closure fee	\$0	\$0	\$15,050
4700 Interest Income-Opertions	\$350	\$338	\$0
4702 Interest Income-Reserves	\$3,500	\$1,973	\$0
4952 Montessori School	\$6,706	\$6,706	\$6,974
4954 IDC Revenue	\$12,000	\$24,800	\$18,000
4995 Delinquent Assessments	(\$10,000)	(\$9,894)	(\$12,000)
Total Revenue	\$776,656	\$797,271	\$794,524
EXPENSES			
Administrative:			
5940 I'On Trust Support	\$20,000	\$20,600	\$15,000
5945 Social Events/Community Gifts/Memorials	\$500	\$1,996	\$2,000
5950 Creek Club Expenses	\$8,000	\$12,233	\$8,925
6000 Management Fee	\$68,580	\$57,105	\$34,155
6010 Staffing/Payroll	\$43,000	\$58,039	\$103,653
6050 Security	\$5,000	\$4,103	\$2,500
6080 Office Rent	\$5,100	\$8,800	\$11,400
6092 CAI-Board Expenses	\$515	\$2,666	\$3,000
6200 Bank Wire Fees	\$0	\$30	\$0
6210 Postage & Delivery	\$3,000	\$2,020	\$3,000
6246 Directory Printing	\$3,600	\$6,069	\$5,000
6250 Printing	\$5,500	\$5,462	\$4,500
6260 Office Supplies	\$2,500	\$4,040	\$2,500
6400 Accounting/Tax Services	\$500	\$315	\$500
6409 Website Maintenance	\$2,500	\$2,432	\$2,300
6500 Legal-Professional	\$50,000	\$78,508	\$25,000
6545 Legal-Collections	\$10,000	\$566	\$0
6555 Professional Consultants	\$12,000	\$3,990	\$0
6556 Risk Assessment	\$4,000	\$6,000	\$0
6557 IDC Administration	\$30,000	\$27,795	\$40,100
Total Administrative	\$274,295	\$302,769	\$263,533

Notes on 2015 Budget Line Items

No increase for 2015, 759 lots plus Holy Accension Church at \$1,000 each
Community Garden (fees net of expenses)
Non-budgeted item
Non-budgeted item
Future of directory uncertain
Contract for use of soccer field (\$5,000) and boat registration fees (75x\$20)
New Revenue Acct. from Creek Club lease-43 dock closings for weddings at \$350 each
Non-budgeted item
Non-budgeted item
Fees for use of soccer field by ECMCS students
Anticipate fewer new home construction in 2015
Provision for bad debt write-off (uncollected assessments)

Funding support for I'On Trust programs
Town Hall meetings, community gifts and memorials
Landscaping (\$4,800), dock maintenance (\$1,200), use by HOA (13 x \$225= \$2,925)
Administrative and financial services at \$3.75/month x 759 lots
Full-time Manager and half-time Assistant Manager
Provision for independent security service, if needed on specific occasions
Lease renewal at \$950/month for two offices, effective 12/1/14
CAI Membership (\$515), Board member education (\$2,000), other (\$485)
Non-budgeted item
Amount is based on experience
Cost for new directories if we have them for 2016
Printed materials and postage for mid-year and annual meetings
Based on experience; 2014 actuals included \$1,800 for new office furniture
Tax preparation fee
Fee is \$575 per quarter
Fees for legal consulting as well as continuing lawsuit issues
Expenses are covered in fees from delinquent titleholders
If consultation is needed in 2015, funds will have to be designated
Study was completed in 2014
IDC Staff (\$27,300), IDC Consultants (\$10,800), office supplies/plan copies (\$2,000)

I'On Assembly, Inc.
Proposed Budget
2015
Prepared on an Accrual Basis

		Annual Budget 2014	Estimated Fiscal Year End 12/31/14	Annual Budget 2015	Notes on 2015 Budget Line Items
REVENUES					
Maintenance:					
6020	Landscape Contract	\$177,096	\$177,496	\$177,096	Per contract with Lawn-O-Green, no increase in 2015
6830	Signage	\$2,000	\$1,178	\$3,000	Repair of old signage and purchase of new signs
6840	Repairs/Maintenance	\$25,000	\$27,746	\$32,000	Common property repairs and maintenance
6841	Infrastructure Enhancements	\$3,000	\$5,885	\$18,500	Plans: add power on O'Brion's side of N Shelmore in 2014; in 2015, add power on Square Onion side of Resolute/N Shelmore; add alley turn radiuses as needed
6842	Vandalism	\$5,000	\$1,615	\$2,500	Provision for repairs
6845	Seasonal Flowers	\$15,800	\$15,800	\$15,800	Per contract with LOG, no increase in 2015
6847	Walking Path-Repairs	\$7,500	\$7,859	\$0	Included in reserve funding at \$8,000 per year beginning in 2015
6849	Common Area Lighting	\$4,000	\$4,492	\$2,000	2014 includes more holiday lights for Square; 2015 includes last phase of added lights
6850	Landscape Enhancements	\$32,000	\$8,900	\$24,500	Two projects are planned
6852	Grounds Supplies	\$34,475	\$34,475	\$34,475	Per contract with LOG, no increase in 2015
6854	Plant/Tree-Replacement	\$6,000	\$6,000	\$6,000	Provision for unplanned tree maintenance and trimming
6856	Tree Maintenance/Trimming	\$24,050	\$24,050	\$24,050	Per contract with LOG, no increase
6858	Pine Straw/Mulch	\$22,280	\$22,280	\$22,280	Per contract with LOG, no increase
6860	Irrigation Repairs	\$3,000	\$2,257	\$2,500	Based on experience
6862	Power Washing/Painting	\$4,000	\$4,000	\$0	Combined with repairs/maintenance account
6864	Mailbox Repairs	\$3,000	\$3,000	\$3,000	Based on experience
6866	Pet Stations	\$4,000	\$4,632	\$4,000	New pet stations and bag refills
6868	Fish and Wildlife	\$0	\$0	\$1,500	Fish feeding deferred to 2015
6870	Lake Maintenance Equipment	\$2,000	\$1,493	\$2,000	Maintenance for aerators in ponds and lakes
6874	Streetlight Replacement	\$3,000	\$2,400	\$3,000	Replacement for two streetlights each year
6941	Pond/Lake Maintenance	\$6,900	\$7,100	\$7,200	Based on new Greenery contract at \$600/month
6942	Playground Improvements	\$2,000	\$1,000	\$2,000	Provision for repairs and improvements as needed
Total Maintenance		\$386,101	\$363,658	\$387,401	
Utilities/Insurance/Taxes:					
7000	Electricity	\$56,650	\$55,788	\$56,650	Based on experience
7010	Water	\$9,000	\$12,493	\$13,000	Two new areas were added in 2014; no additions anticipated for 2015
7015	Storm Drain	\$3,100	\$1,000	\$2,000	Provision for storm drain maintenance in alleys
7060	Insurance	\$16,000	\$26,916	\$30,000	Creek Club insurance added in 2014 as well as new Directors' and Officers' coverage
7450	State & Federal Income Taxes	\$200	\$2,303	\$2,500	
7460	Property Taxes	\$310	\$310	\$350	
Total Utilities/Insurance/Taxes		\$85,260	\$98,810	\$104,500	
Total Operating Expenses		\$745,656	\$765,237	\$755,434	
8000	Replacement Reserve Funding	\$27,500	\$27,500	\$39,000	Reserve funding based on recommendation of new Reserve Study done in Oct., 2014
8012	Interest Reserve funds transfer	\$3,500	\$1,978	\$0	

I'On Assembly, Inc.
Proposed Budget
2015
Prepared on an Accrual Basis

Notes on 2015 Budget Line Items

	Annual Budget 2014	Estimated Fiscal Year End 12/31/14	Annual Budget 2015
REVENUES			
Total Operating and Reserve Expenses	\$776,656	\$794,715	\$794,434
Net Surplus(Deficit)	\$0	\$2,556	\$90
Reserve Activity in 2014	Funded	Contingency	Total
Balance as of 12/31/13	\$1,240,957	\$114,479	\$1,355,436
Additions in 2014			
From Annual Assessment	\$27,500		\$27,500
From Transfer Fees	\$77,500	\$27,827	\$105,327
From Interest Earnings	\$1,978		\$1,978
Total Funding	\$106,978	\$27,827	\$134,805
Expenditures:			
Purchase Creek Club	(\$285,000)		(\$285,000)
Refurbish Boathouse	(\$7,000)		(\$7,000)
Replace Flagpole	(\$9,608)		(\$9,608)
Replace Main Dock Ramp	(\$15,800)		(\$15,800)
Remark Designated Parking Spaces		(\$7,700)	
Total Expenditures	(\$317,408)	(\$7,700)	(\$325,108)
Estimated Balance 12/31/14	\$1,030,527	\$134,606	\$1,165,133

Portion of Annual Assessment funding to Reserves
Amount under Contingency Funds representing excess Transfer Fees

Three Year Capital Budget	2015	2016	2017
Seal coat alleys	\$28,600	\$29,900	\$27,950
Tree replacement allowance	\$12,000		
Marsh path re-gravel	\$8,000	\$8,000	\$8,000
Concrete curb angles		\$1,800	
Concrete sidewalk		\$2,550	
Marsh path wood bridges		\$3,934	\$9,945
Marsh path mailboxes		\$1,350	\$2,500
Eastlake Road mailbox shed		\$504	
Bulkheads at lakes			\$137,000
Bulkhead caps			\$5,576
Street lights			\$16,100
Marsh path bulkhead			\$15,000
Scramble park equipment			\$7,500
Scramble park fence			\$14,050
Memorial park fence			\$700
TOTALS	\$48,600	\$48,038	\$244,321

Three Year Capital Budget is based on Miller Dodson and Associates, Inc. Replacement Reserve Study Update for the I'On Assembly completed in October, 2014. The purpose of the study is to provide the I'On Assembly with an inventory of the common community facilities and infrastructure components that require periodic maintenance and/or replacement. The study results include a financial funding plan to allow the Assembly to fulfill its fiduciary responsibility to protect the appearance, value and safety of I'On common areas which in turn affects the value of individual titleholder's properties. The financial plan recommends annual funding for Reserves. The chart includes the replacement and maintenance requirements identified for years 2015, 2016 and 2017. Only portions of the neighborhood are identified for work each year, for example only a few alleys will be seal-coated each year. The entire report covers 30 years, extending to 2044. Total maintenance and replacement costs over the 30 year period of the report, extending until 2044, total \$3,750,098.

I'On Design Committee 2014 Annual Report

In 2014 the Assembly assumed full control of the I'On Design Committee (IDC). Design review fees enable the IDC to be financially self-supporting.

We have been fortunate to have Pam Gabriel serving as our Neighborhood Design Coordinator (NDC). Pam had her one-year anniversary in role in October. She is the “face and voice” of the IDC to the community and we appreciate her tireless efforts to keep homeowners informed of their responsibilities and to keep the work of the IDC organized and on track.

This year the IDC added two new designers to the committee, Bill Huey and Stephanie Holland. Bill is a local licensed architect and Stephanie is a landscape designer. They join Phil Clarke and Len Hanson, our community representative on the IDC. To ensure the IDC avoids even the appearance of a conflict of interest, members must recuse themselves from all discussion and action on any projects where they or their firm have any involvement. The Board has recently voted to require all IDC members to sign a formal conflict of interest policy, as Board members already do. We appreciate all these members' dedication to our community and review process.

The IDC added a second review each month (first and third Tuesdays) to reduce review time so that homeowners can proceed more quickly with approved projects. We also obtained office space for the NDC and the office is open Monday through Friday.

In addition, in response to concerns voiced at the June Town Hall, the IDC is undertaking a more comprehensive “neighborhood context review” of proposed structural or landscaping additions or changes as part of its design review process. Upon receipt of a design review application, the NDC visits the site to assess whether and to what extent a proposed change may affect neighbors and/or common areas. Should a proposed structure or landscaping significantly affect neighbors or common areas, the IDC will seek to determine if the proposed design may be modified to achieve an appropriate outcome.

Blue “Work Approved” signs are now delivered to all homeowners whose projects have been approved; posting them on the home now alerts neighbors that work has been submitted to, and approved by, the IDC. Finally, approved contractor work hours were reduced and the NDC is monitoring compliance with these new restrictions.

Below is a summary of the projects reviewed since January 1, 2014:

- Ten new home plans
- Nineteen new landscape designs
- Twenty-seven additions/renovations/garages/etc.
- Fifty-one changes to landscape or hardscape
- Fifty-two repairs/painting/minor changes

Infrastructure Committee Report

Committee Members:

Tony Woody, John Powers, Mike Parades

Annual Meeting December 10, 2014

2014 Highlights;

1. **Maintenance** – Each month regular maintenance is accomplished that includes pressure washing, painting, root removal from paths, new gravel for paths, rotten wood replacement, repair pond aerators, replace signs, replace light bulbs, repair and replace playground equipment, replace curbs, etc.
2. **Boat House** – Replaced portions of deck and rails, replaced electrical wiring, replaced lights, and completely repainted structure.
3. **Flag Pole** – Replaced flagpole with new wooden pole similar to original. Replaced up-lighting, and added new pavers to facilitate raising and lowering flag.
4. **Parking Spaces** – Repainted (underway as of this writing) the existing on-street parking spaces.
5. **Additional Electrical Wiring at Square** – added electrical outlets at base of trees at Square to facilitate an improved Christmas light display.

Landscape Committee 2014 Annual Report

Introduction:

Landscape Committee: Tony Woody, Dave Rosengren, Mike Parades
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 reasons 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.

Seasonal Plantings: I'On has many common areas that have seasonal flowers. Each year the Landscape Committee discusses and decides on the best flowers (color) to be planted with each new season.

Sycamore Trees in Perseverance Park: The 32 sycamore trees planted in Perseverance Park are declining in health. The Landscape Committee 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. Thus, a project was initiated to remove the wire baskets, selectively removed several trees, prune other trees, and add mulch, and fertilizer to assist the remaining trees toward recovery.

Boat Dock Area: Began maintaining the boat dock area.