

AGENDA
I'ON ASSEMBLY BOARD OF TRUSTEES MEETING
February 23, 2012 6:00 PM
Executive Session for Board of Trustees starts at 5:00 PM

I) Call to Order

II) Homeowner Forum

III) Reading and Vote to Approve Previous Meeting Minutes

January 26, 2012 Minutes

IV) I'On Trust Report

- a) Hopetown Civic Lot PD Amendment Submittal
- b) Zoning for Parking at I'On Club
- c) Phase 11 Proposal

V) I'On Company Discussion

VI) AMCS Report

Manager Report

Activity Summary as of **1/31/12**

Operating Accounts

1) Fidelity Operating Excess	<u>\$ 39,924.71</u>	Money Market
2) RBC Centura Bank – Operating	<u>\$ 289,528.43</u>	NO CD
3) Capital Bank	<u>\$ 150,860.24</u>	Money Market

Reserve Accounts

1) Harbor CD 2000343	<u>\$ 33,992.03</u>	<u>7/24/12</u>	.80%
2) Harbor CD 2000354	<u>\$ 34,054.88</u>	<u>5/13/12</u>	1.98%
3) Harbor CD 2000720	<u>\$ 32,888.40</u>	<u>3/31/12</u>	1.30%
4) Harbor CD # 2000697	<u>\$ 52,312.60</u>	<u>2/19/12</u>	1.98%
5) Harbor CD # 2000759	<u>\$ 65,428.35</u>	<u>5/18/12</u>	1.44%
10) Flagstar Bank CD#9973	<u>\$ 60,000.00</u>	<u>3/29/12</u>	1.05%
11) Harbor CD#3000280	<u>\$ 30,136.42</u>	<u>3/29/12</u>	.90%
12) Ameris CD # 9113497189	<u>\$ 35,958.39</u>	<u>6/01/12</u>	1.63%
13) Ameris CD # 9112945219	<u>\$ 30,639.49</u>	<u>3/01/12</u>	1.42%
14) Ameris CD # 9112016130	<u>\$ 35,950.72</u>	<u>11/01/12</u>	
15) Comm.1 st CD#0280005429	<u>\$ 90,482.93</u>	<u>5/18/12</u>	2.23%
16) 1 st Natl. Bank CD#6027917	<u>\$ 61,485.86</u>	<u>6/04/12</u>	1.90%
17) 1 st Natl. Bank CD#6027918	<u>\$ 37,881.18</u>	<u>6/04/13</u>	2.10%
18) RBC Money Market	<u>\$ 245,217.83</u>		
19) Harbor National Reserves	<u>\$ 150,727.69</u>		

- a) Aged Owner Balances
- b) Work Orders
- c) Violations

VII) President's Report

- a) Security Providers

- b) Athletic Field Usage
- c) Updated Proxy

VIII) Vice President's Report

IX) Landscape/ Infrastructure

- a) Square Updates
- b) Sod Replacement at Eastlake
- c) Turnover Review

X) IDC Committee Report

XI) Amenities and Trust Liaison

XII) Treasurer Report

XIII) Communications Report

- a) Directory Update

XIV) Compliance Report

XV) External Relations

XVI) Adjournment

NEXT MEETING:

March 22, 2012 at 6PM

Real Estate Office Upstairs Conference Room

I'On Trust Report for the I'On Assembly HOA Board Meeting February 23, 2012

Appreciation to New I'On Neighbor

The I'On Trust received a most unexpected opportunity from Robert Carter, who is now in charge of the restaurant at the Inn at I'On. He generously offered the Trust the opportunity to invite neighbors to two receptions at the new Carter's Kitchen on February 18. He simply asked the guests to bring donations to the Trust. All of these proceeds came directly to us and amounted to \$3,620. Almost 200 neighbors attended, and everyone was delighted with the hospitality and the delicious food and drink. The funds received will help offset costs for other events the Trust will present for the neighborhood this year. We are most grateful for this unique kindness and look forward to having Carter's Kitchen here.

Coming Events

Bridge Run Concert

The next major event is the annual Cooper River Bridge Run Concert at the Amphitheater on Saturday, March 31. Music will be provided by Ntranze. The concert will last from 3:30 until 6:30 p.m. and is free and open to the entire community. Sponsorship is provided by Lucey Mortgage Corporation. Vendors will be on hand with food and beverages.

Amazing Race

A brand new event comes to I'On on April 15. It features a family-friendly treasure hunt on bicycles where quick thinking beats quick riding! This event will be "created" for the neighborhood by Creative Spark and will include participation from a number of I'On organizations and businesses during the afternoon's adventures. The race will begin at Maybank Green at 2 p.m., and stops at nine other sites will follow to solve clues and complete tasks in order to finish the race. A party will follow on the Green at 5 p.m. Details and registration forms will be available soon on the Trust website (www.iontrust.org).

I'On Company Report
February 23, 2012

Hopetown Civic Lot PD Amendment
submittal.

We will be submitting the PD
Amendment in March.

Other clean up PD attachments will
include zoning a small parcel of land by
the club for resident parking.

Vince is working on a proposal for the
HOA for Phase 11 amendment.. We
may present this to the HOA Board this
month but I am not sure at this time.

SECURITY SERVICE PROVIDERS

Company and Contact	Signal 88 Security Frank Harris	Trident Security Harold Young	Securitas Security Svcs Adam Watson
Services	7 employees, provide patrol services (mounted); flexible scheduling. Personnel mainly retired cops; higher than industry avg salaries; rotated in and out. Franchise operator. Log-in to activity reports.	130 FT employees. Private mounted patrols. 8 hr shifts, some scheduling flexibility. Use an old-fashioned "beat cop" approach— get to know the neighborhood. In business 31 years.	Mounted patrols in leased Toyota Yarises. Security cameras in undisclosed spots recommended. Supervisory visits with on-site officers. Min 4-hr shifts. Extensive employee training. Detailed goal-oriented service plan. Dedicated cell phone on-site.
Rates	\$22.50/hr; reduce by \$1 - \$1.50/hr. for our golf cart	\$12-13 an hour; \$17 if they use their leased vehicle	Based on avg 24 hrs/week (6 hrs/4 days): \$31.65/hr.= \$40K/yr. Suggested adding merchants and the Creek Club to help cover expenses
Other clients	Beresford House, Cane Bay, Del Webb; also apt complexes and churches	Brickyard, Charleston National, Park West	Hilton Head— Sun City, Moss Creek (gated communities)
Comments/Observations	Owner is active-duty Dorchester City officer; very law-and-order, proactive.	More of an "observe and report" approach— see what's going on and call the police as required.	International co (Sweden); 450 branches in US; acquired Pinkerton & Burns. 33 page proposal.

All patrols will be unarmed.

Baseline comparison: Tidewater: \$35/hr, 15 days/month, app. \$25K/yr.

ATHLETIC FIELD USAGE

The Suarez Soccer School for the last few years has had an agreement with the I'On Club to offer soccer lessons, camps and games on our athletic field. However, this year we have not yet received the required insurance certificates from them. In addition, we have had a persistent issue, despite repeated requests for improvement, with traffic congestion and illegal parking by those attending the soccer programs. Furthermore, the Soccer School has not made any reservations for field use on our calendar.

The Club has a recreational easement allowing it to permit use of the athletic fields, subject to reasonable conditions determined by the Assembly. We continue to hear neighbors complain about the traffic and parking issue. Calendaring and insurance are also significant issues.

Proposed actions:

- Talk to Judy Comen at the I'On Club to find out why we haven't received the insurance and reservations
- If necessary, ask Tom Graham for his assistance in persuading the Soccer School to comply
- Checking whether the Mt Pleasant PD will enforce parking restrictions by ticketing illegal parkers
- Communicate directly with the Suarez Soccer School that continued failure to comply will result in termination of the privilege of using our field— and then enforcing that termination.

It also appears that a large organized group of teens, possibly the Wando High School Rugby team, is using the field three evenings a week, three hours at a time, through a reservation made by an I'On resident. Again, there are concerns about parking and traffic congestion. In addition, rugby is apparently significantly more damaging to the field than other uses, even soccer. Lawn-O-Green has estimated \$4700 to restore the torn-up grass areas, but the field would have to be closed to all users for some time.

Proposed actions:

- Try to determine the exact identity of the group
- If it is the Wando High team, require insurance if they wish to continue to use the field, and require traffic and parking management (after finding out why they're using our field instead of theirs)
- Determine whether use for rugby or similar landscape-destructive activities is compatible with other uses.

We may also have other organized groups using the fields, without reservations, including someone who seems to be running a workout program (that, among other things, involves dragging truck tires across the field) and possibly a soccer clinic. We don't yet know who these people are, whether they are IO residents, and whether they are charging for the activities they are conducting. Any information about some of these other users that residents can provide would be very helpful.

Possible action:

Consider posting a "Private Property— For Use by Reservation Only" sign

February 2012 Landscape Committee Report

I'On Square Enhancement Project:

Landscape Committee (LC) and Infrastructure Committee (IC) are working with the Square Association to develop options to enhance the Square.

Current thinking...

- o Square Association to purchase new tables, chairs and umbrellas
- o I'On Assembly to install hardscape area for tables and chairs
- o Square merchants (specifically Square OnI'On) to manage tables, chairs and umbrellas

Next steps...

- o LC/IC to work with Square Association to align on specific design
- o Obtain bids for hardscape installation
- o Review overall plan with Assembly Board in March for approval

East Lake Bank Sod Replacement Project:

A \$5,700 project was included in the 2012 LC budget to replace the sod in an eroded section of the bank along East Lake. The project includes replacement of 5000 square feet of sod, topsoil, drainage and reworking of the existing irrigation.

Request... the Landscape Committee requests Board approval to proceed with this project in March 2012.

February 2012 Infrastructure Update

- a. Walkthrough Meeting Conducted for Hand-Over of Sections of Phases 7, 9, & 10 with Chad Bessenfelder of the I On Company. In attendance were Deborah Bedell, Dave Rosengren, Jane Gotshalk, John Powers, Chad Bessenfelder, Steve Walker, and Amy Sage. Chad will review requests for repairs and improvements, respond back to the Assembly, and then schedule the Hand-Over Final Meeting for sign off.
- b. John Powers to present at next Assembly Meeting the Thomas and Hutton Engineering Proposal with fees proposed for crosswalk project. Proposal includes survey, time, design and permitting process (see attached proposal in email).
- c. John Powers to present information on the proposal from Pinnacle for the boring at Mobile to accommodate a new streetlight for safety purposes (see attached proposal in email).
- d. Square Project Proposal being handled by Landscaping Committee
- e. Water leak scheduled for repair in Friendship Garden

Ongoing Projects on Calendar/To Do List

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