

AGENDA
I'ON ASSEMBLY BOARD OF TRUSTEES MEETING
March 22, 2012 6:00 PM
Executive Session for Board of Trustees starts at 5:30 PM

- I) Call to Order**
- II) Homeowner Forum**
- III) Reading and Vote to Approve Previous Meeting Minutes**
 - a) February 23, 2012 Minutes
- IV) I'On Trust Report**
 - a) I'On Trust Update
 - b) Financial Report
- V) Landscape/ Infrastructure; Vice President's Report**
 - a) Turnover Review
 - b) Thomas and Hutton Crosswalk Proposal
- VI) I'On Company Discussion**
[To be provided by IOC]
- VII) Treasurer and AMCS Report**

Activity Summary as of **2/29/12**

Operating Accounts

1) Fidelity Operating Excess	<u>\$ 39,926.68</u>	Money Market
2) RBC Centura Bank – Operating	<u>\$ 355,205.30</u>	NO CD
3) Capital Bank	<u>\$ 150,934.02</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 # 2000759	<u>\$ 66,428.35</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) Capital CD#6027917	<u>\$ 61,485.86</u>	<u>6/04/12</u>	1.90%
17) Capital CD#6027918	<u>\$ 37,881.18</u>	<u>6/04/13</u>	2.10%
18) RBC Money Market	<u>\$ 251,608.42</u>		
19) Harbor National Reserves	<u>\$ 203,781.65</u>		

- a) Aged Owner Balances

- b) Work Orders
- c) Violations/Compliance

VIII) IDC Committee Comments

IX) Amenities and Trust Liaison Report

X) External Relations Comments

XI) President's Report

- a) Mid Year Meeting Date
- b) Security Providers
- c) Communications –Directory Update
- d) ECMS Contract
- e) Creek Club Issues

XII) Adjournment

NEXT MEETING:
April 26, 2012 at 6PM
Real Estate Office Upstairs Conference Room

Landscape Committee Report – March 2012

I'On Square Enhancement Project:

Background: A collaborative effort has developed between the I'On Assembly and the I'On Square Association to enhance the Square. Specifically...

- The Square Association has committed to purchase new metal tables, chairs and umbrellas, similar to those along Carter's Kitchen. Square merchants (specifically Square OnI'On) have agreed to manage the tables, chairs and umbrellas.
- The I'On Assembly is requested to...
 - Install a hardscape area for the tables and chairs as per the attached diagram
 - Re-sod the remaining grass areas
 - Re-configure irrigation as needed

Status: Bids have been obtained from three contractors.

Stonemeister	Stone Setters of Charleston	Lawn-o-Green
Hardscape: \$7,900 Sod/Irrigation: \$1,400	Hardscape: \$13,500 Sod/Irrigation: \$1,400	Hardscape: \$7,500 Sod/Irrigation: \$1,400
Total: \$9,300	Total: \$13,900	Total: \$8,900

Landscape Enhancement Budget: Five projects were included in the 2012 budget...

Project	Money Included in 2012 Budget	Funds Already Committed
I'On Square enhancement project	\$3,500	
Re-sod of East Lake bank	\$5,700	\$5,700
Rialto parking area tree project	\$5,000	
Vine mitigation project	\$3,000	
Eastlake Road/Cistern Alley project	\$5,000	
Total	\$22,200	\$5,700

Request: The Landscape Committee requests approval to spend up to \$9,300 on a project to install a hardscape area on the Square to provide a surface for new tables and chairs to be provided by the Square Association. The funds will come from:

- the \$3,500 already budgeted for this purpose
- the remainder (\$5,800) to come from...
 - Eastlake Road/Cistern Alley project - \$5,000
 - Rialto parking area tree project - \$5,000

**I'On Trust Report for the I'On Assembly HOA Board Meeting
March 22, 2012**

I'On Trust Financial Report

Attached to this report is a review of the Trust's financials for the first two months of 2012. Our fiscal year is the same as the calendar year. The format of the report is the same as what is prepared for our board. Notes are added to give explanation to some items. The balance sheet for 2/29/12 is attached as well.

Coming Events

- **Bridge Run Concert, March 31, 3:30 – 6:30 p.m., Westlake Amphitheater**
Sponsorship is provided by Lucey Mortgage Company and Places Real Estate.
- **Amazing Race, April 15, 2 - 5 p.m., beginning at Maybank Green**
The Trust is delighted that a number of I'On businesses and organizations are helping with this bicycle scavenger hunt. These include Sweet Olive, Studio One Fitness, William Means Real Estate, the Community Gardeners, the Community of I'On Artists, the Conservation Corps of I'On, East Cooper Montessori Charter School, the I'On Group/Vince Graham, and SunTrust Bank. William Means and SunTrust are sponsoring the Race as well.

Note: additional information on these events is available through the community newsletter and on the I'On Trust web site, www.iontrust.org.

I'On Assembly Support

The Trust has received the first quarter's payment of \$5,000 from the I'On Assembly. We appreciate this financial commitment that allows us to present quality programming and activities for I'On.

The I'On Trust
Balance Sheet
As of February 29, 2012

	<u>Feb 29, 12</u>
ASSETS	
Current Assets	
Checking/Savings	
1050 · SunTrust Money Market	32,458.62
1051 · SunTrust Checking	6,109.06
1052 · CD at SunTrust	<u>50,000.00</u>
Total Checking/Savings	<u>88,567.68</u>
Total Current Assets	<u>88,567.68</u>
TOTAL ASSETS	<u><u>88,567.68</u></u>
LIABILITIES & EQUITY	
Equity	
3900 · Retained Earnings	<u>88,567.68</u>
Total Equity	<u>88,567.68</u>
TOTAL LIABILITIES & EQUITY	<u><u>88,567.68</u></u>

The I'On Trust
February P and L 2012

INCOME	Total Budget	Feb Budget	Feb Actuals	YTD Budget	YTD Actuals	Variance YTD	Notes on February
Development/Marketing Income							
Contributions							
I'On Assembly Support	\$20,000	\$0	\$0	\$0	\$0	\$0	1st quarter's payment of \$5,000 received in March
Other	\$0	\$0	\$0	\$0	\$0	\$0	
Fundraising Events							
Luminaries	\$7,000	\$0	\$0	\$0	\$0	\$0	
Other	\$0	\$0	\$3,680	\$0	\$3,680	\$3,680	Carter's Kitchen receptions on 2/18
Subtotal	\$27,000	\$0	\$3,680	\$0	\$3,680	\$3,680	
Programming Income							
Oyster Roast	\$4,000	\$3,500	\$2,833	\$4,000	\$2,973	(\$1,027)	\$2,473 - ticket sales; \$500 sponsorship - Lucey
Bridge Run Concert	\$1,000	\$0	\$0	\$0	\$0	\$0	Mortgage; attendance lower than in 2010
4th of July	\$500	\$0	\$0	\$0	\$0	\$0	
Halloween in the Hood	\$1,000	\$0	\$0	\$0	\$0	\$0	
Lectures	\$500	\$0	\$0	\$0	\$500	\$500	2011 payment from SunTrust received in early Jan
Classical Music Concerts	\$4,500	\$0	\$0	\$1,125	\$1,050	(\$75)	
Other	\$500	\$0	\$0	\$0	\$16	\$16	money found at an event - turned in to Trust
Subtotal	\$12,000	\$3,500	\$2,833	\$5,125	\$4,539	(\$586)	
Other Income							
Interest	\$150	\$13	\$6	\$25	\$13	(\$12)	partial reserve funds now placed in a CD to improve
Transfer Fees	\$40,000	\$3,333	\$4,441	\$6,666	\$5,485	(\$1,181)	
Subtotal	\$40,150	\$3,346	\$4,447	\$6,691	\$5,498	(\$1,193)	
TOTAL INCOME	\$79,150	\$6,846	\$10,960	\$11,816	\$13,717	\$1,901	

The i'On Trust

February P and L 2012

							Notes on February
EXPENSES		Total Budget	Feb Budget	Feb Actuals	YTD Budget	YTD Actuals	Variance YTD
Administration							
	Executive Director	\$24,576	\$2,048	\$2,048	\$4,096	\$4,096	\$0
	Events Manager	\$10,560	\$880	\$792	\$1,760	\$1,799	\$39
	Insurance	\$4,735	\$0	\$0	\$0	\$0	\$0
	Telephone	\$1,350	\$113	\$93	\$225	\$204	(\$21)
	Office Supplies	\$400	\$33	\$14	\$66	\$210	\$144
	Professional Fees/Accounting	\$800	\$0	\$0	\$0	\$0	\$0
	Professional Fees/Other	\$100	\$0	\$0	\$0	\$0	\$0
	Bank/Credit Card Service Charges	\$100	\$8	\$0	\$16	\$0	(\$16)
	Licenses/Permits	\$50	\$0	\$0	\$0	\$0	\$0
	Meals/Meetings	\$150	\$13	\$0	\$25	\$4	(\$21)
	Printing/Reproduction	\$200	\$16	\$0	\$32	\$0	(\$32)
	Postage/Delivery	\$200	\$16	\$0	\$32	\$40	\$8
	Website	\$1,500	\$125	\$0	\$250	\$0	(\$250)
	Miscellaneous	\$200	\$16	\$0	\$32	\$0	(\$32)
	Subtotal	\$44,921	\$3,268	\$2,947	\$6,534	\$6,353	(\$181)
Fundraising Events/Activities							
	Luminaries	\$7,000	\$0	\$0	\$0	\$0	\$0
	Other	\$0	\$0	\$134	\$0	\$134	\$134
	Subtotal	\$7,000	\$0	\$134	\$0	\$134	\$134
Programming							
	Oyster Roast	\$4,500	\$4,400	\$3,995	\$4,400	\$3,995	(\$405)
	Bridge Run Concert	\$3,500	\$950	\$950	\$950	\$950	\$0
	Memorial Day Concert	\$2,500	\$1,200	\$1,200	\$1,200	\$1,200	\$0
	July 4th Celebration	\$5,500	\$0	\$0	\$1,500	\$1,500	\$0
	Halloween in the Hood	\$2,500	\$0	\$0	\$0	\$0	\$0
	Screen on the Green	\$800	\$0	\$0	\$0	\$0	\$0
	Classical Music Concerts	\$5,000	\$0	\$0	\$1,250	\$1,439	\$189
	Holiday Festival of Giving	\$2,500	\$0	\$0	\$0	\$420	\$420
	Lecture Series	\$800	\$200	\$0	\$200	\$0	(\$200)
	Women's Coffees	\$200	\$50	\$60	\$50	\$60	\$10
	Temporary Help	\$300	\$75	\$0	\$75	\$0	(\$75)
	Other	\$0	\$0	\$6	\$0	\$506	\$506
	Subtotal	\$28,100	\$6,875	\$6,211	\$9,625	\$10,070	\$445
2							
deposit for Amazing Race in Jan; zip-ties for events; expenses will be offset by Carter's Kitchen donations							3/16/2012

The I'On Trust
February P and L 2012

EXPENSES	Total Budget	Feb Budget	Feb Actuals	YTD Budget	YTD Actuals	Variance YTD	Notes on February
I'On Trust Grant Fund	\$1,000	\$0	\$0	\$0	\$0	\$0	
Volunteerism	\$500	\$0	\$0	\$0	\$23	\$23	materials for board notebooks for orientation
TOTAL EXPENSES	\$81,521	\$10,143	\$9,292	\$16,159	\$16,580	\$421	
NET	(\$2,371)	(\$3,297)	\$1,668	(\$4,343)	(\$2,863)	\$1,480	
Transfer from Reserves	\$2,371						to be done if needed

March 2012 Infrastructure Update

- a. Follow-Up needed for discussion on Thomas and Hutton Engineering Proposal with fees proposed for crosswalk project. Proposal includes survey, time, design and permitting process (proposal in February minutes).
- b. Paperwork on the Storm Drains with all the documentation (plats, deeds, all relevant versions of the ordinances, and developer-signed maintenance agreements with the State) including a poster-board that shows where the weirs are in the neighborhood has been transferred to the AMCS office for safe keeping.
- c. Boathouse repairs to slats completed.
- d. Leak repaired in Friendship Garden
- e. Ionsborough one way sign request resolved.
- f. Upgrades completed at Hopetown playground. Added pine straw, replaced some missing slats in the fence, and replaced the bollards that have been knocked down.
- g. Pavement/ground area washed away at the turn in the alley behind McDaniel Lane has been repaired
- h. Latitude Lane Alley Handover Proposal will be submitted for Agenda and Discussion at next Assembly Meeting.

Ongoing Projects on Calendar/To Do List

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

Latitude Lane Alley Handover

Background: The I'On Company has requested handover take place of a paved homeowner alley/common area recently constructed between Latitude Lane and Jefferson Canal. As constructed...

The width of the common area is 20 feet

The width of the paved alley is 10 feet, and the paved alley appears to be centered within the 20 foot common area

As a result there appears to be a 5 foot unimproved section on each side of the paved alley

History: Prior HOA alleys in I'On have been constructed in a similar fashion, which have resulted in rutted corners from homeowner inability to navigate the hard right angle turn while keeping all 4 wheels on the pavement. The alley between Ionsborough Street and the Braemore development provides a representative example. As a result of the narrow lane and the hard right turns, deep ruts were created by homeowner traffic. The I'On Company installed corner pavers at one of the lane entrances to help mitigate the situation, and post handover the Assembly spent another \$5,000 to add to the initial corner pavers and also add corner pavers to the other entrances to the alley.

Assessment: Given the narrow (10 foot) width of the alley off Latitude and the resultant hard, right angle turn required, concerns exist regarding the ability for Lots 127 and 128 to effectively utilize any driveway/garage structures that might be constructed. Potential solutions could include...

Increasing the width of the homeowner alley paving toward Lot 126 (lotline) to allow a wider turning radius for accessing Lots 127/128. This would result in a 15' paved area and also would line up with the walk way to the canal.

Placing IDC building design constraints on Lots 127 and 128 to ensure adequate turning room exists for homeowners to access garages/parking pads

MARCH 2012 AMENITIES REPORT

Athletic Field (Soccer Field):

Several vehicles continue to park in unmarked spaces during the Saturday morning Suarez Soccer School practice despite being notified to park only in marked spaces. MPPD was called and are aware of the situation and are working on a solution to resolve the congestion. The new entrance to the I'On Club parking lot appears to be nearly completed, which should take some of the pressure off parking on the streets and alleviating the Saturday morning congestion. The Wando Rugby Club, who practice on Tuesday and Thursday evenings, will also be directed to park at the I'On Club upon completion of the parking lot entrance.

Creek Club Docks/Boat Ramp:

An information-gathering meeting was held with Mike Russo and Peggy Thomas concerning their new *Rules for Operating and Maintaining the Creek Club at I'On Boat Ramp and Docks* and the Fee increase from the previous \$25.00 fee to the new \$100.00 fee in order to obtain a key for the new lock on the boat ramp.

Mr. Russo stated that managing the docks/ramp continues to be problematic as the community has grown. The major reason for the fee increase is that boat facility costs are increasing from a management standpoint because the cost of obtaining and issuing stickers and numbered keys which cannot be duplicated is increasing, and the cost of security fees is rising. In order to manage the area during busy weekends, it really is necessary to hire a dockmaster for ten hours per day to manage the boat ramp/docks. He also hopes to save enough money to purchase security cameras for the docks/ramp. He stated that since the HOA didn't feel that the entire neighborhood should pay when only a few residents actually use the docks/ramp, this was a way of assessing only those who use the facility for the management costs. So far only about five or six new keys have been issued.

He provided examples of some of the problems that have constantly arisen such as nonresident boaters attempting to use the boat ramp who claim to be a friend or relative of an I'On resident (the docks/ramp are for the use of I'On residents only); teenagers congregating on the docks and partying/drinking to the point where residents with young children attempting to use the docks didn't feel comfortable; teenagers congregating and partying in the parking lot; vandalism of boats; boaters leaving their trash everywhere, including the parking lot, rather than taking their trash with them; teenagers or others turning "wheelies" with trucks having large tires in the parking lot and tearing up the parking lot; when the docks are full, boats often tie up side-by-side without using fenders between them and damage the adjacent boat causing complaints from the damaged boat owner; complaints from nearby residents of boat trailers parked on the street, etc. About 5% of those who use the docks/ramp are the troublemakers.

One idea that was discussed to help manage the problems at the docks/ramp would be to notify the entire community that a meeting will be held regarding the rules and regulations for using the docks/ramp, and all those who plan to obtain a key to use the docks/ramp should attend this meeting. Other ideas are welcome.

Submitted by LaVon McNaughton.

PRESIDENT'S REPORT

Mid-Year Meeting Date

We have reserved the Creek Club for the mid-year Assembly Meeting for Tuesday, 12 June, at 6:30 pm. Notices will be mailed to all homeowners on the same timetable as for annual meetings.

Security Providers

At the moment, I am still waiting for RFP responses from Signal 88 and Trident Security Services. If I receive them before the Board meeting, I will provide them to Board members right away.

Communications and Directory Update

The newsletter has added Lori DiFilippo as Features Editor. She will be highlighting historical information about IO, profiling community members and businesses, and writing other feature articles on general community interest. Anyone with suggestions for articles should contact Barb Fry or Lori.

The Directory is on track for early April delivery, under the direction of Doreen Ronchi. The delivery team will deliver the directories in "green" reusable shopping bags donated by Publix (in addition to a \$5-off coupon) by hanging them on non-street-facing doors (where possible). Unclaimed directories will be retrieved three days later, and those who want an alternative delivery method are invited to contact Doreen.

ECMS Agreement

The current agreement with the ECMS terminates in April, 2013. It renews automatically unless sooner terminated by the Board or the School. The School is supposed to be making annual payments of \$5300 (increasing by 4% annually) for landscape maintenance, and also to be providing evidence of insurance. We are checking on both these issues.

Creek Club Issues

Community residents are concerned about sharply increased key fees and attempts to impose parking fines, among other newly-announced policies, at the Creek Club. We are awaiting an opinion from our attorney as to the validity of these changes. If I receive an opinion before the Board meeting, I will share it with Board members right away.