

AGENDA
I'ON ASSEMBLY BOARD OF TRUSTEES MEETING
May 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) April 26, 2012 Minutes
- IV) I'On Trust Report**
 - a) I'On Trust Update
- V) Communications Report**
 - a). Directories
 - b). Signage Update
- VI) Landscape/ Infrastructure; Vice President's Report**
 - a) Report from Landscape Committee
 - b) Report from Infrastructure Committee
 - 1. Crosswalk Proposal Update
 - 2. Eastlake Path Refurbishment
 - 3. Lafayette Canal Area Refurbishment
 - 4. Streetlight on Mobile
- VII) Treasurer and AMCS Report**

Activity Summary as of **4/30/12**

Operating Accounts

1) Fidelity Operating Excess	<u>\$ 39,928.99</u>	Money Market
2) RBC Centura Bank – Operating	<u>\$ 58,938.55</u>	NO CD
3) Capital Bank	<u>\$ 151,062.82</u>	Money Market
4) PNC Operating Excess	<u>\$ 300,055.32</u>	

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 # 2000759	<u>\$ 66,428.35</u>	<u>5/18/12</u>	1.44%
10) Crescom CD# 0700	<u>\$ 150,000.00</u>	<u>10/15/12</u>	.70%
11) East West Bank CD	<u>\$ 11,500.00</u>	<u>4/10/14</u>	
12) Fieldpoint Private Bank	<u>\$ 228,500.00</u>	<u>4/10/14</u>	
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>\$ 92,482.93</u>	<u>5/18/12</u>	2.23%
16) Capital CD#6027918	<u>\$ 61,485.86</u>	<u>6/04/13</u>	1.90%
17) Capital CD#6027918	<u>\$ 37,881.18</u>	<u>6/04/13</u>	2.10%
18) RBC Money Market	<u>\$ 109,381.33</u>		

19) Harbor National Reserves \$ 88,087.37

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

VIII) IDC Committee Comments

IX) Amenities and Trust Liaison Report

- a) Amenity Field Discussion
 - 1. Usage and Maintenance Policies
 - 2. Possible Addition of Basketball Court

X) External Relations Comments

XI) Parliamentarian and Governance Report

XII) President's Report

- a) Boathouse Issues
- b) Leukemia Walk-A-Thon Tri-Athlon Team
- c) Formal Ratification Vote for Paddleboarding
- d) Lawsuit Update
- e) Creek Club Update
- f) Phase 11 Update
- g) Security Providers
- h) Engagement of Board Consultant
- i) Preparation for the Mid-Year Assembly Meeting

XII) Adjournment

NEXT MEETING:

Mid Year Meeting

June 12, 2012

Creek Club

6pm – Potluck Supper, 7pm - Meeting

NEXT BOARD MEETING

Thursday, June 28, 2012

Board Room

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

Memorial Day Weekend Activities

Screen on the Green on Friday, May 25th

The Trust will present "Captain America" at the Amphitheater. The movie will begin at dusk and hot popcorn will be provided. This event is free and open to I'On residents, I'On Club members and guests.

Concert and Picnic in the Park on Sunday, May 27th

The **River City Dixieland Jazz Band** will join us again this year in the Amphitheater for foot-tapping music from 5 until 7 p.m. Games and face-painting for the younger set and fun for all will be featured as we observe this patriotic holiday. Mr. Koolie will be on hand with ice cream treats. The Trust will provide fried chicken, lemonade and paper goods for the picnic. Neighbors are encouraged to bring a covered dish to share. It is free and open to neighbors and guests. **Lucey Mortgage Corporation** is our sponsor for this occasion.

Publix is a Good Friend!

All I'On residents are grateful for the great resource we have in our neighborhood directory. In order to make delivery of the new edition easier this year, Mike Kimbrell, Publix Manager at the Queensgate store, arranged for a donation of 700 reusable grocery bags. The bags with a directory inside will be left at each I'On residence this month. We are grateful to Mike for being such a good neighbor. Very special thanks go to Doreen Ronchi for overseeing the editing of the new directory.

July 4th Celebrate I'On

Plans are well underway for the day-long celebrations in I'On on Independence Day. The morning parade and Salute on the Square and the late afternoon concert, featuring "Heart and Soul" are all being planned. This is one of the most anticipated days in the neighborhood, and the Trust looks forward to presenting all of the fun for July 4, 2012.

COMMUNICATIONS REPORT MAY 2012

The Neighborhood Directories are scheduled for delivery on the weekend of May 19th. They will be delivered in reusable shopping bags donated by Publix. Any directories not retrieved by residents will be re-collected by volunteers by the 23rd and arrangements made for redelivery.

After the Directory delivery, there will be a meeting to review issues arising with this year's Directory production and to begin planning for next year's version.

We are expecting some update on proposed signage to benefit the I'On Square Merchants at the entrance to I'On.

Landscape Committee Report – May 2012

Spring Color: Planting started: Monday May 30. Completed: Friday, May 4th.

I'On Square Hardscape/Sod Project: Lawn-O-Green started: Monday, May 14th. Expected completion date: Friday, May 18th.

Eastlake Road/Cistern Alley Right-of-way Project: Expected start date: first business day following completion of Square project.

Irrigation: Summer irrigation schedule underway as of the week of April 30th.

May 2012 Infrastructure Update

- a. Recommending to the Assembly to begin some of the sections of the East Lake Path to be Refurbished with plantation mix
- b. Recommending to the Assembly to begin Refurbishment of Canal Path in the Lafayette Canal Area
- c. Recommending to the Assembly to begin boring process for a Street Light at the McDaniel Lane and Mobile Street Corner
- d. Reviewing 3 Civil Engineering Companies proposals to do the permitting process, survey, and design work for crosswalks at 1) N. Shelmore Blvd. Entrance, 2) N. Shelmore Blvd. and Sowell St. 3) Sowell St. and Ponsbury Rd. 4) Sowell St. and East Lake Rd.

Ongoing Projects on Calendar/To Do List

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

PRESIDENT'S REPORT
22 MAY 2012

*Starred items indicate Board action required.

*BOATHOUSE ISSUES

It has been suggested that the Boathouse is a source of ongoing problems involving prohibited diving, repeated vandalism, and excessive noise. As a result, the Board may want to consider demolition of the Boathouse. It should be noted that the IOOn Club has rights to use the Boathouse through a Recreational Easement, which may impair the Assembly's right or ability to demolish it.

*LEUKEMIA WALK-A-THON TRIATHLON TEAM

This Triathlon Team (all adult swimmers) has previously received permission from a prior Board officer to conduct its open water swim practice in Eastlake. One member of the team is an IOOn resident. At this point, the Team has agreed not to hold any practices in Eastlake without explicit Board permission. The Team has provided satisfactory insurance coverage, and has been informed that members may park only in designated spots and must be courteous and respectful of residents (e.g., no disrobing in the street). I would additionally recommend that the Team members execute liability waivers, which I have requested from our attorneys. The Team will only have about three more open swim practices before its competition. I recommend that the Board permit the Team to use Eastlake subject to these conditions.

*RATIFICATION OF EASTLAKE USE FOR PADDLEBOARDING CLASSES

The IOOn Club is running Paddleboarding classes for children and adults in Eastlake. We have informed the Club that students must all park at the Club, not in our streets, and that they must execute liability waivers in favor of the Assembly. Classes were scheduled to begin on 11 May. The instructor has four professional certifications; student-teacher ratios are 4:1; and acceptable certificates of insurance have been provided. The Board has informally agreed to permit the classes to go forward. Formal approval is needed at the Board meeting.

LAWSUIT UPDATE

Brad Walbeck and Lea Ann Adkins have sued the I'On Company, the I'On Club, the Creek Club, and the individuals behind all the corporate entities, alleging a breach of prior commitments to turn the Creek Club and associated structures over to the Assembly as a community amenity. The Assembly was recently added as a defendant, and we have been served with a request for production of certain records relating to this matter. However, no allegations have been made against the Assembly and no relief has been demanded. Our attorney has filed a motion to dismiss, but we will handle the document production and will attend depositions of other defendants while the motion is pending.

CREEK CLUB UPDATE

The committee consisting of Ed Clem, Matt Walsh, Craig Wrenn and LaVon McNaughton, has met with Creek Club representatives to review issues relating to key charges, boat trailer parking and financial cost-sharing records. In addition, Aryn Linenger is assisting with a review of the Creek Club insurance coverage. Discussions are ongoing, but are proceeding in a cordial manner. No resolution has yet been reached.

PHASE 11 UPDATE

We have two committees, the Phase 11 Design Committee (led by Bob Fry), and the Phase 11 Finance Committee (led by Ted Webb), ready to work with the I'On Company about planning for Phase 11. Both committees have been briefed on past discussions. While conversations with the I'On Company were delayed by the travels of Bob and Barb Fry, both members of the Design Committee, they are currently awaiting possible meeting dates from Vince Graham.

*SECURITY PROVIDERS

After review of the proposed security patrolling plan and terms and conditions, including pricing, I recommend that the Board approve the engagement of Signal 88 Security, to commence, by Memorial Day Weekend. The plan involves an enhanced level of security presence during summer vacation, scaling back during the school year. It will be easy to augment patrols during school holidays. There is no long term commitment to the continued use of Signal 88. We are also in discussions with Braemor about sharing security patrols and expenses; we may explore offering security services to the Creek Club and to I'On Square Merchants, on some to-be-discussed cost-sharing basis.

ENGAGEMENT OF BOARD CONSULTANT

Based on the vote at the last Board meeting, and following reference checking, as well as a final review of the engagement proposal, we will be proceeding with the retaining of Joan Ustin to do a self-assessment survey and present recommendations to the Board.

PREPARATION FOR THE MID-YEAR ASSEMBLY MEETING

Sally, LaVon and I have met to plan logistics arrangements for the upcoming Mid-Year Meeting. We will need volunteers for set-up, and we're looking at borrowing a sound system from the Trust to try to compensate for the bad acoustics of the Creek Club. We will also be implementing the measures recommended by Sally Raver after last year's Annual Meeting.

PROPOSED ATHLETIC FIELD & EASTLAKE POLICY - 5.22.2012

This Policy will apply to recurring outside users of the Athletic Field (Soccer Field) and Eastlake who reserve these amenities through an I'On resident AND recurring outside users who reserve through the I'On Club. It will take effect upon passage by the I'On Assembly Board of Trustees.

The objective of this Policy is to apply uniform standards to all groups of users of these I'On amenities to protect the interests of the Assembly and to minimize the burden on the neighborhood.

1. No single group may monopolize these amenities for extended periods of time.
2. Non-resident group members may not remain at the site after the class/practice session/game is terminated.
3. All group users must be respectful of the privacy of neighbors. Changing of clothes should be done in locker rooms or other private facilities. Groups must monitor parking, as provided below, and manage traffic flow to avoid impeding streets or blocking I'On residents.
4. The Assembly reserves the right to refuse or terminate a reservation for any group failing to comply with these policies; or which proposes a use resulting in excessive wear and tear on the facilities; or which involves the use of motorized vehicles or watercraft. Nonpayment of fees or fines shall result in immediate revocation of use privileges and reservations.
5. Groups including 50% or fewer I'On residents shall be subject to these rules. A team/group roster, including address and phone numbers, is required for groups in this category and shall be filed with AMCS (Jane Gottshalk jgottshalk@amcs-inc.com).
6. All recurring users must contribute a maintenance reimbursement for the field/lake maintenance payable to the I'On Assembly (AMCS) in an amount to be determined by the Assembly Board of Trustees that reflects the nature and intensity of the usage.
7. All I'On Club users must park in the I'On Club parking lot and not on I'On streets. All I'On Club recurring users must pay for an I'On security contractor to monitor parking and traffic control upon request of the I'On Assembly.
 - a. 1st Violation - Warning Letter.
 - b. 2nd Violation - Fine of \$150.00.
 - c. 3rd Violation - Loss of group's privileges to use the field/lake.
8. Recurring users reserving through an I'On resident must park only in designated parking spaces along the street. These users must pay for an I'On security contractor to monitor parking and traffic control upon request of the I'On Assembly.
 - a. 1st Violation - Warning Letter.
 - b. 2nd Violation - Fine of \$150.00.
 - c. 3rd Violation - Loss of group's privileges to use the field/lake.
9. Cancellation of practice/classes, other than weather related: I'On users or I'On Club must notify AMCS (Jane Gottshalk: 843-303-3586 or jgottshalk@amcs-inc.com), so facilities can be scheduled for another purpose.
10. Before any reservation can be confirmed, all athletic clubs/groups/leagues must provide a complete schedule of all games and practices to be played at the Athletic Field or for

- classes and practices scheduled for Eastlake, AND proof of comprehensive general liability insurance in an amount not less than one million dollars (\$1,000,000.00) to AMCS (Jane Gottshalk jgottshalk@amcs-inc.com). Additionally, the Insurance Certificate must name the I On Assembly as an additional insured and shall include participant liability coverage. Liability Waiver: Participants must sign a hold harmless liability waiver indemnifying the I On Assembly from any and all claims resulting from injuries, damages or losses sustained or associated with the use/program.
11. All activities must terminate by sunset.