

AGENDA
I'ON ASSEMBLY BOARD OF TRUSTEES MEETING
August 16, 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) July 26, 2012 Minutes

IV) Communications Report

V) Landscape/ Infrastructure; Vice President's Report

- a) Report from Landscape Committee
- b) Report from Infrastructure Committee
 - Power Installation in Alley Behind 104 Civitas.
 - Ionsborough Alley Speed Bumps.
 - Crosswalks
 - Parking Enforcement by Police Department-What to Expect Moving Forward.

VI) Treasurer and AMCS Report

Activity Summary as of 7/31/12

Operating Account	\$409,884.79
Reserve Account	<u>\$1,042,506.79</u>
Total	\$1,452,391.58

Regime Fee Income

Actual-July 2012	\$15,071.21
Actual Year-to-Date	\$628,066.78

Transfer Fee Income

Actual-July 2012	\$6,984.75
Actual Year-to-Date	\$42,354.59

Total Budget Year-to-Date \$38,870.00 (Under Budget)

Delinquent Money Collected \$29,311.00

Net of Uncollected Regime Fees \$42,145.00

- Aged Owner Balances
- Work Orders
- Violations/Compliance

VII) IDC Committee Comments

VIII) Amenities and Trust Liaison Report

IX) External Relations Comments

X) Parliamentarian and Governance Report

XI) President's Report

- a) Phase 11
- b) Creek Club
- c) Litigation
- d) Compliance
- e) Police Relations
- f) I'On Design Committee
- g) I'On Square Issues
- h) Leadership Development Committee
- i) Property Management Task Force

XII) Adjournment

NEXT BOARD MEETING
Thursday, September 27, 2012
Board Room

COMMUNICATIONS REPORT

The Communications Steering Committee met this month to examine the website for opportunities to simplify navigation and streamline the information available there. Barb Fry is trying out moving some of the non-I'On information (information about local government, things to do, restaurants and so forth) so it can easily be accessed from the private page by toggling over to the public page, thus avoiding duplication on both pages.

However, we may also consider broader options for a bigger rebuild of the website, which will be dependent on several other factors. So the committee has tentatively decided to postpone further significant changes to the website.

One change that has been made is to set up a series of email aliases so that community emails may come from an ioncommunity.com email address (rather than, for example condoassistant@amcs-inc.com). This will allow emails to be backed up by the email addresses of the individuals who are responsible for the particular area involved, and eliminate the need for community volunteers to maintain extra personal email addresses for community matters.

Barbara Fry has also expressed her plans to relinquish newsletter tasks by year-end, so we are now looking for a new newsletter editor(s). Barbara will be helping to transition the newsletter smoothly to new management. Anyone interested may contact Barbara for more information about the newsletter, or the Board President to express interest or suggest candidate.

August 2012 Landscape Committee (LC) Report

I'On Square Project: The orange fence has been removed from the Square turf areas as the sod appears to be well established. The LC is very satisfied with the overall outcome of this project and the effective collaboration with the Square Association.

Soccer Field Turf: As you will recall, in the Spring the soccer field was not much more than a hard, dirt field; in fact consideration was given to options to re-seed or re-sod the field. Heavy use, little rain and early season sun were impacting the ability of the Bermuda grass to flourish. However after a summer of reduced use, heavy recent rain and hot, sunny weather, the LC can report that the field is green and almost lush. Lawn-o-Green (LoG) has continued to suggest that with sun and rain Bermuda grass will grow about anywhere, and they continue to be right. The LC will work with LoG to assess the benefit of any potential future treatments for the soccer field.

East Lake Bank Turf: The LC can report that the project to re-sod a portion of the East Lake bank has been successful and the grass has nicely taken hold. If previous experience is correct, then we expect the St. Augustine grass to perform better than the Centipede grass which was replaced.

Fall Projects Under Consideration: The LC has approximately \$6,500 remaining from a Landscape Enhancement budget of \$22,200. There are several projects under consideration:

- Removing live oaks from the Rialto Road/Krier Lane parking areas
- Adding some type of flowering shrub to the Square raised beds in order to add color to the Square
- Planting shrubs or a tree(s) at the west side of the North Shelmore entrance in order to fill in a void in the under story

August 12 Infrastructure Update

- a. Recommendation at Assembly Meeting will be made to approve cost to install pavers in the I'Onsborough Area at 104 Civitas Street - per last months quotes.
- b. Update and Discussion planned for crosswalks project actions for 2012 and beyond.
- c. Update and Discussion planned for speed bumps and estimate of costs for replacement in alley between Shelmore and I'Onsborough Street.
- d. Update and Discussion planned for Parking Enforcement by Mt. Pleasant Police Department for clarification and expectations moving forward.
- e. Estimate requested from Lawn-O-Green for repair of lawn damage at 35 Krier Lane
- f. Contacted Estate Management to investigate why impellers/hydromixer units under walking bridges of West Lake Walking bridges are not working. Additionally, Estate Management will be looking at why diffuser/aerator units located in the Amphitheater tower and BoatHouse are non-operational at this time. Estate Management will also be exploring other options for aerating the lakes/canals, continued use of grass carps, and thoughts on the effectiveness of chemical treatments for algae and weed growth. Dave Rosengren was extremely helpful in coordinating discussions and identifying opportunities for improvement. AMCS to receive a written copy of all monthly treatments and visits by Estate Management August forward.

Ongoing Projects on Calendar/ To Do List

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

PRESIDENT'S REPORT

Phase 11: Discussions are continuing on the finance side with Chad and Vince.

Creek Club: We are working on verifying membership numbers at the I'On Club to properly calculate the share of operating expenses to be borne by the Assembly.

Litigation: Our attorney is pressing for a hearing on our outstanding motion to dismiss.

Compliance: Our attorney advises that the Assembly has the right to foreclose on properties for unpaid annual dues. We should be looking at candidates for such action if we are unsuccessful in collecting past due amounts.

Police Relations: I had a lengthy meeting with the Chief of Police, Harry Sewell, and the Chief of Operations, Major Carl Ritchie, to discuss police operations and relationships with I'On as a whole. It was a helpful and informative discussion, which should result in improved police response to neighborhood concerns as well as assistance with parking enforcement.

I learned that the police require state-approved No Parking signs for enforceable tickets, so we will be identifying spots in the neighborhood where illegal parking is particularly egregious and installing such signs. When they are in, we will notify the Department to assist with ticketing illegally parked vehicles.

*In addition, I'On's CC&Rs require parking of passenger vehicles only in marked spaces. With Board approval, I recommend that we authorize Signal 88 Security to ticket parked cars with warning tickets on a preliminary basis, maintaining a data base of repeat offenders, who will then be subject to fines imposed by the Assembly. Signal 88 has these capabilities and will do ticketing with our authorization. Ticketing can also be done for boats and trailers.

IDC: Len Hanson attended his first IDC meeting before his recent European vacation. We have had a series of complaints about the activities of Moss Construction, and Chad has called for a meeting of Moss and his subcontractors to take place when he (Chad) returns from vacation.

On Square Issues: We have had some complaints about both noise and illegal parking in the area behind O'Brien's. To address the illegal parking issue, we are reinstalling some bollards at the edge of the Assembly property to prevent parking on both Assembly property and private property. As for noise, the president of the Square Merchants Association has agreed to ask Lawn O Green to begin daily work not earlier than 8 am.