

I'On Assembly
Board of Trustees Meeting
Thursday, July 28, 2016
Executive Session 5:30 P.M.
Board Meeting 6:00 P.M.
Conference Room
159 Civitas Street, Second Floor
Mt. Pleasant, SC

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
 - May 26, 2016 Board Meeting Minutes
 - June 14, 2016 Board Special Meeting Minutes
- President's Report
 - Discussion on proposed Board Charter
- Infrastructure/Landscape Report
 - **VOTE** to confirm Change Order for \$4,207.83
 - **VOTE** to approve additional survey work for \$1,980.00 needed for Dock Expansion permitting to come from Capital Project Fund.
 - **VOTE** to approve sign service proposal for Dock Expansion with JGT Associates for a total of all phases of \$12,500.00 to come from Capital Projects Fund.
- Covenants Report
 - **VOTE** to approve recommended fine for Covenant violation
- Treasurer Report
- IDC Report
- I'On Trust –No Report
- Communications-No Report
- Amenities-No Report
- Board of Appeals-No Report
- Secretary Report-No Report
- Adjournment

I'On Assembly Board of Trustees Meeting

May 26, 2016

Members Present: Bruce Kinney, Tom O'Brien, David Thompson, Paul Gillis, Lori Feehan, Karen Dillard

Members Absent: Tony Woody, Chad Besenfelder

SCS: Mike Parades, Lesley Ramey

Guests: Anne Register 270 N. Shelmore Blvd., Amy Sage 63 Joggling St.

Homeowner Forum:

Anne Register, 270 N. Shelmore Blvd., attended the meeting as a representative of I'On At Home (IAH) in order to provide programming updates to the Board. An article regarding IAH's progress will be included in the June Newsletter. I'On At Home was officially incorporated in the state of South Carolina on May 4th. However, the IRS has not yet appointed IAH as a charitable organization. On May 25th, IAH adopted their Bylaws, Conflict of Interest Statement, and elected their first Board of Directors. The Board of Directors is composed of the Steering Committee members. The Board will have staggered terms with elections occurring at their annual meetings. The annual meeting will occur in December. Mandy Summerson, Executive Director of an Aging In Place program located in Chapel Hill, met with the Board of IAH to help provide guidance and best practices. IAH has also begun to collaborate with Lutheran Homes of South Carolina on healthcare services as well as administrative assistance. Lutheran Homes is very excited about this opportunity as it is a potential model that can be exported across South Carolina. IAH has also raised approximately \$10,000 from I'On neighbors. Lastly, IAH will have a fitness and nutrition event for seniors at the I'On Club on June 8th. Mimi Rose will be the instructor for this event.

Anne Register, 270 N. Shelmore Blvd., proposed the Board should form an ad hoc committee to look into a community space as it is desperately needed by

the community. Anne suggested an active I'On resident to look into the matter. Bruce Kinney stated the resident and any other interested parties should research and present their findings to the Board.

Amy Sage, 63 Jogging St., inquired about the status of the former East Cooper Montessori building, noting the for sale sign had been removed. Mike Parades had spoken with the owner, who informed him there was no contract.

Anne Register, 270 N. Shelmore Blvd., requested the Board work to restore the historical marker that was at the entrance of the neighborhood. Bruce Kinney asked Mike Parades to look into getting back the marker.

Call to Order: 6:14 pm by Bruce Kinney.

Approval of Minutes:

Motion to approve the April 28, 2016 I'On Assembly Meeting Minutes with modifications. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Bruce Kinney presented the proposed Board Charter. Lori Feehan suggested the first sentence read "Ultimately, the role of the Board of Trustees is to promote the concept of community and protect the neighborhood's property values." Lori stated this would better reflect the purpose of the Board. Karen Dillard agreed. Karen also asked for clarification on whether or not a Founder's Representative was mandated by the documents. Mike Parades responded the Founder has a right to appoint a Representative to the Board until the Founder's Rights expire in February 2018 or until all of the lots in I'On were sold which ever should come first.

Bruce Kinney asked the Board to record Bylaws and its amendments. Bruce informed the Board that it is not required to record the Bylaws. However, since adding several amendments, it would be best to do so.

Motion to record Bylaws and amendments. Motion seconded. All in favor. Motion passed unanimously.

Bruce Kinney reminded the Board of the need to support Board decisions, especially in light of the increase of IDC reviews and Covenants Enforcement. Bruce encouraged the Board to debate the issues but once the

Board votes, the Board stand by decisions after voting. The Board agreed to follow the debate, vote, support policy.

Paul Gillis raised the issue of the IDC and its reputation in the community. He advocated for a more consumer friendly IDC and suggested the operating policies be reviewed and revised in some areas. Tom O'Brien and Karen Dillard expressed agreement with this sentiment. David Thompson, who chairs the IDC, commended the efforts of the community members and architects who sit on the IDC to improve their relationship with homeowners. After further discussion, it was agreed to table any action pending development of specific recommendations to improve the Community's image of the IDC.

Communications Committee Report:

Karen Dillard informed the Board of the branded merchandise purchased by the Communications Committee. The items will be sold at the Mid-Year Meeting as well as in the management office. Karen Dillard asked for the Board's input as to pricing of wine glasses. The Board agreed the pricing was reasonable. Karen Dillard asked if the Board would be willing to purchase polos to wear to the Mid-Year Meeting. The Board agreed. Karen will put together polos and send the link for purchasing to Board Members. The Communications Committee is also putting together a quiz to win branded merchandise as part of the logo rollout. The Communications Committee requested approval for \$5105.91 from Capital Projects fund to purchase I'On branded signs at the front entry in I'On Square and Mathis Ferry-N Shelmore roundabout, business envelopes, business cards, 25 canvas flags and hanging devices to attach flags to lamp poles. Paul Gillis asked if SCE&G approval would be required to hang the flags on a light post. Mike Parades stated it was not needed. Lori Feehan raised concern about the security of the flags from thievery. Mike Parades assured the Board the flags would be as secure as possible. Bruce Kinney and Tom O'Brien stated they believe the flags would be a wonderful way to roll out the new logo.

Motion to spend \$5,101.91 from Capital Projects for I'On branded signs at the front entry and Mathis Ferry-N Shelmore roundabout, business envelopes,

business cards, 25 canvas flags and hanging devices to attach flags to lamp poles. Motion seconded. All in favor. Motion passed unanimously.

Karen Dillard also informed the Board the copyrighting process was continuing.

Landscape and Infrastructure Committee Report:

Mike Parades informed the Board that asphalt paving work would begin on June 14th. The Westlake path reconstruction would begin after the 4th of July. Mike Parades also presented the Board with two options for the replacement furniture in Sophie's Park: teak or composite furniture. The Board agreed the composite furniture would be a better investment. Mike Parades will move forward with purchasing the furniture for the park.

June Board Meeting:

Bruce Kinney asked the Board if there would be a need for a June Board Meeting considering the Midyear meeting on June 14th. There was some concern about potential fines to levy. Bruce Kinney stated a special meeting could be called if it was necessary. The Board agreed a meeting on the fourth Thursday in June was not necessary.

Covenants Committee:

Lori Feehan presented the Board with new wording for D-102 Pet Rule. The new wording would bring I'On Pet Rule into compliance with the Town of Mount Pleasant leash ordinance. Bruce Kinney stated he did not agree with the 8 ft in length clause. The Board agreed the length limitations should be removed. Paul Gillis asked if there was any language stating the leash must be in hand. Lori Feehan stated the Covenants Committee had thought to address that but felt it was implied. David Thompson inquired as to the enforcement mechanism. Lori Feehan informed the Board that once the rule is in place, Animal Control would be able to respond to any complaints about off leash pets. Bruce Kinney asked for clarification regarding the General Manager's role in enforcement. Lori Feehan stated residents would go directly to Animal Control. Tom O'Brien asked if Animal Control would patrol the neighborhood. Mike Parades stated he would contact Animal Control and request. Paul Gillis asked for clarification regarding the process of changing the rule and how homeowners can add input. Lori Feehan informed the Board they would send

out the notification of intent to change the rule to the community. After a sufficient comment period and homeowners forum, the Board would vote. Lori Feehan asked the Board when it would be best to send out the notice of intent to change. Mike Parades stated the notice should be sent out a month before the Board meeting where voting will occur. Lori Feehan asked the notice be sent out in July as there will not be a Board meeting in June. The Board would then vote on the rule change at the August Board Meeting. The Board agreed this would be the best timeline.

Motion to notify owners of intent to change Pet Rule D-102. Motion seconded. All in favor. Motion passed unanimously.

Lori Feehan provided an update to the Board about the maintenance program. Lori highlighted the steps taken including a certified letter for the second notice to ensure folks were getting the letter and had time to respond. Paul Gillis asked how the Committee was working with special needs and situations. Lori Feehan stated the Committee was working with homeowners. The issue the Committee faces is some residents appear to be ignoring the letters. Bruce Kinney reminded the Board that the Covenants Committee has the power to recommend fines, but all fines would have to ultimately be approved by the Board before being levied.

Finance Report:

Paul Gillis informed the Board that financials were looking good. A large past due account of approximately \$8200 will be written off as bad debt. The home was sold at auction in early May. Mike Parades informed the Board that receivables are at a historical low. Paul Gillis reminded the Board that the approximately \$5100 requested by the Communications Committee would be coming from Capital Projects not Operating Funds or Reserves.

IDC Liaison Report:

David Thompson reported the IDC reviewed 38 requests in May. David Thompson informed the Board that the IDC's landscape architect, Stephanie Holland, would sadly be leaving. Stephanie's firm was not able to have another architect sit on the IDC. The IDC is looking into potential replacements.

David Thompson brought the Board's attention the issue of artificial turf. The IDC is getting more requests to install artificial turf, but it is prohibited by the

I'On Code. Steve Degnen, IDC Committee Member, will be putting a piece in the Living in I'On Newsletter regarding artificial turf. A variance could potentially be granted on a case by case basis in backyards where it will not be visible. Mike Parades stated two homes had added artificial turf to their homes and the Neighborhood Design Coordinator, Pam Gabriel, would be contacting the owners. David Thompson stated a test case had been approved in a resident's backyard. The IDC will be carefully monitoring the product over the next year to see how the product matures. Paul Gillis asked if the test case would be asked to remove the product if it is not in satisfactory condition in a year. David Thompson stated if the IDC finds the product is not satisfactory, he believes the resident will likely agree and want to replace the product. David Thompson reminded the Board the PD would have to be amended to officially allow for artificial turf in I'On. Bruce Kinney stated it would something to look into further. David Thompson also reminded the Board that none of the other neighborhoods the IDC reached out to had approved artificial turf. Mike Parades noted many of those neighborhoods did not have the right of ways and tree issues I'On faces.

Amenities Report:

Mike Parades provided an update on the potential dock expansion. Ken Hanse, who did the original dock permit, has informed the Committee the area cannot be a marina. 250 ft. of moorage is allowed, and there is current 231 ft. of moorage. Ken Hanse was able to meet with Mike Parades, Dave Niemann (Chair of the Waterfront Park Committee, and Chris Colen (Chair of the Dock Extension Committee) at the docks. Ken Hanse advised the small staging dock not be included in the moorage square feet. He also provided contact information for individuals at the Office of Ocean & Coastal Resource Management in the Shellfish and Water Quality divisions. These individuals would be helpful in providing guidance during the permitting and design process. The Dock Extension Committee will need a scale drawing of the waterfront area to supplement the plat rendering to see if there is an option to create another corridor to another dock. Mike Parades reminded the Board there was still some distance to go on the dock extension, and there is only a chance the dock could even be extended. Paul Gillis asked about the community support for the project. Tom O'Brien informed the Board the Dock Extension elicited an extremely positive reaction from the community in the

2016 Amenity Survey. Tom also noted the current dock situation was very overcrowded. Bruce Kinney asked if the Dock Extension Committee was requesting any funds. Mike Parades stated an engineer was needed to do an update on the plat rendering to determine if there is a corridor of at least 50 ft, and Giles would need to do additional work on the waterfront park or it will need to be separate. At the current time, the Committee is not ready to request additional funds.

Bruce Kinney informed the Board the formal agreement with the renter of the Creek Club would be delayed to ensure the agreement adequately addresses the potential dock extension. Mike Parades stated the Waterfront Enhancement had a rough sketch of what was needed, but quotes are still required and we will not be ready for work until fall.

Mike Parades also updated the Board on the progress of the Sports Court Committee. The Committee has met with the engineer and is working on the design aspects. Lori Feehan recommended the Amenity subcommittees have updates to present at the Midyear Meeting. Tom O'Brien reminded the Board the difficulty of finding contractors in Charleston right now.

Mike Parades informed the Board that a men's soccer team was practicing on the Soccer field on Eastlake. The members are predominately I'On residents. The team is aware they are responsible for any traffic issues causes, noise, and clean up. Mike Parades will be monitoring.

Letter from Saturday Rd Resident Re: Children Jumping Off the Docks

Mike Parades directed the Board's attention to a letter written by a Saturday Rd resident. The resident was concerned about the children seen jumping off the docks and the dock roof. Mike noted this is not the first time the concern has been raised this year. Mike Parades reminded the Board there were signs placed by the docks and a gate installed to prevent small children from getting on the docks. The Board agreed that was the limit to what the Board could reasonably do, especially considering how often the docks are used by nonresidents.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:25 pm.

Respectfully submitted by _____

I'On Assembly Board of Trustees Special Meeting

June 14, 2016

Members Present: Bruce Kinney, Chad Besenfelder, David Thompson, Paul Gillis, Lori Feehan

Members Absent: Karen Dillard, Tony Woody, Tom O'Brien

SCS: Mike Parades

Guests: None

Call to Order: 6:45 pm by Bruce Kinney.

IDC:

Motion to approve Cindy Cline as a committee member on the I'On Design Committee. Motion Seconded. All in favor. Motion passed unanimously.

Covenants Committee:

Motion to levy a \$10 a day fine beginning July 1, 2016 on 3 homes. Motion seconded. All in favor. Motion passed unanimously.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:00 pm.

Respectfully submitted by

JULY 2016

PRESIDENT'S REPORT

Creek Club Litigation

Tim Bouch, the attorney representing the Assembly, reported that the Appellate Court will not hear the case this summer as originally anticipated. It will most likely be heard this Fall, with a decision after the first of the year.

Boating and Dock Usage Olde Park Residents

In early July I sent a terms sheet to the Olde Park HOA president for a possible new arrangement for Olde Park residents use of the Creek Club boat launch ramp and docks. If we reach an agreement acceptable to Olde Park, the I'On Club and the Assembly, the 2009 Recreation Easement between the Assembly and the I'On Club would be terminated.

The Olde Park president contacted me right away before July 4th with a question about one of the terms, and I have not heard from him since. Their dock usage is covered under the existing agreement for this boating season, so there is no urgency. I will reach out to Olde Park if I haven't heard back before the next Board meeting.

Aherne vs. I'On Homeowners Association

Mr. Aherne requested that the trial be postponed from the early July date. It has been rescheduled for September 14.

Board Charter

Attached is a re-draft of the Board Charter based upon comments from Board members at the May Board meeting. Please take a look and feel free to make any and all comments.

Creek Club Lease Modification

Tom O'Brien and I met with Mike Russo to discuss the various waterfront enhancements planned along the Creek Club waterfront. Mike prepared a draft document to be signed by the Creek Club leasee and the Assembly acknowledging the new features. Earlier this month I met with Shawn Willis and asked him to review and document the understanding.

Boat Dock Extension

Mike Parades has been exploring the possibility of extending the Creek Club docks. Mike is encouraged and we are now at a point where money needs to be spent to take the effort to the next step. I will leave the presentation to Mike.

Bruce Kinney 5/23/2016

I'ON ASSEMBLY

BOARD OF TRUSTEES CHARTER

The I'On Board of Trustees consists of homeowners elected to represent and protect the best interests of the Assembly. This is accomplished by operating the association, maintaining the value of common property, and managing the affairs of the Assembly in accordance with the Governing Documents.

Ultimately, the role of the Board is as much about building the social and civic well-being of the community as it is about maintaining common area or enforcing rules. To do this, the Board should strive to:

- Provide leadership and inspiration, not merely administration
- Instill a sense of caring, civic pride, and shared responsibility in all residents
- Position the Assembly as a wellspring of resident volunteerism in community-related activities, both inside and outside I'On's boundaries
- Transform houses into vibrant boroughs and neighborhoods

By placing an emphasis on community, the Board transcends the legalistic nature of the Governing Documents. Efforts to build a sense of community tend to reduce the number of administrative issues such as rules violations and delinquent assessments, and serve to increase property values and to enhance the I'On quality of life.

Structure and Membership

The Board shall be composed of three to seven Trustees plus one Trustee who may be appointed by the Founder until termination of the Founder Membership as provided in the Bylaws of the Assembly. Except with respect to the Trustee appointed by the Founder, Trustees shall be titleholders or residents of I'On. Trustees are elected annually by the titleholders to serve a two year term. It is the practice of the Board to stagger elections so that either three or four Trustees are elected each year. Trustees may serve any number of consecutive terms.

Officers

Officers of the Assembly shall be a President, Vice President, Secretary and Treasurer. The President and the Vice President shall be elected by the Board; other officers may, but need not be members of the Board. Officers are elected at the first Board of Trustees meeting following each annual meeting of the members, to serve until their successors are elected.

Removal of Trustees and Vacancies

Trustees elected by the members may be removed, with or without cause, by the vote of a majority of the members. Upon removal, resignation, death or otherwise, the Board may fill any vacancy for the unexpired portion of the term.

Meetings

Regular meetings of the Board are held at such time and place as a majority of the Trustees determines, with at least four regular meetings each year. Special meetings of the Board may be called by written notice signed by the President or Vice President or by any two Trustees. A majority of the Trustees present at a meeting, whether in person or by telephone, shall constitute a quorum for the transaction of business. All Assembly members are welcome to attend Board meetings, but may not participate unless a Trustee requests that they be granted permission to speak.

Except to the extent that the Governing Documents or applicable law specifically provide for a vote of the membership for certain actions or otherwise assign specific responsibilities to other bodies, all rights and powers of the Assembly are vested in the Board and may be exercised without a vote of the membership.

Powers and Duties

In general, the Board sets policy and makes policy decisions. Once the Board makes a decision, Trustees should stand behind it and make every effort to see it succeed. The Assembly managers are then responsible for implementing the Board's directives and taking care of operations. Duties of the Board and the managers include, but are not limited to:

- Preparing an annual budget
- Levying and collecting assessments
- Providing for the care and upkeep of the Commons
- Hiring personnel necessary to carry out the Assembly's responsibilities
- Making and amending rules in accordance with the Governing Documents
- Enforcing by legal means the provisions of the Governing Documents
- Obtaining all required insurance
- Keeping books and financial records
- Paying all costs of all services rendered to the Assembly

A complete list of the Board's powers and duties may be found in the Bylaws of the I'On Assembly.

Report
Infrastructure & Landscape Committee
July 18, 2016

Attendees

1. Mike Parades
2. Tony Woody (Chair)
3. Chad Besenfelder
4. David Beckmann

Old Business

1. Alleys – The Reserve Study contemplates doing approximately 1/5th of the alleys each year. None have been done since the original reserve study was completed in 2011. A preliminary review has been completed to include adding turn radiuses where needed, making necessary repairs and then seal coating. **Repair work is complete. Seal coat work will be performed in September. The exact date has not been confirmed.**
2. Crosswalks – The crosswalk at the intersection of North Shellmore and Sowell Street is complete and approved by Town. The crosswalk at North Shellmore and Civitas was not constructed correctly and the Town has required that portions of the assessable ramp on the Square be removed and replaced, and that the stop sign post be removed and replaced with a break-away design similar to the crosswalk sign mounted nearby. The Assembly Manager is currently working with the contractor, and design professional to determine the limits of repair. **The limits of repair have been determined and construction is expected to begin soon.**
3. Five Year Plan- Greenery prepared a five year plan to rejuvenate the various hardscape and landscape common areas throughout the neighborhood. See attached I'On Five Year Plan document.
 - a. Initial marsh path clearing is completed and the greatest majority of comments have been extremely positive. The Committee recommends performing the same work on the next section of the marsh path. The cost for the work is \$4,900. Funds to be drawn from the Capital Projects budget. **Work complete and Assembly Manager investigating how to perform similar work on the remainder of the paths. The remainder of the marsh paths are subject to a critical (marsh) line buffer, which among other things limits the trimming to 1/3 of the total length.**
4. Lake Survey – Committee recommends performing a hydrographic survey of the two lakes to use as a basis for determining the cost of lake dredging. The Reserve Fund a lots a significant amount of funds to this work that may or may not be necessary. The cost for the work is \$5,656 and will come from the Capital Projects fund. **The work is complete and the lakes have adequate capacity for siltation without the need to dredge.**

5. **West Lake Path – Work has begun on replacing the path and improving the drainage. The contactor encountered drainage lines from several homes that stopped underground, and was not extended to the lake. It also found that much of the steel edging was corroded and not reusable. To resolve these items it has requested a change order of \$4,207.83. The Committee found that the reasons for the request were unforeseen and recommend approval of the change order. VOTE REQUIRED.**
6. **Sports Field – The design work is partially complete and the Sports Field Committee is evaluating the results, and working with the consultant.**
7. **Sophie’s Park – Furniture is in disrepair and in need of replacing. The Assembly Manager is researching options using hard plastic and teak materials. Committee hopes to make a recommendation at the next meeting. Committee understand that the Board chose to replace the furniture with new furniture made of a composite material. The Committee asked that the Board reconsider and replace the furniture with new furniture made of teak similar to the other furniture in the neighborhood.**

NEW BUSINESS

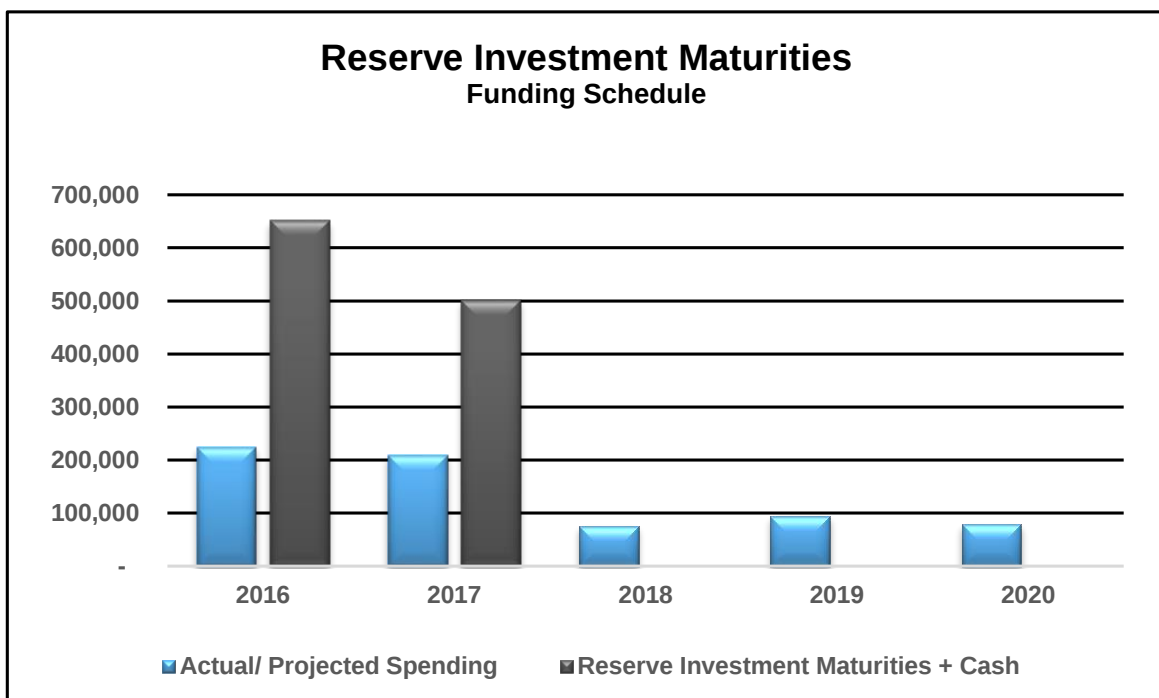
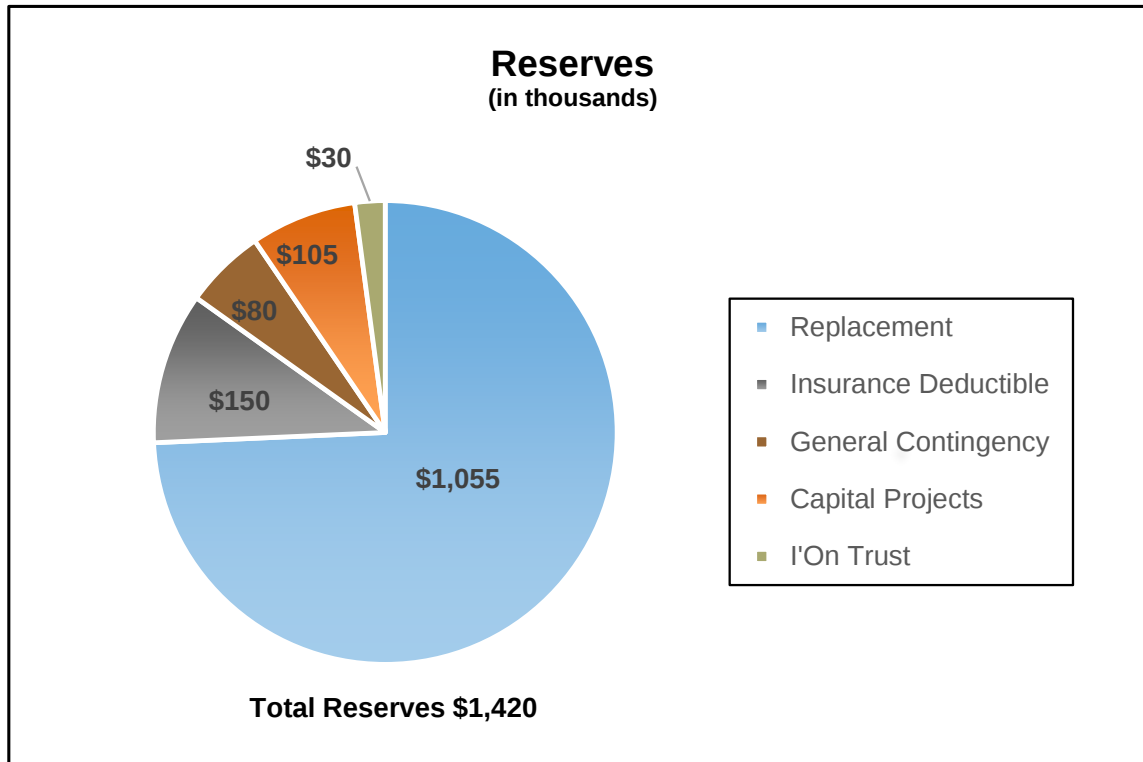
1. **Perseverance Park – Several sycamore trees are in decline and will be removed. This has been a continuing issue and will likely continue for several years. The Committee is discussing the idea of removing healthy trees to establish a formal pattern.**
2. **Waterfront Enhancement – Design work in process.**
3. **Dock Expansion – The Boat Committee has had discussions with JGT Associates to work as the lead consultant for the design, permitting, and construction administration work for an expansion of the Pavilion Dock. Additionally, a hydrographic survey Hobcaw Creek west of the existing Pavilion Dock is necessary to accurately locate the new dock expansion. Reid Surveying submitted a fee proposal for the hydrographic survey and JGT presented a fee proposal for the Dock expansion. The Committee reviewed both and recommend approval of \$1,980 for Reid Surveying, and \$12,500 for JGT Associates. Funds for this work will be drawn from the Capital Projects Budget. VOTE REQUIRED.**

Executive Dashboard 6-30-16.xlsx

Summary Income Statement	Prior Years Actual		Annual	YTD	YTD
	2014	2015	Budget 2016	Actual 2016	Budget 2016
Assessments	\$ 759,570	\$ 760,835	\$ 800,100	\$ 799,050	\$ 800,100
Delinquent Dues	(8,394)	(9,032)	(6,000)	(3,941)	(6,000)
ITC Revenue	27,350	22,650	15,000	11,600	8,750
Dock Closure Rev	-	21,700	24,500	9,100	11,200
Other (Incl l'On Club Pay)	20,050	10,498	6,600	17,269	1,600
Total Revenue	\$ 798,576	\$ 806,651	\$ 840,200	\$ 833,078	\$ 815,650
Administrative	\$ 218,943	\$ 232,471	\$ 266,596	\$ 131,133	\$ 135,020
Legal	80,209	37,297	25,000	21,890	12,498
Landscaping & Maintenance	351,455	379,963	348,200	164,843	191,854
Utilities and Ins	113,764	106,057	114,484	52,230	64,794
Reserve Contribution	27,500	39,000	39,000	39,000	39,000
Capital Projects	-	-	46,000	46,000	46,000
Total Expenses	\$ 791,871	\$ 794,788	\$ 839,280	\$ 455,096	\$ 489,166
Net Surplus	\$ 6,705	\$ 11,863	\$ 920	\$ 51,498 (1)	

(1) Amount ahead of budget

Receivables Delinquent Dues					
	Dec-14	Dec-15		1/31/2016	6/30/2016
Dollar Amount as of	\$ 35,302	\$ 20,738		\$ 140,364	\$ 14,745
% of Assessments	4.6%	2.7%		17.6%	1.8%
# Past Due	33	12		125	7
# of liens filed	1	4		6	2
# in foreclosure	4	2		2	1
Operating Cash on Hand	\$ 398,318	\$ 494,766		\$ 723,862	\$ 520,955
Months in Reserve	6.0	7.5		10.9	7.4



July 28, 2016,

To: Mike Parades

From: David L. Thompson

RE: VP report IDC meetings July

Two IDC meetings, 7/5/16 and 7/19/16.

Meeting on July 5, 2016 (6 submissions)

Construction/ADU's - 1

New Homes - 0

Landscape - 3

Maintenance/Repairs - 2

Meeting on July 19, 2016 (9 submissions)

Construction/ADU's - 3

New Homes - 0

Landscape - 3

Maintenance/Repairs - 3

No fines approved at July meetings

IDC Position on Artificial Turf and Solar Panels in I'On

Attached to this month's report is the IDC'S position as voted on by the members. Both the pros and cons are outlined in the report. The purpose of presenting the report is to inform the HOA of the IDC's position. We are not asking for HOA approval. By making the information available, you will be informed of the IDC's position based on the research outlined in the report.

IDC Position on Artificial Turf and Solar Panels in l'On / 6.21.2016 DRAFT

The l'On Design Committee has recently received requests for artificial turf and solar panels, neither of which are currently approvable under the l'On CCR's or any guidelines in the IDC documentation.

We've made a preliminary effort to address artificial turf requests, offering "variances" in very few instances as a minor change, but we continue to encourage homeowners to find a natural alternative. We consider this a stop-gap measure to allow the HOA landscape committee time to develop a solution to the landscape needs of the common areas, that the IDC would then recommend to our homeowners.

Solar panels represent another major change to the look of l'On. The rooftop location of panels will certainly make them visible to anyone in the community regardless of the type of panel used. This will impact the value of the home and could have a negative affect their neighbors' home values.

Below you'll find an outline of the IDC's position on these two important issues that will shape the look and image of l'On.

Artificial Turf in l'On - Yes or No?

The IDC is seeing more unauthorized installations of artificial turf in our neighborhood, including the 2 most recent; one done by a former HOA member and the other by a successful real estate agent in our neighborhood.

l'On's design philosophy of using only natural materials has created a beautiful and desirable place to live. The IDC has made few material choice exceptions in permitting Hardie board siding and non-wooden garage doors in response to solving high maintenance issues without harming the aesthetics of the neighborhood.

The homeowner's justification for using artificial turf in l'On is based on the difficulty and cost of keeping grass alive in their backyards and in the landscape strips between the sidewalks and the curb due to tree canopy shade and surface roots in those areas.

IDC Position on Artificial Turf and Solar Panels in I'On / 6.21.2016 DRAFT

The IDC divides artificial turf into 2 distinct areas:

Public Space - *The IDC stands firmly against installation of artificial turf in any public space throughout I'On for both aesthetic and performance issues. Our sample evaluations and major supplier research have shown that even the best new synthetic products have serious limitations that the IDC finds unacceptable. See reasons listed below.*

The IDC recognizes the need to provide natural material options to homeowners when they request artificial turf in the landscape strip in front of their home. We understand that the Landscape Committee is currently conducting alternate material testing for these areas. Once that study is complete, the IDC will recommend these selected materials to homeowners requesting artificial turf.

Private Space - *We're reviewing the use of artificial turf only in enclosed back yards that are totally shielded from public view. Our main review objective is to ensure that artificial grass installations will properly drain and prevent runoff that can impact adjacent properties. These applications are being considered on a submission by submission basis to determine if a variance should be granted.*

To help in evaluating artificial turf in I'On, here's an outline of current pros & cons:

Positives of Artificial Turf:

Artificial turf, once installed, requires little maintenance compared to real grass.

Stays green year round.

Reduces water usage and waste through irrigation or sprinklers.

Does not require costly lawn services and associated noise.

No need for fertilizers and pesticides reduces pollution levels affecting the environment on an ongoing basis.

Reduces dust, dirt and allergens around the property.

Last from 10 - 15 years, eliminating the cost of replanting that real grass requires.

Artificial turf warranties range from 8 to 15 years.

The Negatives of Artificial Turf:

Artificial turf is antithetical to the image of I'On which is based on the use of natural materials throughout the community.

It is not natural grass. Appearance is getting better but it's still easy to spot.

It's expensive, costing upwards of \$20/per sq. ft. for one of the better quality products.

The installation can become unsightly and repairs, like repairing carpets, tile or other colored items, may not match well, and can be labor intensive.

Artificial turf is not completely maintenance free requiring care to keep it looking attractive. Needs to be swept or sprayed to remove debris. Weeds can still grow in the dust and rotted leaves that accumulate.

While contaminants rinse off real grass, pet urine and feces can contaminate artificial grass. Animal waste needs to be removed as soon as possible and surfaces need to be sprayed clean and occasionally disinfected.

Artificial grass lacks the cooling quality of real grass and heats up in direct sun. On a 98-degree day, the temperature on the turf can rise to more than 120 degrees.

It can't be recycled. Although the industry is working on ways to recycle old synthetic grass, currently it ends up in landfills.

Chemicals used in the manufacture of artificial turf may be harmful to your health. Although manufacturers say that they meet health and safety standards, the debate and testing remains inconclusive.

Finally, artificial turf can never provide the sweet smell of freshly cut grass.

Solar Panels in I'On - Yes or No?

There are at least 2 homes in I'On that have solar roof panels that were installed without a record of IDC review or approval. The interest in solar is increasing and currently I'On does not have standards addressing solar panels in the CC&R's. Within the last 6 months, the IDC has received 2 applications for solar installations and we're sure more will come.

The main question is whether I'On wants to permit solar panels in our neighborhood.

Why prohibit solar panels:

Destroys the overall architectural aesthetics of I'On that attracted homebuyers to our neighborhood.

Negative visual impact on neighboring homes and public view. (I don't want to look at those ugly panels from my home)

A broad array of systems limits our control over product type, quality or installation.

Current photovoltaic panel systems are highly visible appendages that sit on top of the existing roof and are detrimental to the low country vernacular appearance of our neighborhood.

Reduction in property value. Solar energy marketing literature claims that solar increases value, but the negative aesthetic impact may reduce value in a neighborhood like I'On.

Why allow solar panels:

People are demanding solar energy as a right in order to lower energy costs and be environmentally responsible.

Even though South Carolina does not have solar access laws or easements in place to protect residential solar power implementation, it may be coming in the near future.

As of 2014, over 24 states have "solar access rights" and The American Clean Energy and Security Act (H.R. 2454) would make it illegal to restrict the installation of solar panels. This federal law would basically override any HOA rules, and private contracts that prohibit solar panels with the exception of historic districts.

Solar technologies are changing which may allow new products to be more architecturally compatible with the look of I'On in the future.

If it's determined that solar will be permitted in I'On, here's a rough draft of preliminary solar panel standards:

IDC Review Criteria for Solar Panel Applications:

Solar panels should be designed and positioned to have a minimal visual impact as seen from the public right-of-way.

The design of solar equipment should be integrated into existing roof lines and should have a minimal effect on the character defining features of the home.

Panels positioned on a street facing roof plane will not be approved.

Solar equipment must be installed flush to the existing roof structure and not installed on a raised platform.

Exposed hardware, frames and equipment connections must have a matte finish and be painted to match the color scheme of the primary roof structure.

Flat roof structures must have solar panels set back from the roof edge to minimize visibility from the public right of way.

For new building construction, the solar panels must be integrated into the initial design of new construction to assure a cohesive design.

Apply for Town of Mt. Pleasant building permits (electrical & installation) to ensure that the existing roof structure can support the proposed solar equipment and that the equipment can withstand hurricane wind forces.

Note: Alternative technologies, such as photovoltaic shingle and thin film technologies, will be reviewed by the IDC as the products become available.

IDC HOA REPORT JUNE 2016

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IDC HOA REPORT JULY 2016

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REPORT TO HOA – IDC FEES AND DEPOSITS

2016

	Fees	Deposits	
Jan	\$ 3,050.00	\$ 7,500.00	
Feb	\$ 1,200.00	\$ 2,200.00	
March	\$ 2,800.00	\$ 6,500.00	
April	\$ 1,450.00	\$ 2,150.00	Rev.
May	\$ 1,050.00	\$ 750.00	
June	\$ 2,100.00	\$ 1,400.00	
July	\$ 1,250.00	\$ 1,850.00	
Aug	\$ -	\$ -	
Sept	\$ -	\$ -	
Oct	\$ -	\$ -	
Nov	\$ -	\$ -	
Total	\$ 12,900.00	\$ 22,350.00	