

I'On Assembly
Board of Trustees Meeting
Thursday, September 22, 2016
Executive Session 5:00 P.M.
Board Meeting 6:00 P.M.
Conference Room
159 Civitas St, Second Floor
Mt. Pleasant, SC

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
 - August 25, 2016 Board Meeting Minutes
- President's Report
 - **VOTE** approve sale of Lot 275
 - **VOTE** to schedule Annual meeting for Wednesday, January 9, 2017
- Covenants Report
- Infrastructure/Landscape Report
 - **VOTE** to approve re-sod area at Maybank Green for \$5,100. Funding from Operations
 - **VOTE** to approve resurface interior of Joggling Fountain for \$1,250. Funding from Operations
 - **VOTE** to approve running new irrigation supply to large island on Saturday Rd by Creek Club for better irrigation for \$2,000. Funding from Operations
- Treasurer Report
- IDC Report
- I'On Trust –No Report
- Communications Report
- Amenities Report
 - **VOTE** to approve increase in JGT contract to cover additional Permitting/Engineering of dock expansion as a marina for \$3,000. Funding from Capital Projects.
- Board of Appeals-No Report
- Secretary Report-No Report
- Adjournment

I'On Assembly Board of Trustees Meeting

August 25, 2016

Members Present: Bruce Kinney, David Thompson, Chad Besenfelter, Lori Feehan, Karen Dillard

Members Present via Telephone: Tom O'Brien, Paul Gillis

Members Absent: Tony Woody

SCS: Mike Parades, Lesley Ramey

Guests: Approximately 57 Homeowners

Statements Prior to Homeowner Forum:

Bruce Kinney informed attendees every Board Member had received and read homeowner comments regarding the proposed changes to D-102. The reasoning for and against the changes were well known. Due to the response from residents, the Board decided to not vote on the rule as proposed this evening. Instead, the Board has elected to restudy the issue and consider changes that allow animals to be off leash at certain times and in certain locations. While the decision was made the previous night, the Board felt it was very important to have a Homeowner Forum on the issue in order to best understand the needs and wants of the community. The new language for the rule will be mailed to homeowners and all homeowners will be advised when a new vote will occur.

Bruce Kinney asked speakers to limit their comments and questions to 2 minutes. He asked residents to be civil and direct comments solely to the Board. He reminded attendees that comments and questions will not be accepted once the Board meeting begins.

Homeowner Forum:

Matt Walsh, 57 Saturday Rd., spoke in opposition to the proposed change. Mr. Walsh believes the proposed change does not effectively address the core problems: enforceability and civility. Mr. Walsh does not believe General Manager, Mike Parades, should be asked to enforce this rule. Mr. Walsh stated issues regarding animals should be addressed between owners, not by

additional rules. Mr. Walsh highlights how I'On documents emphasize the importance of Civitas, a neighborhood value. Mr. Walsh feels the TOMP rules are sufficient and notes the police do not just fine violators instead they work with neighbors. Mr. Walsh reminded the Board that I'On has different rules than the Town of Mount Pleasant regarding boats, trailers, etc. on streets. Mr. Walsh feels it is contradictory to want to apply TOMP rules only part of the time. The rules are meant to enhance the quality of life in I'On and dogs are part of quality of life in I'On.

Deborah Bedell, 179 E Shipyard, was relieved the Board had elected to withdraw the current proposed rule change. However, Mrs. Bedell was disappointed there was no email blast informing the residents a vote was not happening. Mrs. Bedell felt it was disrespectful of residents' time.

Bruce Kinney explained the Board's reasoning behind not sending an email blast informing the neighborhood of the decision not to vote. Mr. Kinney stated the Board recognized many residents had made plans to attend and those residents may not be able to speak at a meeting at a later date. The Board also did not want to appear to be shying away from the topic.

David Cooper, 54 Fernandina St, asked for several points of clarification regarding the process behind the proposed change. Mr. Cooper asked what the rule was attempting to solve, reasoning behind the move to change the rule, how issues were evaluated by the Board, and what the process was behind the evaluation to decide to change the rule.

Serge Papatakis, 197 N Shelmore, was torn on the proposed change. Mr. Papatakis felt it was a fallacy that the rule was only addressing dog waste issues. Mr. Papatakis believes the proposed changes were addressing: (1) quality of life for animals who are left outside all day long and bark incessantly, (2) dogs attacking individuals, (3) quality of life for humans, and (4) general health and safety issues that must be addressed. Mr. Papatakis believes that if dog owners were more responsible with their pets that would solve many problems. Mr. Papatakis himself is looking at getting a dog and would like to be able to walk the dog off leash once properly trained, a factor that led to his decision to live in I'On. He believes that consequences for irresponsible dog ownership would lead to a change in behavior.

Bruce Kinney responded to Mr. Cooper and Mr. Papatakis' comments. The notion of changing the pet rule has been brought up many times. Mr. Kinney remembers proposed changes being discussed as early as 2007. In 2014, the Board commissioned a survey of homeowners. The survey had 563 respondents, a large number for a neighborhood I'On's size. Comments from the survey suggested a number of people desired some form of a leash law. The Covenants Committee took the issue under consideration and investigated what other similar HOAs did regarding pets. All of the HOAs they reviewed in Mount Pleasant had a leash law. I'On is the outlier in this situation. The Town of Mount Pleasant ordinance applies to all public areas to include sidewalks and streets throughout I'On – many residents were unaware that a leash is required on I'On sidewalks. The HOA common areas are exempt from the TOMP ordinance as these areas are considered privately owned.

The City of Charleston adopted a leash law in 2009. The literature has consistently shown dogs should be on leashes for their safety as well as human safety. The issue for the Board has never been dog waste but rather human and pet safety. While the Board will do everything it can to keep I'On dog-friendly, their first and foremost priority is for I'On to be human-friendly. Many folks are uncomfortable with dogs being off leash. For that group, there are no places in the neighborhood where they may not see a dog off leash. In regards to enforceability, voice control is not enforceable. Dogs are very reactive to different stimuli around them and voice control will not prevent them from reacting. Voice control is impossible to enforce and is a myth. When residents moved into I'On, they agreed to abide by all rules regardless of the amount of staff available to enforce them. There is no amount of staff that can enforce all rules all the time. The Board wants to be able to offer residents the option to contact Animal Control when there is a problem when right now nothing can be done when on I'On private property.

David Cooper, 54 Fernandina St, followed up his original statement. Mr. Cooper feels the issues the Board is trying to solve are still not clear. There are no specifics and no way to evaluate whether or not something rises to the level of Board issue or not.

Beth Meredith, 10 Prescient St., spoke in opposition to the change. Ms. Meredith is a long time I'On resident and believes amenities have increasingly been taken away from residents: The Creek Club, boats, etc. Ms. Meredith

believes the Board is not acting in accordance with desires expressed by the neighborhood in surveys. Her confidence in the Board is waning.

Carrie Cox, 98 Latitude Ln, met many of her neighbors walking her puppy. Ms. Cox believes dog waste is ultimately the responsibility of owners and does not want to lose the wonderful dog community due to irresponsible owners.

Mallory Norvell, 115 Ionsborough, asked for the specific numbers from the aforementioned survey.

Lori Feehan, Covenants Committee Chair and Board Member, responded on behalf of the Board. In the 2015 Homeowner Survey, there were two questions regarding pets outside of a Titleholder's lot. The first asked the resident to rate how important it was to them for "pets to be on leash when outside of Titleholder's lot." 278 responded it was very important to them, 123 said it was important, and 165 said it was not important. The second question asked the resident to how important it was to them for "pets not be on a leash but under voice control when outside of the Titleholder's lot." 204 responded it was very important to them, 150 said it was important, and 101 said it was not important to them. This demonstrated the desire of the community that it is important to have some sort of leash rule.

Lori Feehan noted it was not a perfect survey, but what impressed the Board was the number of comments. There were 225 comments regarding pets and leashes, the most comments from any question.

Mallory Norvell, 115 Ionsborough, asked a follow up of how many individuals had signed the petition a resident created.

Matt Walsh, 57 Saturday Rd, answered there were 145 households that signed the petition.

Tom O'Brien, Amenities Chair and Board Member, request the total feedback numbers to the management office regarding the proposed rule change be published.

Bruce Kinney responded that 154 households had sent in feedback. The numbers ran approximately 2 to 1 against the rule change. However, many of the responses proposed a compromise rather than doing one or the other.

Curt Nesbitt, 24 Edenton, raised concern that with a 2 to 1 margin against changing the rule, it was not in the best interest of the community to continue discussing the rule. Mr. Nesbitt felt it was delaying what the neighborhood wanted. Mr. Nesbitt also asked about reported attacks. He has not heard of any attacks and felt it was an imaginary issue.

Bruce Kinney acknowledged Mr. Nesbitt's concern but noted the Board is not set up to serve the interests of one group of owners. The Board works in the interest of all I'On residents and part of that involves following best practices.

Curt Nesbitt, 24 Edenton Rd., stated part of I'On's appeal was how unique the neighborhood is. Due to its unique qualities, Mr. Nesbitt feels I'On deserves a unique policy.

Bruce Kinney noted dog attacks are a national issue and I'On is not exempt. Mr. Kinney also informed attendees that in the neighborhood alone there had been a dog killed by another dog, a dog killed by a car, several bite reports, and several residents who were afraid of dogs and were uncomfortable in their own neighborhood. Mr. Kinney is concerned about waiting for a tragedy to spur change rather than addressing the issue early.

Joe Barnes, 27 Mobile St, remarked how lovely the dog community was for the neighborhood. However, Mr. Barnes feels dogs must be leashed when on the street and owners should be extra careful when dogs are off the leash. Mr. Barnes does not believe this an either/or issue but rather a problem that can be solved by responsible owners. Mr. Barnes supports the current policy and believes dog owners should be following the TOMP ordinance when on the street and sidewalks throughout I'On.

Marilyn Felix, 113 Ponsbury, thanked the Board for their care in this issue. Ms. Felix remarked many families consider their dogs a part of their family and spend a lot of money on their pets. Many owners pay close attention to the dog policies when considering where to purchase a home. Ms. Felix feels neighbors who do not like the rule as is should have considered that when they purchased in this community and should perhaps consider living in a different style community. Ms. Felix bought her home under the pretense that dogs could be off leash and believes many other owners did as well. Ms. Felix does not believe specific times at specific locations being off leash would work with the schedules of many neighbors.

Brenda Uttaro, 67 Sanibel St, thanked the Board for listening to feedback and being willing to compromise on the issue. Mrs. Uttaro informed the Board of a study commissioned by the City of Seattle regarding pet leash policies in large urban cities across the country. The study shows a trend of cities adopting off leash policies in certain parks. I'On should be able to find a balance if these large cities are able to. There must be a middle ground between folks in favor of off leash policies and those against off leash policies.

Peter Wallace, 70 Ponsbury, asked what the schedule for redrafting and voting on the rule change would be. Mr. Wallace voiced concern this issue would drag on indefinitely.

Bruce Kinney informed attendees the Board would decide on a rewrite. Any new rules must be sent to homeowners, even if there is only a small change. The Board would like the issue resolved sooner rather than later, but Mr. Kinney is uncomfortable putting an exact time line on the issue as the Board wants to find the best answer possible. Mr. Kinney reminded attendees that only the Board votes on rule changes.

Michael Korizno, 121 W Shipyard, believes the Board is out of touch with the needs of the community. Mr. Korizno was disappointed the Board elected not to send an email blast regarding their decision to not vote on the issue. Mr. Korizno finds this disrespectful of the resident's time. Mr. Korizno was confused by the Board's decision to not end the issue when feedback was 2 to 1 against the rule change.

Laura Tyson, 63 Krier Ln, has met many neighbors while walking and playing with her dog. Ms. Tyson believes there is an education piece that is very important, and by attending the Board meeting she was able to learn more about the TOMP ordinance. Ms. Tyson was unaware dogs were required to be on leash on streets and sidewalks. Ms. Tyson believes if owners would follow the current rules, many issues would be solved, and dogs could continue to be off leash on common areas. Ms. Tyson believes dogs should continue to have areas where a leash was not required. Neighbors do not seem to know the TOMP ordinance applies to streets and sidewalks. There should be an educational campaign to inform everyone.

Denise Iannatuono, 61 Ponsbury, informed the Board of her long time experience with dogs and community dog issues. Many problems can be fixed

with solutions other than a leash law. Ms. Iannatuono mentioned having a specific color harness that indicates a dog is not comfortable with other dogs or humans. This is good to protect everyone's safety. Ms. Iannatuono suggested dogs who are off leash be required to have Good Citizen training. Ms. Iannatuono highlighted that voice control is not a term that has any real meaning behind it. There is also the option of DNA testing to address the dog waste issue. Ms. Iannatuono urged the Board to consider some alternative solutions to a leash law.

Matt Walsh, 57 Saturday, inquired about the condition of Maybank Green, noting it was looking more like Maybank Brown.

Mike Parades, General Manager, responded that the field has mole crickets and the landscaping company was working on treatment. However, it is difficult as overseeding of winter rye hid the problem for so long.

Call to Order: 7:10 pm by Bruce Kinney.

Approval of Minutes:

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

Presidents Report:

Bruce Kinney informed the Board of a homeowner's request for an encroachment agreement. A survey commissioned by the homeowner revealed their fence on the Rookery encroached onto a portion of the common area. The homeowner has requested the Assembly grant an encroachment agreement. The homeowner will be responsible for all costs associated with drawing up and recording the agreement. Bruce Kinney recommends granting the encroachment agreement.

Motion to approve an encroachment agreement for the fence on the Rookery. Motion seconded. All in favor. Motion approved.

Bruce Kinney updated the Board on the Creek Club Lease Amendment progress. Mr. Kinney is working with the leasee to reach an agreement that would allow the Board to add amenities to areas around the rented property. Once the agreement is reached, Mr. Kinney will circulate the Lease Amendment for a vote.

Covenants Committee:

Lori Feehan stated the Covenants Committee would be reconsidering the proposed D-102 Rule Change.

There are 5 homes the Covenants Committee recommends a \$10/day fine for failure to respond to maintenance violation letters. The fines will begin on September 16th with the notice of fine letter being sent certified mail on July 26th. If the homeowner responds to the notice of fine with a plan to fix the violation or fixes the violation prior to September 16th, the fine will not commence.

Chad Besenfelter commended the Covenants Committee for their policy on working with homeowners and believes the September 16th deadline for response is sufficient.

Motion to approve the \$10 a day fine for 5 home in violation. Motion seconded All in favor. Motion passed unanimously.

Mrs. Feehan informed the Board a member of the Covenants Committee, Linda Rinaldi, had moved out of the neighborhood. Duval Acker, a long time I'On resident, had generously offered to join the Covenants Committee in Linda's place. Mrs. Feehan asks the Board to approve Ms. Acker joining the committee, so she may be covered by the D&O Policy.

Motion to appoint Duval Acker to the 2016 Covenants Committee. Motion Seconded. All in favor. Motion passed unanimously.

Landscape and Infrastructure Committee Report:

Mike Parades informed the Board that Steve Brooks of OCRM would be meeting the Dock Expansion Committee and JGT on August 16th.

Maybank Green is having issues with mole crickets, weather, and grubs. The Greenery is working on treating the area. They are doing everything they can at this time. Lori Feehan asked if the area needed something different. Mike Parades stated the Greenery just had to continue to treat the area. Mr. Parades informed the Board the overseeding of winter rye had hid the problem. The Landscape and Infrastructure Committee would like to continue the practice of overseeding though.

Lori Feehan asked about the trees in the Perseverance Park. Mike Parades reminded the Board 12 trees were taken out 2 years ago. There were far too many trees for the space. Currently, there are two trees that need to be removed. The Landscape and Infrastructure Committee has already agreed to take them out. David Thompson voiced concern that the trees removal will disturb the aesthetic of the park. Mr. Parades assured the Board there trees would thrive and grow to cover open spaces.

David Thompson applauded the Greenery's efforts in maintaining the community. Mike Parades agreed the Greenery was doing well but noted the details still needed work.

Finance Report:

Mike Parades informed the Board finances were in good shape. One large receivable entered a payment plan and had submitted a large down payment. The other two large receivables would likely be collected by the end of the year. Bruce Kinney commended Mr. Parades on his exhaustive efforts to lower receivables to an historic level.

Lori Feehan asked if there 2017 budget would reflect a decrease in dock closures as the number has steadily decreased over the years. Mike Parades stated the preliminary budget had accounted for a drop. The Finance Committee would like a budget to be presented to the Board at the September Board meeting with the Board hopefully approving a budget at the October Board meeting. So far, there is no change in assessment fees.

IDC Liaison Report:

David Thompson informed the Board the IDC reviewed 20 submittals in August. Most submittals were about ADUs and landscape. This month, Mr. Thompson highlighted the IDC's efforts to help homeowners understand the process for submitting construction plans and getting IDC approval.

The IDC is meeting with the Appeals Committee to review. This will assist the Appeals Committee when reviewing an appeal to see if the IDC followed procedure or not.

Lastly, Cindy Cline wrote a blurb for the newsletter about plantings for the right of ways. These plants are very sturdy and do well in shaded areas. The piece highlights the importance of watering these plantings. Lori Feehan

raised concern about the effect of trash and landscape debris being put on the right of way for pick up. David Thompson pointed out the right of ways are allowed to pavers, providing a sturdy option for homeowners who place trash in the right of way.

Mike Parades inquired about potential changes to the IDC compliance process. David Thompson informed the Board the IDC was discussing having the management office send letters to owners who begin work without IDC approval. The IDC working on compliance and is sending out blurbs in the newsletter to help inform neighbors about the IDC.

Communications Committee

Karen Dillard informed the Board the Communications Committee was beginning work on the Directory. A price list for advertisements had been accepted and will allow for a few more ads. Lori Feehan asked if the Communications Committee would be renewing the Survey Monkey membership. Karen Dillard confirmed they would be.

Amenities Report

Tom O'Brien expressed disappointment at the phone in system used during the Board meeting. Mr. O'Brien asked the system be addressed so Board members can fully participate in the future.

The Sports Court Committee met and settled on a potential location. Weaver Construction submitted a preliminary bid. Things are moving forward. The Waterfront Enhancement Committee is refining the proposed planned. They will be meeting soon to hammer out a proposal. The goal is to present something to the Board before the end of the year.

Discussion regarding Community Concerns

Bruce Kinney noted several comments expressed during the Homeowners Forum implied that the Board was rule happy and the community was becoming drastically different than it was in the past. Mr. Kinney believes part of this is due to the enforcement of covenants. Mr. Kinney reminded the Board many homeowners expressed a desire to see the covenants enforced, but it is uncomfortable for owners to receive letters about their own property. Mr. Kinney asked the Board to consider these comments and what spurred them.

David Thompson remarked the neighborhood had grown a lot and there were many new residents. Bruce Kinney asked the Board to consider the statements about liberties being taken away. Lori Feehan reminded the Board of many changes the community had enacted in the last few years including the Satellite change, Short Term Rental rule addition, and ADU rule updates among other. There was a saturation of information with the Board's efforts to be more transparent. Mrs. Feehan stated I'On was a much bigger community than it was and the community was maturing. Mr. Thompson agreed the community required more maintenance with age. Mike Parades reminded the Board that according to the Amenities survey approximately 60% of residents have resided in I'On for less than 3 years. Home values have continued to climb and are now competing with Olde Park.

Mr. Kinney asked the Board to continue to consider these comments. Karen Dillard commented there will be continued efforts to improve communication with the community. Lori Feehan encouraged the Board to develop context around actions. Mrs. Feehan noted the context created around the Short Term Rental rule helped build understanding and how that was lacking for the proposed change to Rule D-102. Mr. Kinney agreed there needed to be more context to the proposed rule change.

Mosquito Control

A resident has requested the Assembly begin mosquito control and prevention efforts in the common areas, specifically playgrounds. The resident spoke with a popular area contractor that quoted \$400 per common area. The CDC recommends a 4 prong approach for mosquito control and prevention. Charleston County does two of the prongs, but typically, communities do the other two prongs. The resident is very concerned about safety, stating the Board should prioritize safety and aesthetics. Chad Besenfelder asked if this was an issue that would require the Board to vote to approve funds or if it was a maintenance issue. Mike Parades stated legal Counsel would need to advise on liability.

Karen Dillard noted the proximity of homes to each other was an issue. If one neighbor sprays and another doesn't, the non-spraying home becomes an attractive location for mosquitoes. David Thompson agreed many solutions just repelled the mosquitoes rather than prevent them. Bruce Kinney asked

Mike Parades to investigate the costs to treat areas and expected results of treatment.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:49 pm.

Respectfully submitted by_____

SEPTEMBER 2016

PRESIDENT'S REPORT

Creek Club Litigation

There is nothing new to report.

Boating and Dock Usage Olde Park Residents

Tom O'Brien, Shawn Willis and I met with Joe Rice, Tom Graham and two members to the Olde Park Homeowners Association last week to discuss a possible agreement between Olde Park and the Assembly for use of the boating facilities. While there was some disagreement about the sunset provision of the 2009 Recreation Easement, the meeting was very useful but not conclusive. Additional information will be provided as it becomes available.

Creek Club Lease Modification

The Assembly and 148 Civitas LLC executed an amendment to the Creek Club lease stipulating the areas on Lot CV-6 that can be used for various new recreational amenities. The amendment also regulates the hours that some of the contemplated amenities would be closed if the Club is hosting an event.

Lot 275 Transfer

Lot 275 is the residential lot located next to the Creek Club. The lot owner, 148 Civitas LLC, has requested that the lot be transferred to an entity owned by Mike Russo and/or his son, possibly a trust for estate planning purposes. The Assembly has a right of first refusal unless the lot is sold to a wholly owned related entity to 148 Civitas LLC. Shawn Willis, the Assembly's general counsel, advised that the transfer as proposed by Mike Russo should be considered a transfer to a related entity. I intend to make a motion to approve the sale.

Small Claims Court

Last week the Charleston County Small Claims court ruled against the IDC and the I'On Board of Appeals, and ordered the full return of a \$750 completion deposit for a carport built in 2015. The judge ruled that the Board had the authority to fine the homeowner for failure to build the carport as designed, and that the IDC had the authority to bill the homeowner for the extra review time. If either of those steps had been taken, the amount due to the Assembly could have been offset against the completion deposit. However, retaining part of the completion deposit absent those steps was not authorized by the I'On CC&R.

The judge's reasoning has been conveyed to Mike Parades, to Lesley and to the IDC. I will also pass the information on to the BOA.

Spraying for Mosquitos

I have asked Mike to look into spraying for mosquitos as suggested by a homeowner at the last two Board meetings.

Elections

No, I'm not referring to the presidential elections. I'm referring to the Assembly Board elections at the end of the year. As you know, there are four Board seats up for election. Please reach out to those you know who would make good Board members, but who may need a bit of encouragement. That's how most of us got involved, so continue the recruiting tradition.

Bruce Kinney, 9/19/2016

Report
Infrastructure & Landscape Committee
September 22, 2016

Attendees

1. Mike Parades
2. Greenery
3. Tony Woody (Chair)
4. John Powers
5. David Beckmann
6. Chad Besenfelder

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. **No update.**
2. 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. Marsh Path – The enhanced selective clearing for the marsh path behind Hopetown Road through Duany Road will be regulated by the Town's Critical Line Buffer Ordinance. Assembly Manager will be working with the Town to develop specifics for the clearing that will occur in 2017. **Greenery to prepare specification for Committee to review.**
3. West Lake Path – Work has begun on replacing the path and improving the drainage. The contractor 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. **Work in progress.**
4. Sports Field – The design work is partially complete and the Sports Field Committee is evaluating the results, and working with the consultant. **No new information. Study in progress.**
5. **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. **Assembly Manager to request fee to remove several trees. No update.**

6. **Waterfront Enhancement** – Design complete and being reviewed by Waterfront Committee. **No update.**
7. **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. **Work is ongoing.**
8. **Geese Control** – Assembly Manager to get price to treat grass so it is less appealing to geese. **The price to treat the grass is \$615 per application and several applications will likely be necessary. The funds will come from the operations budget. Currently, the majority of the geese have moved on and the application is not necessary. If conditions change we will move forward with an initial application.**
9. **Live Oaks on Fernandina Side of Westland** – Trees are in poor health. Greenery provided a fee proposal of \$4,000 to treat trees. Assembly Manager to discuss with Charleston Tree and get fee to fertilize, etc. **The estimate to air spade and fertilize trees has changed to approximately \$10,000 total, which will include two applications over a two-year period. Funds will come from the operations budget.**

NEW BUSINESS

1. **Greenery Contract** – Greenery will increase their contract 2% in 2017 to cover additional cost associated with emptying dog waste stations. This cost will be included in the 2017 budget and voted on by the full Board with the budget. Committee recommends approval.
2. **Maybank Green** – Maybank Green was treated for mole crickets, and still a section of grass of approximately 6,500 sf was lost. The Committee recommends re-sodding the area prior to over seeding with winter rye grass. The cost for this work is \$5,100, and funds will come from operations. **VOTE REQUIRED.**
3. **Hopetown Marsh Path** – The landscape area adjacent to the path between 50 and 62 Hopetown is void of any landscaping. Greenery to review the area and recommend a ground cover that will thrive in the shaded condition.
4. **Tree Removal Policy** – Assembly Manager requested that a policy be approved to assist them in reviewing and communicating direction to neighbors that request tree removal and or trimming of trees on Assembly owned properties. The Committee recommended that a certified arborist be consulted to identify the health of the tree. If the tree is in good health, then the request would be denied. If the tree is in poor health, then the Assembly will

remove the tree. If the tree limbs are encroaching on the neighbor's home or an accessory structure then the Assembly will remove the limb, and or shape the canopy. If the request become too numerous, then the Committee will re-evaluate the Policy. VOTE REQUIRED.

5. Latitude Lane Tree Replacement – Recall that the neighbors on Latitude Lane were concerned that the original street trees, Live Oaks, were encroaching on the homes and that the roots may cause structural damage to the home foundations. The Board agreed to allow the neighbors at their expense to remove the Live Oak trees and replant with Palm Trees. The frequency of the Palms match the Live Oaks that were removed, but are significantly less than the Palms on the opposite side of the road. The Committee directed the Assembly Manager to discuss the situation with the neighbors and ask them to plant additional Palm Trees to match the frequency on the opposite side of the road.
6. Pecan Tree on West Shipyard – The Town will be removing the Pecan Tree near 118 West Shipyard. The Committee recommends the Assembly plant Live Oak Trees to mitigate for the loss of this Pecan Tree, which was effectively acting as a street tree.
7. Saturday Road Irrigation – The medians on Saturday Road near the Creek Club need additional irrigation to support enhanced landscaping. The Greenery is pricing the additional irrigation infrastructure.
8. Street Light at 58 East Lake – The Assembly Manager is working with SCE&G to determine a price to add a street light in this location.
9. Boat House Roof and Pavilion Boat Dock Roof – Roofs are deteriorating. Assembly Manager will work with contractors to get a price to replace the roofs. Funds will come from Reserves Budget.
10. Joggling Fountain – The fountain is leaking. The Greenery has provided a price of \$1,250 to resurface the fountain interior, which will stop the leak. Funds to come from the Operating Budget. VOTE REQUIRED.
11. Christmas Lights – Assembly Manager to obtain price to install street lights at North Shellmore entrance similar to last year. Lights to be active on Thanksgiving Day.

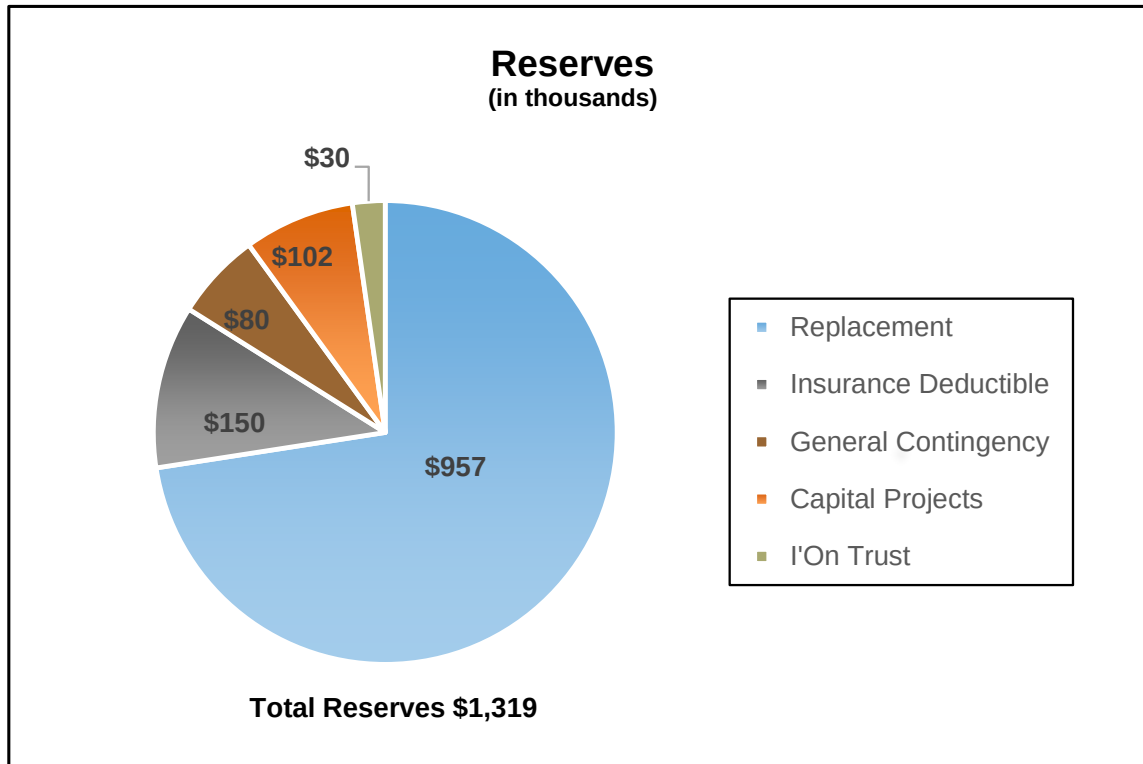
Executive Dashboard 8-31-16 Alt Format.xlsx

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)	(6,000)	(6,000)
ITC Revenue	27,350	22,650	15,000	14,400	10,750
Dock Closure Rev	-	21,700	24,500	11,900	16,050
Other (Incl l'On Club Payment)	20,050	10,498	6,600	19,630	1,800
Total Revenue	\$ 798,576	\$ 806,651	\$ 840,200	\$ 838,980	\$ 822,700
Administrative	\$ 218,943	\$ 232,471	\$ 266,596	\$ 168,953	\$ 174,555
Legal	80,209	37,297	25,000	23,570	16,664
Landscaping & Maintenance	351,455	379,963	348,200	230,336	242,606
Utilities and Ins	113,764	106,057	114,484	64,631	79,942
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	\$ 572,490	\$ 598,767
Net Surplus	\$ 6,705	\$ 11,863	\$ 920	\$ 42,557	(1)

(1) Amount ahead of budget

Receivables Delinquent Dues				
	Dec-14	Dec-15	1/31/2016	8/31/2016
Dollar Amount as of	\$ 35,302	\$ 20,738	\$ 140,364	\$ 10,033
% of Assessments	4.6%	2.7%	17.6%	1.3%
# Past Due	33	12	125	3
# of liens filed	1	4	6	2
# in foreclosure	4	2	2	1
Operating Cash on Hand	\$ 398,318	\$ 494,766	\$ 723,862	\$ 366,518
Months in Reserve	6.0	7.5	10.9	5.2

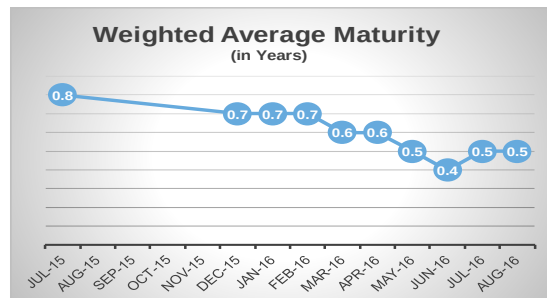
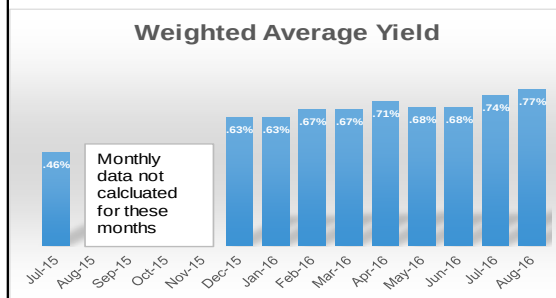
Executive Dashboard 8-31-16 Alt Format.xlsx



I'On HOA Reserves - Investment Holdings

As of 8/31/2016

Description	Coupon	Int Payment	Maturity	Amount	% of Total	Yield	Settlement	(Years) Term at Purchase	(Years) Current Term	Estimated Income
Amer Express Bk	0.60%	Semi-Annual	10/11/2016	160,000	14.3%	0.60%	7/8/2015	1.3	0.1	1,212
Santander Bank	0.70%	At Maturity	11/10/2016	183,000	16.4%	0.70%	2/10/2016	0.8	0.2	962
Capital One Bank	0.80%	Semi-Annual	1/9/2017	160,000	14.3%	0.80%	7/8/2015	1.5	0.4	1,932
First Bk Puerto Rico	0.70%	Monthly	2/17/2017	96,000	8.6%	0.70%	11/18/2015	1.3	0.5	841
BMO Harris Bank	0.85%	Semi-Annual	4/17/2017	160,000	14.3%	0.85%	10/14/2015	1.5	0.6	2,053
Goldman Sachs Bk	0.95%	Semi-Annual	5/18/2017	85,000	7.6%	0.95%	11/18/2015	1.5	0.7	1,210
Synovus Bank	0.75%	At Maturity	8/25/2017	100,000	8.9%	0.75%	8/25/2016	1.0	1.0	750
Wells Fargo Bank	0.85%	Monthly	10/20/2017	175,000	15.6%	0.85%	7/8/2016	1.3	1.1	1,911
Total Maturity Value				\$ 1,119,000	100%	0.77%		1.2	0.5	\$ 10,872
Cash Balance				\$ 35,212						
Total Financial Statement				\$ 1,154,212						



September 22, 2016,

To: Mike Parades

From: David L. Thompson

RE: VP report IDC meetings July

Two IDC meetings, 9/6/16 and 9/20/16.

Meeting on September 6, 2016 (18 submissions)

Construction/ADU's - 4

New Homes - 0

Landscape - 4

Maintenance/Repairs - 10

Meeting on September 20, 2016 (13 submissions)

Construction/ADU's - 7

New Homes - 0

Landscape -3

Maintenance/Repairs - 3

Solar Panel – 0

Artificial Turf - 0

No fines approved at September meetings

Two action items to be discussed and voted on!

1- approval of I'On IDC charter to levy fines if work starts without approval.

2- lot coverage issue dating back to 1999 and recently changed with recent submission to TOMP. Asking the HOA to contact TOMP to restore previous agreement. IDC architect to accompany HOA member.

Included is the IDC submission to this month's I'On newsletter.

IDC HOA REPORT SEPTEMBER 2016

[illegible]

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	\$ 1,650.00	
July	\$ 1,750.00	\$ 2,050.00	
Aug	\$ 1,050.00	\$ 1,700.00	
Sept	\$ 1,250.00	\$ 1,500.00	
Oct	\$ -	\$ -	
Nov	\$ -	\$ -	
Total	\$ 15,750.00	\$ 26,000.00	

I'ON ASSEMBLY**I'ON DESIGN COMMITTEE CHARTER****PURPOSE**

I'On is built in the great tradition of Lowcountry urban and architectural design. Its neighborhoods, streetscapes and houses are intended to be timeless, classic and built for generations to come. In order to facilitate the design and architecture and to protect the visual integrity of I'On, the *Declaration of Covenants, Conditions and Restrictions* (the Governing Documents) established the I'On Design Committee (the IDC). The IDC administers the landscape and architectural review for all new construction and proposed additions or modifications to existing structures in accordance with established design guidelines. In many ways the IDC is patterned after similar bodies created to preserve and protect traditional neighborhoods such as the Charleston Peninsula and Boston's historic Beacon Hill.

DESIGN GUIDELINES

The design of all new and subsequent alterations of residential properties within I'On is to be guided by *The I'On Code*, the *Principles of Lowcountry Vernacular Design* and the *IDC Review Procedures Manual* (Design Documents). Additional lot specific guidelines are contained in Community Patterns for each I'On neighborhood. These documents were developed by the founder of I'On as guidelines, and are meant to rekindle an appreciation for an architectural and building philosophy rarely practiced today.

All property owners are bound by the provisions in the Governing Documents and are advised to use the Design Documents and/or appropriate historic precedents as tools and resources for planning and seeking design review approval. The Design Documents may be found on the I'On website, ioncommunity.com, and are available in the IDC office located at 159 Civitas Street.

While the Design Documents serve as a guide, they are not the exclusive basis for IDC decisions. The Committee may also consider other factors such as harmony of external design with surrounding structures and environment, and established visual neighborhood patterns. A design variance or building materials approved for one I'On residence does not necessarily mean that they would be approved for any other residence.

STRUCTURE AND MEMBERSHIP OF THE COMMITTEE

The IDC is comprised of three to five persons appointed by the I'On Board of Trustees. Members may, but need not be, I'On Titleholders, and typically include architects, engineers or

similar professionals. In addition to the Committee members, the IDC employs a Neighborhood Design Coordinator to act as a liaison between homeowners and the IDC. The Design Coordinator's office is located at 159 Civitas St in I'On.

SUBMISSION REQUIREMENTS

The IDC reserves the right to review the plans, specifications, materials and samples submitted to it by the applicant, to verify that the proposed structures and/or alterations to existing structures conform to the Design Documents, and to approve aesthetics of the proposed structure or landscaping and its appropriateness to the surrounding neighborhood and the configuration of each lot.

Applications are broken down into five distinct categories:

- New Home Construction
- Additions/ADUs/Garages/Improvements greater than 625 sq.ft.
- Additions/ADUs/Garages/Improvements less than 625 sq.ft.
- Minor New Improvements (fences, paint color change, sidewalks, etc.)
- Minor Improvements with no changes (repairs and maintenance)

Application forms and document requirements, as well as the review fee or deposit requirement for each category can be found on the I'On web site and are available at the IDC office.

DESIGN REVIEW PROEDURES

The Design Committee meets on the first and third Tuesday of each month. All plans for new structures and additions to existing structures should be prepared by qualified licensed professionals, and submitted one week prior to the meeting along with the any required review fee and deposit. Applicants for design review are encouraged to contact the IDC for clarification of the Design Documents and/or assistance in completing the correct form.

Homeowners will be notified of the IDC's determination within 30 days after receipt of the fully completed application, and all required deposits, documents and/or supporting material. The application may be (i) approved, with or without conditions, (ii) partially approved, or (iii) disapproved. In the case of disapproval, the Committee will endeavor to specify the reasons for any objections and/or offer suggestions for curing the objections.

If an application for design approval has been denied, or the approval issued by the IDC is subject to considerations which the applicant feels are unacceptable, the applicant may request a meeting with the IDC designated agents to discuss the plans and the IDC's reasons for denial. Additionally, the applicant may appeal the decision of the IDC to the I'On Board of Appeals in

accordance with the procedures established by the Board of Appeals. To exercise this right, a written notice of appeal must be received by the Assembly's manager, president, or secretary within 10 days after notice of denial.

IMPORTANT CONSIDERATIONS

If construction has not commenced on an approved project within six months after the date of approval, such approval shall be considered withdrawn. Once construction has started, it must be diligently pursued to be completed within one year or such other period specified by the IDC. Applicants should notify the Neighborhood Design Coordinator when construction is completed to obtain a refund of any deposit and to insure compliance with the approved design.

Any work started prior to receiving written IDC approval and the issuance of a blue "Work Approved" sign will result in double the specified design review fee. Additionally, work started before written approval is subject to remedies and sanctions imposed by the Assembly Board of Directors. Sanctions may include, but are not limited to, monetary fines, suspension of the right to vote and use of the Commons, and requiring the removal of unauthorized construction.

The IDC may recommend amendments to this charter at any time, subject to approval by the Board of Trustees. The Board may amend or repeal this charter at any time.

PO. Box 980

TOWN OF MOUNT PLEASANT



BUILDING
SAFETY
IS NO
ACCIDENT

BUILDING INSPECTION DIVISION

SOUTH CAROLINA

October 7, 1999

29464-0745

Mr. Geoff Graham
The Lion Company
PO Box 980
Mt. Pleasant, S.C. 29465

Dear Mr. Graham,

I am in receipt of your letter of October 5th concerning Lion PLD clarifications and offer the following as we agreed:

1. Outbuildings
 - a. An outbuilding is not allowed to be a separate dwelling unit.
 - b. Kitchen facilities of any kind are not allowed in outbuildings. This includes sinks, ranges, stoves, refrigerators, wet bars and food preparation surfaces such as counter tops.
 - c. A full bathroom is allowed in an outbuilding.
 - d. The Town may not be able to enforce the two-hour wall requirement for buildings located within three feet of a property line as this would be a modification to our building code that must be approved through the State Building Code Council. The Town's current residential code requires a one-hour wall with no openings for buildings within three feet of a property line. That is not to say that the Lion ARB may not require this in addition to Town code. I would suggest that you seek legal opinion on this issue.
 - e. Agree
2. Building Height
 - a. through d. Agree
3. Lot Type Differentiation
 - a. Agree

I hope that this will clarify the Town's position on these issues. Thank you very much.

Sincerely,

T. Lee Cave
Building Official

Cc: Joel Ford, Planning Director



HARO

October 8, 1999

Mr. Joel Ford
Mr. Lee Cave
Town of Mount Pleasant

Re: P'On PUD Clarifications

Dear Sirs:

I am writing to follow up on our meeting of this afternoon. I have outlined below the clarifications we discussed and agreed upon:

1. **Outbuildings**

- a. *An outbuilding must have a bathroom, kitchen facilities and a minimum habitable square footage in order to be considered a dwelling unit. An outbuilding with two or less of those requirements is not considered a dwelling unit.*
- b. *A "Kitchen facility" means a set including a refrigerator, microwave, toaster oven, and a sink space and could allow for the location of a refrigerator, microwave or toaster oven.*
- c. *Bathrooms, where they are proposed for outbuildings, may have showers and/or tubs.*
- d. *Outbuildings may have zero side setbacks from adjoining property lines. However, if less than three feet from an adjoining property line, an outbuilding must have no openings and a two hour fire rating on any portion of a wall less than three feet from the adjoining property line. Where an outbuilding is three feet or further from an adjoining property line, no special requirements exist.*
- e. *An outbuilding is not required to have a roof pitch identical to that of the primary structure.*

2. **Building Height**

- a. *In order to facilitate an easy interpretation of The P'On Code as it relates to building height, all height measurements shall be measured from the average grade at the base of the structure.*
- b. *Maximum height of homes, as measured to the eave, is 30'.*
- c. *Maximum height of outbuildings, as measured to the eave, is 18'.*
- d. *Maximum height to the peak of the roof of any structure is 38'.*

3. **Lot Type Differentiation**

- a. *For the purposes of the Town's plan review and permitting, all lots shall be considered "Rear Yard" lots with zero front & rear setbacks and 5' side yard exceptions under/d above.*

Thank you for taking the time to go over these issues with us.

Sincerely,

Geoffrey D. Graham
Project Manager

Cc: Joe Barnes
Brett Woodward

GDC:gdg

11/19. TOMP APPROVED.

Subject: RE: Attachments

From: Michele Canon (MCanon@tompsc.com)

To: pdgabriel@yahoo.com; hansalt94@gmail.com;

Cc: julioconnor@americanvernacular.com; KCousino@tompsc.com;

Date: Friday, July 29, 2016 3:29 PM

Pam –

We are aware of this letter and that it has no doubt caused some confusion over time.

However, our Zoning Administrator has made a determination that this does not negate the development standards set forth in the I'On Code

adopted by the Town of Mount Pleasant.

Until such time Mt. Pleasant Town Council formally adopts an amendment to the Code, the current I'On PD Ordinance is controlling in all development aspects that it addresses, including

Building Type and Coverage.

Let me know if I can be of further assistance.

Regards,

Michele

Michele Canon, MPL, AICP

Senior Planner

Department of Planning & Development

Town of Mount Pleasant

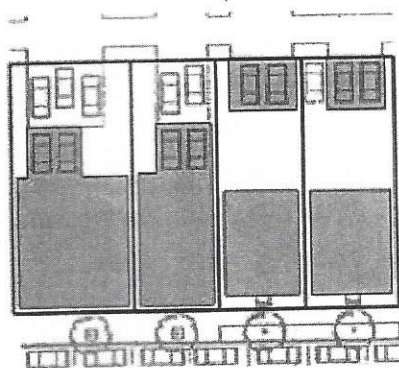
www.tompsc.com

P: 843-884-1229



Lot Types

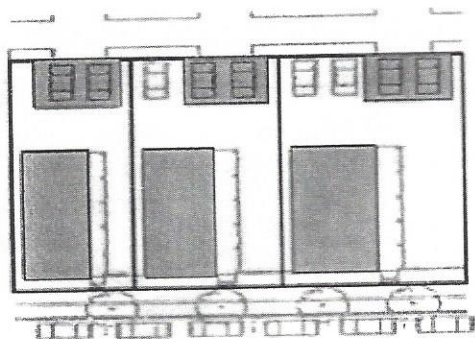
Rear-Yard Lot



The principle yard is behind the house, and the house is built to within twelve (12) feet of the frontage line. The front yard of the house, if any, is viewed as an extension of the porch or house, and semi-public in nature.

Lot Width	27 ft. min., 70 ft. max.
Build-to Zone	0 ft. to 12 ft.
Side Setback	3 ft.
Rear Setback	0 ft.
Corner Setback	0 ft.
Building Coverage	60%

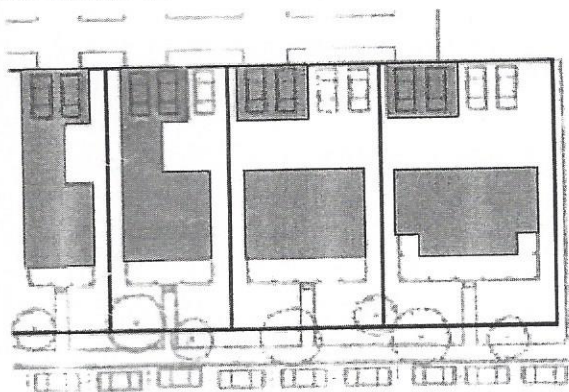
Side-Yard Lot



The principle yard is to one side of the house, and the house is built to within nine (9) feet of the frontage line. The front yard of the house, if any, is semi-public in nature.

Lot Width	36 ft. min., 63 ft. max.
Build-to Zone	0 ft. to 9 ft.
Side Setback	3 ft. to 8 ft.
Rear Setback	0 ft.
Corner Setback	0 ft.
Building Coverage	50%

All-Yard Lot



The house is entirely surrounded by its yard, and the house is built to within twelve (12) to twenty-five (25) feet of the frontage line.

Lot Width	36 ft. min.
Build-to Zone	0 ft. to 25 ft.
Side Setback	5 ft.
Rear Setback	0 ft.
Corner Setback	0 ft.
Building Coverage	40%

While we have provided minimum setbacks and build-to zones, please be aware that you need to consider and make allowances for Building Code requirements, existing and proposed easements, utilities and natural amenities (e.g., trees), Community Patterns, etc. which impact the placement of a house, ancillary structures, and landscaping on the home site.



Choosing a House Color

The IDC gets many requests for advice on choosing a paint color for a new home or for an existing home that needs an update. Many homeowners select white for their exterior color and accent it with Charleston Green doors and shutters.

While white houses are attractive, there are many more color options that you could explore. When people first visit Charleston, one of the most captivating aspects of our town is the variety of house colors found on the peninsula. The pastel colors of Rainbow Row are captured by almost every smart phone that passes.

So why not be more adventuresome in selecting your house colors.

Here are some helpful tips in choosing a house color in I'On:

Start by looking at the Colors of Historic Charleston, developed by The Historic Charleston Foundation and Sherwin-Williams. It's has a great palette with complimentary colors for trim and doors.

Be sure to take into consideration your roof color and materials.

Your color choice should compliment your neighbor's house colors.

Paint sample boards, at least 3 foot square, and study them in sun and shade at different times of the day. You'll be amazed how much color changes.

And finally, contact the IDC for a review and approval prior to starting your paint project.



The IDC meets on October 4th & 18th.

Questions...contact Pam Gabriel, your Neighborhood Design Coordinator, at (843) 606-6366 or pdgabriel@yahoo.com

I'On Design Committee...Preserving the Look of I'On

I'On Communications Committee Board Report

September 22, 2016

Karen Dillard

The Communications Committee met on Monday, September 19, 2016. The following is a current status.

- We are still working on trademarking the I'On logo. Meegan Graham is researching next steps and costs.
- We will begin bringing the I'On logo merchandise to the various community events including the women's coffee, First Friday, Potluck dinners, etc., as well as the Trust events to sell.
- We will work with our website vendor ASAP to update the I'On community website with the new I'On logo and updated photos. We will do a more complete website redesign in 2017 after meeting with the vendor to better understand their capabilities and timeline for mobile capabilities.
- To that point, the Communications Committee would like to request \$2500 in budget for 2017.
- We are spending \$300 now to renew Survey Monkey. Mike has the money already worked into the budget.
- The 2017 printed I'On Directory is underway. We have reached out to the community for updates to their information, as well as to advertisers. We have 21 one-quarter ads left to sell as of 9/19. The Directory will be sent to neighbors with their luminary kits in late November and hand delivered to those neighbors who don't by kits in early December.
- I am looking at whether or not we have a possible winner of the Civitas Award for 2016. The award winner is normally decided in December and announced in the January newsletter. If any I'On HOA Assembly Board member or I'On Trust Board member has any nominations, please let me know.

SEPTEMBER 2016

AMENITIES REPORT

The following is a brief update on project in process or upcoming events:

Sports Court

Progress is being made. The committee is in agreement as to the location of the Sports Court, which would be at the Mathis Ferry end of the field. To accomplish this location will require removal of all pine trees in the footprint of the Court. Management is obtaining revised pricing for removal of the trees including stumps. A bid has been received for construction of the court. There are some details to be ironed out by the committee with the goal of having a proposal ready to present to the Board at the October meeting.

Waterfront Enhancement

Based on input from committee members, the Engineering Firm has prepared preliminary drawings to be used to further refine the plan and to solicit pricing information. The goal would be to have a proposal ready to present to the Board at the October meeting.

Dock Expansion

The firm of Jon Guerry Taylor and Associates, Inc. (JGT) has been engaged to provide professional permitting and engineering services. JCT is very experienced with this type project.

A preliminary meeting has been held with OCRM staff to review the conceptual plan of expanding the docks to essentially double the amount of dockage space. The expansion will require reclassification of the I'On docks as a marina, which creates some additional requirements to comply with. OCRM staff sees no problem issues at this point.

The permitting process takes 12-18 months but is anticipated to result in obtaining a permit to expand the I'On dockage space.

She Tris 2017 Triathlon

The organizer has begun planning for the 2017 Triathlon, see attached letter. The inaugural event was held this year.

I'On HOA
Attention: Mike Parades

Dear Mike Parades HOA, Residents of I'On, and surrounding Businesses,

On June 4, 2016 an inaugural event took place at the I'on Club and surrounding areas, called She Tri's. The event sold out at 300 participants and we received overwhelming accolades from participants on how well the event was organized and how accomplished the athletes felt. We witnessed women ages 10-75 accomplishing amazing tests of endurance and with such happy faces! I would like to propose a second annual race to take place on June 10, 2017 at the I'On Club and am asking for permission from the I'On HOA to hold the event. Please support this event and join me in empowering women.

She Tri's is an all women's super sprint distance triathlon (swim, bike, and run event) designed for women. This event is beginner friendly and empowers women to move and encourages them to live a healthy lifestyle. Daughter's, Mother's, and Grandmother's will take part in this event together. A portion of the proceeds from She Tris will be donated to the non-profit Tri It for Life. Tri It For Life is a beginner women's triathlon training group where female mentors help female athletes become triathletes. In Spring of 2015, I founded a chapter of the non-profit Tri It for Life in Mt. Pleasant. Last season (our second season) we had over 100 women train together and participate in She Tris, which is the only women's only triathlon in SC. In 2016, I was able to donate 10% of the race proceeds to two non-profits, including Tri it for Life and Special Olympics of South Carolina (six athletes from Special Olympics participated in She Tris in 2016).

It is my hope this race only slightly impacts your morning on June 10th 2017 and if it does, only in a positive way. If you live nearby in the neighborhood, you can support this race by encouraging someone you know to take part, train with your daughter, mother, or grandmother for this very beginner friendly event. If taking part is not for you, step outside and cheer on this fantastic group of women who are about to become triathletes. If you are a business owner, it is my hope to bring awareness of your business to our athletes and their families. The race will start at the I'on Club at 7:30 am with the swim portion, then the ladies will bike out of I'on on Civitas/N. Civitas Street, travel through Molasses Creek via Sugar Cane Way, circle through Rivers Reach neighborhood, and loop back into the Club. The run will take place around the paths where available on the East Lake and West Lake in I'on-course can be found at shetris.com

I am happy to discuss any concerns that may arise prior to race day. Please contact me at helloshetris@gmail.com or 843.568.5102.

Sincerely,

Angela Klick

Race Director, She Tris