

I'On Assembly
Board of Trustees Meeting
Thursday, December 8, 2016
Executive Session 5:30 P.M.
Board Meeting 6:00 P.M.
Conference Room
159 Civitas St.
Mt. Pleasant, SC

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
 - October 27, 2016 Board Meeting Minutes
- President's Report
- IDC Report
 - **Vote** to appoint John Janas to the IDC
- General Manager Report
- Covenants Report - No Report
- Infrastructure/Landscape - No Report
- Treasurer Report
- I'On Trust –No Report
- Communications Report- No Report
- Amenities Report
- Board of Appeals-No Report
- Secretary Report-No Report
- Adjournment

I'On Assembly Board of Trustees Meeting

October 27, 2016

Members Present: Bruce Kinney, Chad Besenfelder, Lori Feehan, Tom O'Brien, Paul Gillis, Tony Woody

Members Absent: Karen Dillard, David Thompson

SCS: Mike Parades, Lesley Ramey

Guests: Carla Gilman, 344 N. Shelmore Blvd.

Homeowner Forum:

Carla Gilman, 344 N. Shelmore Blvd, expressed concern about a wedding that took place on October 15th at the Meeting House in the I'On Square. Carla Gilman noted the music was very loud, many cigars were being smoked near their home, parking was a big problem, and photographers were going on private property to take photos. The band was playing amplified music until 9 pm but they were tearing down equipment until 11:45pm. Carla Gilman asked them to come back later as it was late and tear down was very loud. The workers returned at 8:30am to finish tear down. Carla Gilman recognized they were aware their home was next to a commercial area when they purchased the home. However, there has not been an issue with the other late night businesses in the Square including O'Brion's. If there is a noise issue with O'Brion's, typically a quick phone call rectifies the issue. Lori Feehan asked if an event had occurred at the meeting house previously. Carla Gilman stated there had been one previous event that occurred during the day and was smaller. However, the event also had amplified music from the violinist and harpist hired for the event. Carla Gilman was most concerned with the lack of notice that the wedding was going to happen. The TOMP does not allow amplified music more than 4 times a year at the venue though. Bruce Kinney stated the Board would consider the issue and see what could be done. Bruce Kinney reminded the Board that the Meeting House was part of the Square not the Assembly. Mike Parades had reached out to Pam Martin of the I'On Company (who operates the Meeting House). Ms. Martin provided the company's knowledge of the events as they occurred that evening. Mike

Parades is working to coordinate a plan of action with the Meeting House to ensure this does not happen in the future.

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

Approval of Minutes:

*Motion to approve the September 22, 2016 I'On Assembly Meeting Minutes.
Motion Seconded. All in favor. Motion passed unanimously.*

Presidents Report:

Bruce Kinney informed the Board that Olde Park has accepted the terms of the boating facility agreement referenced in the President's Report. Mike Russo, the Creek Club's renter, was contacted by Joe Rice of Olde Park about permitting days for Olde Park residents to have access to the Creek Club similar to what is outlined in the Creek Club lease for I'On residents and the I'On Assembly. There is potential for a request to raise the cap on the number of events that can be held at the Creek Club every year to accommodate for Olde Park events. Bruce Kinney stated the Assembly should not be involved in that discussion and reminded the Board the 120-event cap had been carefully negotiated with neighbors. Lori Feehan asked if the 13 dates the Assembly had access to the Creek Club were included in the 120-event cap. Bruce Kinney informed the Board those dates did not. Paul Gillis asked if the discussion between Mr. Russo and Mr. Rice would impact the boating facility agreement in anyway. Bruce Kinney stated he was confident the agreement would not be affected. Paul Gillis asked what the timeline was for the agreement. Bruce Kinney believes the agreement will be completed by the November Board meeting. Tom Graham will also need to review the new agreement since he is party to the original 2009 Easement. Lori Feehan expressed hope the matter would be settled prior to a new Board being elected in January. Bruce Kinney agreed and noted he was working closely with the attorney to make that happen.

General Manager Report

The palms on Maybank Green were pruned ahead of the Halloween festivities taking place there over the weekend. However, the clippings will be picked up on Friday as there was an issue with the equipment. The financing for storm cleanup will come from the Insurance Reserves. In 2018, the budget will

reflect a building up of that Reserve. The Broadband Consultant had a conference call with the Broadband Committee (John Altergott & Mike Parades) and informed them AT&T was not interested in paying for access to the alleys. However, AT&T recognizes it must get an access easement to the Assembly's alleys before it can continue the installation process. AT&T has also proposed a bulk rate for service. The rate relied on having 100% participation, something that clearly is not possible. Lori Feehan asked about the utility easement section outlined in the governing documents. Mike Parades stated the utility easement requires the property owner or the Assembly grant permission to the utility company for work to be done. It is not a perpetual utility easement and so far, no perpetual easements have been found. Mike Parades also noted Comcast refused to pay an access fee as well. Chad Besenfelder expressed concerns the process of installing new cable lines would be delayed for an extended period, noting the need for better service in the neighborhood.

Mike Parades informed the Board the alley seal coating has taken longer than expected to dry due to the amount of shade in the alleys. There were 5 alleys that would be put on hold to allow the Town of Mount Pleasant to pick up debris and for the Halloween in the Hood festivities. Mike Parades noted the Scramble alley will take quite a while to dry due to the amount of tree cover over it.

Mike Parades informed the Board about the preliminary permit application for the dock expansion. A few changes were needed, but it is likely to go out for public comment in mid-November. Steve Brock, OCRM, has not found any significant obstacles thus far. The Waterfront Enhancement Committee is working to finalize a design to present to the Board. The Sports Court Committee is looking at costs for their project now and will hopefully be able to present a plan in December.

Tom O'Brien inquired about the status of Marsh Path Trimming Project that was started earlier in the year. Tony Woody informed the Board the marsh path has been trimmed up to the critical buffer line. From Frogmore to Duany only 1/3 of the area can be pruned. Essentially, a "window" can be created. The Greenery is working on creating a plan based on what can legally be trimmed. The Landscape & Infrastructure Committee is expecting to get that plan in November and will present it to the Board. Tom O'Brien asked if the

Homeowners who lived on that section of the marsh path would approve the plan. Tony Woody noted homeowners could speak with Mike Parades if they did want the area pruned near their home. Bruce Kinney asked how many times this could happen. Tony Woody informed the Board the 1/3 would just be maintained after the initial pruning. Tom O'Brien asked if homeowners could hire the Greenery to correctly prune the marsh path in front of their home at the homeowners' costs. Tony Woody stated homeowners can reach out to Mike Parades and discuss specific situations.

Covenants Committee:

Lori Feehan informed the Board there were no homes to be fined this month. The Covenants Committee is working to begin a property of the month program to promote good maintenance. The Covenants Committee hopes to work closely with the Communications Committee to make this happen. The program is designed to balance the punitive measures of the Committee by helping the community understand what the Committee is looking at and reward homeowners that do a wonderful job of maintaining their property.

Lori Feehan informed the Board the Covenants Committee was looking at the issue of "never-beens." These are covenants violations that have been in place for an extended period such as plastic storage containers and unpainted fences. The Covenants Committee is deciding what to do with these violations and if they were under the purview of the IDC or the Covenants Committee. Bruce Kinney stated it is a violation of the I'On Code if it never happened. Lori Feehan stated the Committee would like to sort out this issue as they do not want to be arbitrary. Tony Woody asked about grandfathering in those houses as they are. Lori Feehan noted the governing documents allow for the Covenants Committee to go after these violations even if they have not previously. Chad Besenfelder reminded the Board the IDC was set up as a reviewing body not an enforcer. Ultimately, these violations are covenants and should be handled by that Committee. Bruce Kinney noted the IDC is responsible for approval of structures. The Board is responsible for any sanctioning. The IDC has guidelines and the Board decides if someone has been violating the guidelines. Lori Feehan stated she would coordinate a meeting between the IDC and the Covenants Committee to further discuss the issue.

Lori Feehan brought the proposed change to rule D-102 to the Board's

attention. Tony Woody asked about the purpose of the provision “*The Board will monitor complaints and adherence to the TOMP Code Section 90.01 by residents when considering whether to add or reduce off leash areas*” in the policy associated with the rule change. Lori Feehan stated its purpose was to let residents know that the Board was monitoring the situation and would adjust accordingly. Tony Woody stated the Board should be able to adjust policy without needing sufficient complaints. Lori Feehan clarified the Board has the ability to adjust as needed without requiring complaints.

Motion to approve the Revised Rule D-102. Motion Seconded. 7 in favor, 1 opposed. Motion passed.

Finance Report:

Paul Gillis presented the Board with the proposed 2017 budget. The proposed budget has no dues increase. Revenue is down \$6000 due to the reduction in dock closures. Paul Gillis highlighted the \$15,000 Trust Reserves contribution was not in the 2017 budget due to the Board meeting their \$30,000 contribution goal. There is 2.5% increase in the management salaries and a Communications Committee budget has been added. The office rent has increased \$4000 due to the larger office space being rented. The audit has also added \$6500 to the budget. Overall, the administrative budget has increased \$4000. In the Maintenance budget, the landscapers received a 2% increase. The mulch budget has reduced \$2000 due to the landscapers having a better idea of how much mulch is needed in the community. The insurance premium budget has been lowered due to the smaller increase in premiums expected. There is a small surplus in the budget.

The Reserves budget will be revised after a new Reserve study is done at the beginning of 2017 to reflect any new information or estimates that come from that study. The Capital Projects budget estimates the costs of the amenities projects and \$35000 for landscape improvements. Tony Woody clarified further the Landscape & Infrastructure Committee had requested the funds to improve either the median on the Mathis Ferry Rd roundabout or the Rookery entrances. Paul Gillis reminded the Board the Reserve budget is a placeholder of what will potentially be spent. It is not set in stone and none of the projects have been approved by the Board yet.

Lori Feehan inquired about the storm cleanup costs and replenishing Reserves. Paul Gillis stated the storm cleanup would come from Emergency & Insurance Reserves. These Reserves are specifically set up for emergency situations and will be replenished starting in 2018.

Motion to pass the 2017 Operating and Reserve Budget. All in favor. Motion passed unanimously.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:40 pm.

Respectfully submitted by_____



Preserving the look of I'On

IDC 2016 Report

This year, we've worked to increase awareness of the IDC's purpose as an asset in preserving the look, quality and value of I'On and to clearly define the homeowners' responsibility in complying with the I'On Code. Here are a few of the initiatives that we've put in place:

The IDC Team

Len Hansen is stepping down after 4 years on the committee. His dedication to preserving the look of I'On, his insightful guidance and planning skills will be greatly missed.

The IDC continues to strengthen the makeup of the team. In addition to Marty Schulken and Julie O'Connor, our architectural consultants, we're fortunate to have added Cindy Cline as our outside landscape architect. Cindy is a principal at the highly regarded landscape architectural firm, WERTIMER + CLINE.

John Janas will be joining Steve Degnen in January as one of the two I'On neighborhood representative. John is a retired attorney and business consultant with 15 years of experience as president on a New York City co-op board dealing with city codes, architectural standards, historical preservation and very critical New York owners!

Pam Gabriel, as the IDC Neighborhood Design Coordinator, maintains overall project application management and effectively guides homeowners through the review and approval process.

Application Forms Streamlining

All application forms have been updated to ensure that the IDC review requirements are clearly stated and easy to understand. Forms are available on the I'On website under the "Build/Renovate" section.

IDC Project Review Guideline

We have updated the IDC Project Review Guideline used to monitor the application process ensuring that we're following the correct procedures and helping the applicant reach a successful project completion that supports the established look of I'On in a timely manner.

Homeowner Project Development Guidelines

Starting in December 2016, all applicants will receive a Homeowner Project Development Guideline at the beginning of their application to help them understand the IDC's purpose, the review & approval process and what's required of them. We believe that an informed homeowner will have a better building experience with fewer compliance issues.

The homeowner or their representation (i.e. architect, builder, designer, etc.) will be required to submit a signed copy of the guideline as part of their initial application.

IDC/Board of Appeals

The IDC and the Board of Appeals are working together to ensure that the IDC review process, I'On's design standards and homeowners' responsibilities are clearly understood and applied in the event of an appeal.

Building Awareness of the IDC and Homeowner's Responsibilities

We've started an information campaign to build homeowner awareness of the IDC as an asset to the community in preserving the look of I'On as well as the homeowners' responsibilities to adhere to the design standards:

***Monthly IDC articles** in the I'On newsletter - each month we address issues concerning design and questions asked by homeowners. So far, we've covered the following areas:*

- *The Anatomy of a Great Porch*
- *Artificial Turf*
- *Solar Panels*
- *Helpful Tips in Choosing a House Colors in I'On*
- *Landscape Options for the landscape strip in front of your home*

***IDC handout** included in the I'On Ambassador package for new residents starting in January 2017.*

New Technology and Material Use in I'On

The IDC is establishing design standards that will allow our homeowners to benefit from new technologies and materials without major impact on the overall appearance of our neighborhood.

We have focused on Artificial Turf, Solar Panels and New Construction Materials. Each homeowner application in these areas will be reviewed on a case by case basis to determine if a variance is warranted.

Artificial Turf in I'On

The I'On Code requires that all materials be “natural” and does not permit the use of artificial turf in any areas of I'On. While we encourage the use of real grass, the IDC may consider variances for artificial turf in backyards that are not visible from the public view.

Solar Panels

Currently I'On does not have standards addressing solar panels in the CC&R's. We know of several homes with solar installations done without approval and recognize that solar power is coming to I'On based on three factors:

- The IDC is receiving applications for solar installations and we've just issued our first variance approval for an installation on Maybank Green. Homeowners are demanding solar energy as a right in order to lower home costs and/or be environmentally responsible.*
- Solar technology and materials are changing rapidly. Attractive designs resembling traditional roofing materials may allow new products to be more architecturally compatible with the look of I'On*
- Solar access laws across the US are beginning to override HOA's objections in favor of homeowners, similar to the demands for satellite dish TV installations*

The IDC now has a review process in place to determine if a homeowners's solar request can be accommodated while reducing the visual impact of solar panels as seen from the public right-of-way.

New Construction Materials

We are reviewing new construction materials proposed to replace natural ones that do not stand up as well in this high humidity/hot sun environment. These alternate materials must closely match the aesthetic appearance of the natural product to be considered. We are currently reviewing stone surfaces, garage doors and shutters.

IDC New Committee Member

John Janas

155 Ionsborough Street
Mt. Pleasant, SC 29464
(917) 885-6753 mobile

On resident/owner since 2012.

Retired Attorney and Media Consultant

President -Weather Channel, American Movie Classics, Bravo
Launched several cable networks and television stations throughout Europe

President(15 years) of New York City Coop.

- Responsible for City building code compliance and accompanied Fire Department regular inspections.
- Mediated architectural disputes between building architect and tenant's architect.
- Interfaced with Chelsea Historical Preservations group on any proposed building modifications.
- Prepared annual coop budget with Treasurer for board approval. Chaired board meetings.

Currently, an International judge (8 years) for MIT, Cambridge, MA for the “Innovators under 35” program for Central and South America, Europe and other countries.

Volunteer activities for Grace Church Cathedral

IDC HOA REPORT NOVEMBER 2016

DATE	ADDRESS	APPLICATION	OUTCOME
11/1	N. SHELMORE	IMPR/FENCES	AW/C
11/1	EASTLAKE	REPAIR/STUCCO	PENDING
11/1	SOWELL	IMPR/FENCE	AW/C
11/1	SOWELL	IMPR/SOLAR	PENDING
11/1	PONSBURY	MAINT/PAINT	AW/C
11/1	N. SHELMORE	IMPR/ADU/ADDT	APPRV
11/1	SATURDAY	CTAD/RAILING	NA
11/1	22 JOGGLING	IMPR/LANDSCAPE	APP
11/1	MISES	IMPR/ROOF	AW/C
11/1	PONSBURY	MAINT/LANDSCAPE	APPRV
11/1	FROGMORE	CTAD/GARAGE DOOR	NA
11/1	CIVITAS	IMPRV./GUTTERS	APPRV
11/1	FROGMORE	MAINT/PAINT	APPRV. BY NDC
11/1	N. SHELMORE	MAINT/PAINT	APPRV. BY NDC
11/1	EASTLAKE	IMPRV/PAINT	PENDING
11/15	CIVITAS	REPAIR/WINDOWS	APPRV BY NDC
11/15	MOBILE	REPAIR/FENCE	APPRV BY NDC
11/15	SATURDAY	MAINT/ROOF NEW	APPRV BY NDC
11/15	SOWELL	IMPR/PAINT	APPRV BY NDC
11/15	SANIBEL	REPAIR/PORCH	APPRV BY NDC
11/15	CIVITAS	PAINT/SHUTTERS	APPRV BY NDC
11/15	IONSBORO	REPAIR/GATE/FENCE	APPRV BY NDC
11/15	SATURDAY	MAINT.PAINT	APPRV BY NDC
11/15	JOGGLING	REPAIR/STUCCO	APPRV BY NDC
11/15	SATURDAY	CTAD/PAINT	APPRV BY NDC
11/15	57 PONSBURY	IMPRV/LANDSCAPE	
11/15	LATITUDE	CTAD/TREE	
11/15	PONSBURY	IMPRV/LANDSCAPE	
11/15	JOHN GALT	IMPRV/ADDT	
11/15	MISES	IMPRV/ADDT	
11/15	N. SHELMORE	REPAIR/ROOF	
11/15	EDENTON	IMPRV/ADU	
MAINT.	MAINTENANCE/REPAIR		
IMPRV	IMPROVEMENTS		
CONCEPT	CONCEPTUAL REV. OF NEW HOME		
PRELIM	PRELIMINARY REV. OF NEW HOME		
FINAL	FINAL REV. OF NEW HOME		
LANDSCAPE	LANDSCAPE REV. OF NEW HOME		
AW/C	APPROVED W/CONDITIONS		
NDC	NEIGHBORHOOD DESIGN COORDINATOR		
CTAD	CHANGE TO APPROVED DESIGN		

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	

DECEMBER 2016

PRESIDENT'S REPORT

1. Shawn Willis should have a draft of the new boating facilities use agreement between the I'On Assembly and Olde Park sometime before the December Board meeting. He is also preparing the agreement terminating the 2009 Recreation Easement between the Assembly, as the owner of the Creek Club, and the I'On Club. As of this writing I believe the deal points have been agreed to. The goal is to have the agreements signed off by Olde Park, Tom Graham and the Assembly for a vote before the Annual Meeting in January.
2. There are now six candidates to fill the four Board seats, including two current Board members and two past members. Because a vote will be necessary, the newly adopted electronic voting policy will be in place. I have asked Mike and Leslie to test and re-test the process to avoid any issues.
3. Last month I met with Tom Graham at his invitation. We discussed the proposed new Olde Park boating agreement and the termination of the 2009 Recreation Easement. In addition, we discussed Phase 11.

Tom had met with several neighborhood residents who are interested in some of the housing being designed for older residents, and he expressed a desire to move forward with a rezoning effort. We had discussed this topic on several other occasions in the past. I restated my belief that any zoning change that would increase density would not be easy with the current Town of Mount Pleasant city council, and that it would be *impossible* without the overwhelming support of the I'On community... not just the Board of Trustees.

I further told Tom that I believed this support would be impossible to get until the Creek Club litigation had been settled once and for all. I also reminded Tom of the I'On Company's offer to contribute \$500,000 each to the Assembly, the I'On Trust, the Montessori School and neighborhood churches in 2007 in exchange for supporting the zoning change. I firmly believe that the Assembly is an important partner in Phase 11, and that the Assembly should share monetarily in the value created by a zoning change. Such profit sharing would be vital in getting widespread community support.