

I'On Assembly
Board of Trustees Meeting
Monday, September 25, 2017
Board Meeting 6:00 P.M.
Conference Room, 159 Civitas St.
Mt. Pleasant, SC

****Please note this agenda is likely to change. We highly encourage you to check back for changes and

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
 - August 28, 2017 Board Meeting
- President's Report
- General Manager Comments
- Infrastructure/Landscape Report
 - **VOTE** to proceed with additional filter fabric and RipRap at new retention wall for Saturday Rd Drainage Pond for \$1,000 from CAPITAL PROJECTS FUND.
 - **VOTE** to install pond drain pipe under path at end by Saturday Rd with filter fabric and riprap as emergency overflow for pond for \$3,250 from CAPITAL PROJECTS FUND.
 - **VOTE** to adjust, retorque and repair failed hardware on existing Saturday pond wall and install 2x12 cap to protect existing wall for \$2,250 from MAINTENANCE RESERVE FUND.
- Amenities Report
 - Basketball court is DONE
 - Awaiting TOMP decision/interpretation on applicability of Critical Buffer Act for other roads.
- Covenants Report-No Report
- Treasurer Report
 - Proposed draft of 2018 Operating budget for Board consideration
- IDC Report
 - Julie O'Connor discussion on Lot Coverage interpretation by TOMP
- I'On Trust –No Report
- Communications Report
- Board of Appeals-No Report
- Secretary Report-No Report
- Adjournment

I'On Assembly Board of Trustees Meeting

August 28,2017

Members Present: Jody McAuley, Chad Besenfelder, Michael Purcell, Trey Mathisen

SCS: Mike Parades, Mary Fraser

Guests: NONE

Absent: Karen Dillard, Tom O'Brien, Paul Gillis

Homeowner Forum:

No Homeowners were present to comment.

Call to Order: 6:02PM by Jody McAuley

Approval of Minutes:

Motion to approve the July 24,2017 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

There was no formal report for August.

Treasurer Report: No Report

Amenities Report: Included in GM Report

General Manager Report:

Mike Parades directed the Board's attention to his GM email that went out the community on various projects in progress and other issues to be considered. Mike reported that The Town of Mt. Pleasant has released its Stop Work Order on the basketball court. He updated the Board on what the next steps are for completion. He informed them that the court is to be pressure washed tomorrow and that it must be dry before it is coated. Weaver Construction is to do the grading this week after pressure washing. It was noted that the second goal is to be installed next week and court coated. Mike reminded the Board that there are 6 pine trees that should be removed around the sports court. The cost to take down the trees, remove debris, and grind stumps was quoted at \$3,000. This funding would come

from the Operating Budget. Mike received a revised quote for Landscape Enhancement around the court that includes extending irrigation, planting 5-foot sod strip around the perimeter and planting 7-gallon Ligustrums on three sides for \$7,600. Trey Mathisen said that the Ligustrum's purpose is to be a wall barrier. Mike informed the Board that funding would come from Capital Projects.

Motion to approve Landscape Enhancement around the Sports Court for \$7,600 funded from Capital Projects. Motion Seconded. All in favor. Motion passed unanimously.

Mike reported that he received a quote to install an eight-foot privacy fence along Mathis Ferry from Eastlake to N. Shelmore. He has asked the contractor to quote running the same fence from the termination of the fence parallel to Mathis Ferry back to tie into the privacy fence of Olde Park. The cost would be \$9,225 for the fence parallel to Mathis Ferry and approximately the same for the other section. Neither cost is budgeted for this year. He stated this would need to be included in the 2018 Capital Projects budget. Jody McAuley commented that the fence may be something to decide on after the Sports Court and Landscape Enhancement are both completed. He also presented the possibility of tying in the community garden with the fence if that is the route we take.

While updating the Board on the Marsh Path Renovation Project, Mike noted the Sketch Map used by Seamon Whiteside indicates additional areas that would be exempt from the Critical Buffer Act. Michael Purcell and Mike have a meeting scheduled this week with a Town official to discuss what has been done to date this year and finishing the last two sections.

Mike reported that the final bid package for the dock extension plan was mailed to 6 marine contractors last week and said that bids are due back by September 21. It was noted that all six contractors have responded and are interested in bidding. The permit has not been issued yet, but OCRM/DHEC are carefully reviewing. Mike stated he thinks the bids will be back around the time of a decision on the permit.

Mike informed the Board that the rainy weather has put the roofer behind in replacing the roof at the Pavilion Dock and Boathouse, but he was advised it will likely be on their schedule in the next 2 weeks. The Infrastructure committee has asked a local Architect to look at the roof design on the Pavilion Dock to stop teens from climbing on the roof to jump off. Michael Purcell directed a question to Chad Besenfelder asking if he would take a look at it. Chad said he would and that he would like to keep the architecture the same.

Mike directed the Board to the portion of his report regarding security and camera systems. He informed them that proposals have been received and are being studied for performance in three areas. One being to add security cameras at all I'On entrances that would allow license plate information to be captured 24 hours per day. Mike commented that there is still a good bit of due diligence to do before the Board would make a decision. It was also noted that Flock is still to provide references for Mike to bring to the Board. The second area cameras would be installed is at the Boat Ramp and Docks. The intent would be to provide better security in these areas. A proposal has been received that the Board will need to review and discuss, but Mike reiterated that this is not in the budget for 2017. Jody commented that we need to meet with Flock again to prove exactly what their camera system can do. Lastly, Mike has received a proposal for key fob actuated access control at the boat ramp. Mike informed the Board that this will be a part of the Waterfront Enhancement Project and submitted to that committee for review.

Mike reported that preliminary design plans for the Waterfront Enhancement are complete and ready to begin soliciting bids. He informed the Board that he anticipates soliciting bids during October/November time frame since any work has to be done in the December through February time frame in accordance with the Creek Club Lease. Mike noted that the biggest expense would come from redoing the parking lot. Michael Purcell commented that the bidding should depend on what the dock pricing ends up being. Michael asked Mary and Mike to send him the waterfront enhancement plans for him to review.

Mike reviewed the TOMP Street Sign Standardization Project with the Board. The Town has begun changing out street signs in order to standardize and meet Federal Guidelines. I'On is scheduled for the fourth quarter. A subcommittee of the Infrastructure/Landscape Committee has been appointed to investigate alternatives to the Town's program that would retain the look and feel of I'On. The subcommittee is to be led by John Powers. Michael commented that the I'On Assembly should reach out to the community and let them know that if anyone has experience doing this, to please call the Town. Jody informed the rest of the Board that the community is to go to the TOMP for signs, otherwise, road funding could be lost.

Mike recently met with the Town Traffic Engineer to finalize parking for Robert Mills, Jane Jacobs, and other select street areas. The parking additions and

deletions will be completed in the near future and when they are done, Mike will ask the TOMP police to enforce the parking ordinances.

Mike commented on vandalism and trash problems in the community. He noted that problems have been experienced at the docks with the increased numbers of teens fishing and leaving debris behind. He let them know that we have ordered trash cans that are to be installed in the dock area. Trey conveyed the importance of placement of the trashcans. Mike responded that they would be placed closer to the dock entrance on the left side. Both Chad and Trey reminded the Board of overflow problems of previous trashcans, especially on the weekends. Mike reminded them that this is a problem we are trying to fix and if overflowing occurs we will address it when needed. Mike also addressed problems with trash in the Rookery by letting the Board know we have ordered trash cans for that area as well. He commented that these steps are necessary to protect the value of common areas. Michael reminded the Assembly that the trash areas would need to put on The Greenery's schedule.

Landscape and Infrastructure Report: included in GM Report

Covenants Committee:

Mike reported that there is no formal report, but did convey to the Board that there have been some issues keeping the areas behind N. Shelmore houses that back onto Jake's Lane presentable. He stated we would be sending letters to the houses that need to be addressed.

IDC Liaison Report: No Report

Communications Committee: No Report

Board of Appeals: No Report

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:37pm.

Respectfully submitted by _____

Mike Parades

From: Michael Purcell [mpurcell@hospicesc.com]
Sent: Friday, September 22, 2017 10:53 AM
To: John Powers; Mike Parades; Chad Besenfelder; david beckmann
Subject: Re: The new retaining wall by the pond on the back side of Saturday Rd Held Up Well

Thank you for the update! I am in favor of the direction. I will make sure that this gets on the agenda for the board meeting on Monday and we need to inform the finance committee because this will be a pretty big expense for the HOA.

From: John Powers <John.J.Powers@gsk.com>
Date: Friday, September 22, 2017 at 10:39 AM
To: Michael Purcell <mpurcell@hospicesc.com>, Mike Parades <mparades@trustscs.com>, Chad Besenfelder <chad@iongroup.com>, david beckmann <dcbeckmann@gmail.com>
Subject: RE: The new retaining wall by the pond on the back side of Saturday Rd Held Up Well

Hi Michael,

I have been in contact with James Alton at the TOMP. Attached is a detail of a typical street name sign size that the Town of Mount Pleasant will be providing I'On during the street sign replacement process. The Town of Mount Pleasant is willing to review proposed supplemental signs that designate our boroughs. The only potential restriction on this is that neither the background nor the text of these signs can be red or yellow as this would conflict with the regulatory and warning sign colors. I don't foresee this being an issue since we do not currently have this color scheme in our neighborhood. When selecting a post style the TOMP is recommending we make clear the desire for an additional plaque above the provided street name signs because this will add an additional wind load that the post will need to account for. I have reached out to the following post/sign providers: Atlas Signs, Ibis Tek, and Mahoney Signs Co. So far, Ibis has some really good ideas to propose.

If the I'On Assembly opts for the decorative post and supplemental plaque, we will need to fill out an encroachment permit, which can be picked up from the Town's Transportation Department. I will do that today or Monday. I'On will also be responsible for installing our decorative posts via a licensed and bonded contractor. The design plans will be provided to this contractor and all questions or requests for changes to the plans should be directed to James Alton. After completion, the Town will inspect the installed signs to ensure that their placement is correct and that they meet all the height and breakaway standards outline in the Street Sign Replacement Policy.

I have delayed a bit as I await final bids to discuss with the Infrastructure Committee and also because the town is busy dealing with the aftermath of Irma and finally, James recently sent me an email that our timing is not urgent.

I am sorry to have missed the meeting due to some work issues. I should have some final bids very shortly and I will send to everyone to decide if we want to spend the monies or not.

Best regards,

John J. Powers
Regional Immunization Sales Director, GSK Vaccines
john.j.powers@gsk.com
Mobile: 770-722-1410

On Sep 13, 2017, at 7:44 PM, David Thompson <dltsales@aol.com> wrote:

Pam,

Is Lori Bate back in town? Julie, Lori, and I need to attend the next HOA meeting to get this started and resolved. Julie and I met with Mt. Pleasant planning department before I departed HOA and were given needed next steps to resolve this issue.

This needs attention now,

David L. Thompson
198 N. Shelmore Blvd.
Mt. Pleasant, SC 29464
Ph-843-416-8050
Fx-866-329-9298
Cell-843-847-0010

Sent from my iPad

On Sep 13, 2017, at 1:29 PM, PAM GABRIEL <pdgabriel@yahoo.com> wrote:

See letter Travis McCorry received from town:

Mr. McCorry,

The version that the Town must review against is the version that was recorded in 1997. There is no exception that can be granted at the Staff level.

I have spoken with Mr. Prause and he has stated it must either comply with the Code as it is currently recorded with the Town or you can file for a variance from the Board of Zoning Appeal.

Any alterations to the I'On PD must come from the I'On property owners association and be entered into as an amendment with Town Council.

Eric A. Pohlman, CNU-A
843.884.1229