

I'On Assembly
Board of Trustees Meeting
Monday, October 23, 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:
 - September 27, 2017 Board Meeting
- President's Report
- General Manager Comments
- Infrastructure/Landscape Report
 - Discussion on TOMP Street Sign change out
 - **VOTE** to approve adding Tony Woody and Michele Wilson to the Landscape/Infrastructure committee and the D&O insurance coverage.
- Amenities Report
 - TOMP decision/interpretation on applicability of Critical Buffer Act for marsh path sections.
- Covenants Report
- Treasurer Report
 - Approval of the 2018 Operating budget recommended by the Finance Committee
- IDC Report
 - Chad Besenfelter update on amendment to the pd related to Lot Coverage as recommended by TOMP
- I'On Trust –No Report
- Communications Report
 - Discussion on recommendation from an owner to have periodic email updates on TOMP Comprehensive Planning Committee activity.
- Board of Appeals-No Report
- Secretary Report-No Report
- Adjournment

I'On Assembly Board of Trustees Meeting

September 25, 2017

Members Present: Jody McAuley, Chad Besenfelder, Michael Purcell, Trey Mathisen, Karen Dillard, Tom O'Brien

SCS: Mike Parades, Mary Fraser

Guests: Monika Bonn-Miller, 37 Jane Jacobs; David Thompson, 198 N. Shelmore; Sandra Estee, 14 Mises Street; Michael Korizno, 121 W. Shipyard; Joe Looby, 83 Secession; LeAnn Adkins, 34 Hopetown; Marty Schulken, 152 Civitas; Julie O'Connor, 50 Eastlake Road.

Absent: Paul Gillis

Homeowner Forum:

During the Homeowner Forum, we had some homeowners attend to address the Board. One homeowner asked for an update on AT&T's increased service and it was shared that service should be available from AT&T in the coming months. As well, the Board is attempting to have the same discussions with Comcast to offer increased service in the future.

Another spoke to the Board about her concerns regarding the new landscaping on Ponsbury, as well as the work done to rejuvenate the Marsh Path. There was another homeowner present who also addressed the Board on the Marsh Path topic. The Board responded that they are working with the TOMP and waiting to hear back from them on some topics and that all work is stopped for now. As well, the Board said that the neighborhood would be communicated to once a plan is in place and work is to resume.

Another homeowner in attendance asked the Board if they had any knowledge on the vacant, civic lot across from the future daycare as well as the future of the I'On Club if it is sold. The Board replied they did not have any knowledge related to either, but would try to find out what they could.

Finally, another homeowner presented handouts to the Board proposing to apply for a change to lot coverage in the PD. The Board is to research further but agrees

it is time for it to be changed. Chad volunteered to help Julie with the amendment and bring to the Town for approval. This is a priority to the Board.

Call to Order: 7:04PM by Jody McAuley

Approval of Minutes:

Motion to approve the August 28, 2017 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Jody McAuley submitted no formal report stating that we are not working on anything new at the moment that needs to be discussed.

Treasurer Report:

Mike is to send the proposed draft of 2018's Operating Budget to the Board for consideration.

General Manager Report:

Mike Parades informed the Board that the sports court is to be painted and completed this week. Tom O'Brien asked Mike to send a GM update to the community when it is ready to be used.

Mike relayed to the Board that he received an email from a homeowner regarding an interest in her son completing a service project for the community. The community service is required for her son to complete his Eagle Scout. Her initial ideas were; to provide life preservers and first aid kits at the docks and/or placing benches at the Creek Club or Basketball Court. Mike is to refer these ideas to the Infrastructure Committee.

Mike proceeded to update the Board on the TOMP Street Sign Program. John Powers let Mike know that it appears the TOMP may work with I'On to allow us to have our own street signs/poles. However, Mike pointed out that that doing so would be a significant line item in the budget as it is more expensive than the Town paying to replace the signs.

Mike raised a few questions brought to him via an email from a homeowner. She asked if guests at the Creek Club are allowed to use the docks and if I'On is legally liable for any accidents that could occur there. Jody replied that we have the right to ask non-residents to get off the docks, but stated that it is not our intention to

keep non-residents off them. Tom also responded saying that the only way to keep non-residents out is if we were to have a different gate system. Mike also stated that the assembly would only be held responsible for any accidents if we were deemed negligent. The neighbor also asked if couples are allowed to be transported to the Creek Club by boat and then tie up to the docks until departure. Jody responded stating that under the lease agreement, couples can arrive and leave by boat but they cannot tie up. Lastly, the homeowner inquired about water usage at the docks and asked how much the water bills have been since water installation. Mike reported that August's water usage was 4,600 gallons and the bill was \$40.78. Trey Mathisen also noted that the usage will go down as boat season does.

Mike relayed to the board that the new roof on the boathouse is complete and that the roof at the Creek Club Pavilion dock should be done by the end of October.

Lastly, Mike reported that JGT received 3 bids back for the dock expansion project. The lowest bid was \$150,891 and the highest bid was \$185,187. A permit has not yet been issued for this project, hence no discussion is required on the quotes at this time.

Amenities Report:

Trey reported to the Board that the trash cans for the docks have come in and that once the exact location for them is designated, they will be placed. He also let them know that The Greenery will be putting them on their schedule to empty.

Trey stated that we are awaiting the TOMP decision/interpretation on the applicability of the Critical Buffer act for other roads.

Landscape and Infrastructure Report:

Michael Purcell reported that a bid for additional drainage pond work on the Saturday Rd drainage pond and on the river bank by the Pavilion dock and boat ramp has been received. He stated that its purpose would be to protect the bank areas and to serve as emergency overflow for the retention pond.

Motion to proceed with additional filter fabric and RipRap at new retention wall for Saturday Road Drainage Pond for \$1,000 funded from Capital Projects.

Motion Seconded. All in favor. Motion passed unanimously.

Motion to proceed with installation of filter cloth and RipRap repairs along river bank at Pavilion Dock and Boat Ramp for \$1,000 to stabilize bank funded from

Maintenance Reserve. Motion Seconded. All in favor. Motion passed unanimously.

Motion to install pond drain pipe under path at end by Saturday Road with filter fabric and RipRap as emergency overflow for pond for \$3,250 funded from Capital Projects. Motion Seconded. All in favor. Motion passed unanimously.

Motion to adjust, retorque and repair failed hardware on existing Saturday pond wall and install 2x12 cap to protect existing wall for \$2,250 funded from Maintenance Reserve Fund. Motion Seconded. All in favor. Motion passed unanimously.

Covenants Committee: No Report

IDC Liaison Report: Included in Homeowner Forum

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 7:33pm.

Respectfully submitted by_____



DATE: October 20, 2017

RE: Landscape/Infrastructure Report

1. Tony Woody and Michele Wilson have asked to join the Landscape/Infrastructure committee. Offer accepted but need Board to approve adding the to D&O coverage.
2. Greenery has continued work on the marsh path adding plantation mix where needed from Frogmore to the Creek Club. We have just received the decision from the Town as to what sections of the marsh path are exempt from the Critical Buffer Act.

There will be discussion on action to take based on Town's decision.

3. Plan to get Common Area across from CV5 cleaned up from hurricane during November.
4. Greenery will be overseeding Maybank Green and the Amenity Field in the next couple of weeks and will begin seasonal change out of flowers the week of 10/23/17.
5. In 2015, a plan to modify the parking areas on Krier Lane was developed. As there were several owners who said they did not want any changes, the plan was shelved for future consideration. Now the owners at one end want to proceed and a volunteer to talk to the owners at the other end seeking their approval.

The reasons behind this project are that eventually the trees will be too big for any parking and will be very expensive to remove if larger than 16 inch circumference, which requires TOMP approval.

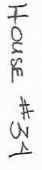
As soon as all neighbors affected agree to the plan, the committee would request Board approval to fund the plan and get it done.

6. Front entrance Refurbishment, a plan has been submitted by the Greenery with a proposed cost that the committee thinks is too high. A second design plan has been done that needs to be priced. This is a winter project to finalize with the intent to request Board approval in the Spring of 2018.

ONE WAY S



House #46



ANDREW HARGETT LAND ARCHITECTURE, LLC

LAYOUT PLAN

Scale: 1" = 4' - 0"

November 25, 2013

November 25, 2013

Town of Mt. Pleasant
Transportation Dept.
Encroachment Permit # 06931
Issue Date 8-6-2015

1'0
Krie
Mt.

2 Buckingham Drive
Charleston, South Carolina 29407
843-810-1337

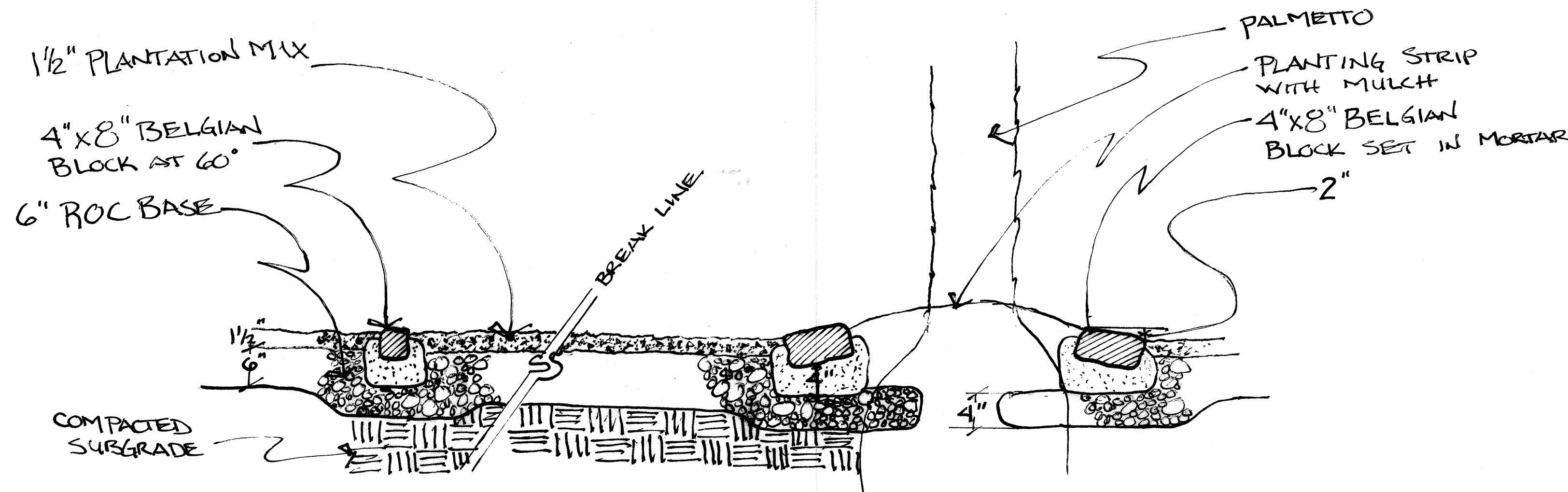


Scale: 1" = ~~4'~~ 0'
November 25, 2013

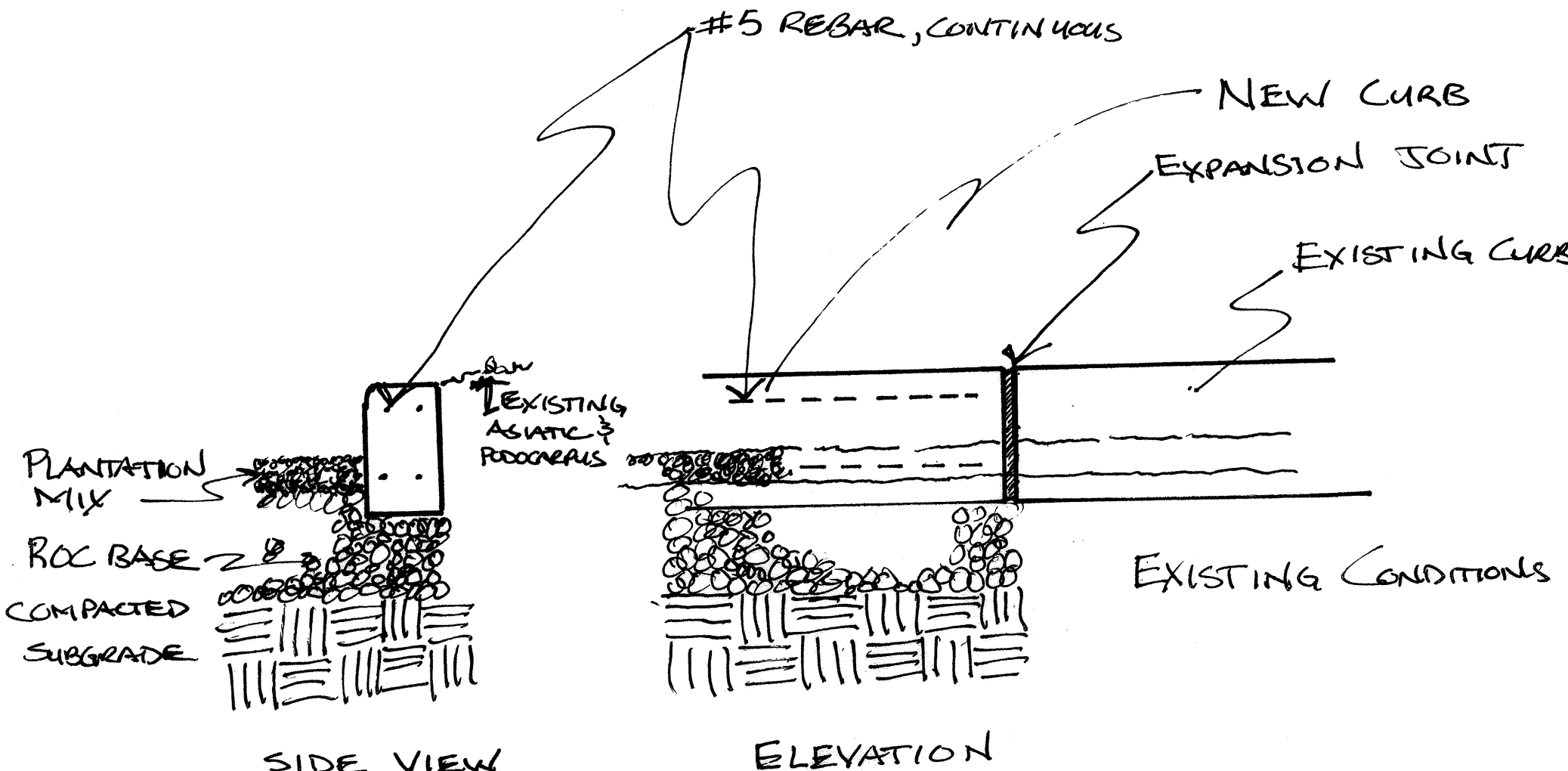
I'ON
Krier La
Mt. Ple

<u>QNTY</u>	<u>COMMON</u>
8	Palmetto
12	Azalea
76	Breeze Grass
52	Carana Lily

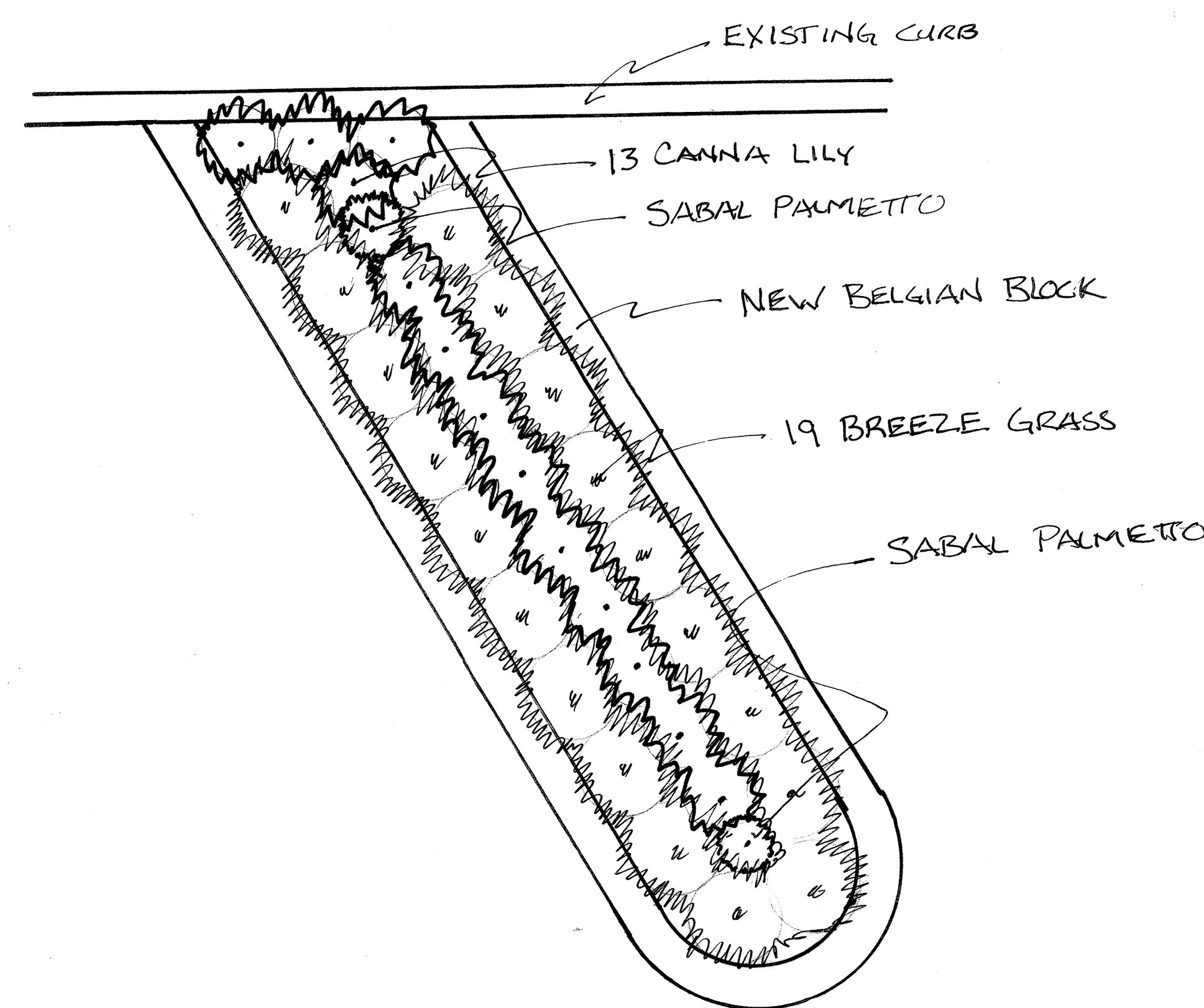
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BELGIAN BLOCK PLANTER DETAIL



CURB DETAIL



PLANTING ENLARGEMENT

PLANT LIST

QNTY	COMMON NAME	BOTANICAL NAME	SIZE
8	Palmetto	Sabal palmetto	12"
12	Azalea	Rhododendron indica 'George Taber'	3 gal
76	Breeze Grass	Lomandra longifolia	3 gal
52	Canna Lily	Canna x hybrid 'Blueberry Sparkler'	1 gal

NOTES

- Do not scale from drawings
- Contractor shall identify and delineate property line to ensure that all construction remain within these boundaries, except where work is necessary in the I'On Community Association's easements.
- Contractor responsible for locating and protecting all underground utilities and structures prior to construction.
- Contact Palmetto Utility Protection Service at 1-888-721-7877 a minimum of three working days before any digging occurs.
- Contractor shall ensure that all required permits are obtained prior to construction from the Town of Mt. Pleasant.
- Contractor responsible for ensuring that all debris is removed and disposed of in accordance with relevant laws.
- Contractor obligated to verify all dimensions on the ground and report any discrepancies to the landscape architect.
- Precise hardscape layout shall be determined on the ground and approved by landscape architect prior to construction. Failure to notify the landscape architect 72 business hours prior, may result in removing and replacing finished hardscape work at the contractor's expense. Landscape architect can be reached at 843-810-1337 or Landhargett@bellsouth.net.
- All concrete to be a minimum of 4" thick and 3000psi.
- Concrete curb to match existing.
- Expansion joints shall be used at existing concrete interfaces and as determined by landscape architect in the field. Expansion material shall be a minimum of three-eighths of an inch [3/8"] of an inch thick and submitted to the landscape architect for approval prior to construction.
- Curb shall have a minimum of two pieces of number five [#5] deformed rebar running continuous through the curb.
- All organics in the hardscaped areas shall be removed. If select clean fill is required to bring the grade back up to a reasonable work condition, the contractor may issue a change order for the additional fill. The change order must be approved by the landscape architect and the general contractor prior to installation.
- Belgian block shall be 4" x 8" in size and installed according to plans [see detail].
- All mortar beds shall be comprised of Type S grey mortar.
- All mortar joints to be matching in width, 3/8" wide.
- Gravel topping shall be a mixture of fifty percent [50%] 789 granite and fifty percent [50%] granite screenings or granite sand installed to a depth of a minimum of one [1"] inch thick over a six [6"] inch base of ROC which has been compacted into place to 95% density of the original base material. Subgrade shall also be compacted with mechanical devices prior to the installation of the ROC.
- Sidewalk repair to be done in compliance with the I'On Community Association and the Town of Mt. Pleasant's specifications.
- Sidewalk closure shall be procured by the contractor. All Town of Mt. Pleasant rules and requirements shall be followed.
- Sidewalk shall match existing sidewalk in finish and workmanship provided that existing sidewalk meets or exceeds current building code.
- Handicapped ramps shall be brought up to current acceptable building codes.
- Due to the turning radius and narrowness of the existing roadway, the first parking bay on Krier Lane may require a three point turn, as it may be required with existing conditions.
- All plant material to be container grown and shall be formed and vigorous, growing specimens with growth typical of the variety specified and free from injurious insects and diseases. Plants shall be of top quality as defined in the current issue of American Standard for Nursery Stock, published by the American Association of Nurserymen, Inc.
- Plants shall be true to species and variety and shall conform to measurements specified, except that plants larger than specified may be used if in containers and approved by landscape architect.
- The contractor solely responsible for the safe transportation to the site and their condition upon arrival.
- Pine straw mulch shall be placed in all planting beds to a depth of three inches [3"]. All mulch shall be free of noxious weed seed, fire ants, Japanese beetles, Asian horned beetle, and/or white fringed beetles.
- Wood retaining wall to match existing if necessary.
- Wood on potential wooden retaining wall to be ACQ pressure treated southern yellow pine to .40 retention. All fasteners shall be stainless steel.
- Live Oak root pruning shall be done to ANSI standards by an ISA certified arborist.
- Specific irrigation plan to be reviewed by landscape architect with all shrub and tree beds to be irrigated with an automatic drip system and all lawn areas to have adequate spray head coverage with an automatic irrigation system.
- The contractor shall give the landscape architect a minimum of 72 hour notice prior to appearance on site or elsewhere as needed.
- Landscape architect can be contacted at 843-810-1337 or via e-mail at landhargett@bellsouth.net.
- Questions or clarifications can be requested at 843-810-1337 or landhargett@bellsouth.net.
- All hardscape, planting, associated hardscape construction costs, associated landscape and drainage costs in the bid document will reflect all the above listed specifications.

ANDREW HARGETT LAND ARCHITECTURE, LLC

2 Buckingham Drive
Charleston, South Carolina 29407
843-810-1337

LAYOUT PLAN

Scale: 1" = 4'-0"
November 25, 2013

I'ON VILLAGE PARKING

Krier Lane
Mt. Pleasant, South Carolina 29464