

TOn Assembly

Regular Meeting of the Board of Trustees

September 6, 2001

The meeting was called to order Thursday, September 6, 2001 at 8:30a.m. in the conference room at the TOn Company, Mount Pleasant, South Carolina,

Directors Present: Joe Barnes - President
Vince Graham- Vice President
Dave Thompson-Secretary
Lon Shull-Director at Large
Leslie Fellabom-Director at Large
Libby Ellebey-Homeowner Guest

CCMC: Jack Folley, Dolores Freedman

Guests: Libby Ellebey

Joe Barnes opened the floor for homeowner discussion and questions. None were offered.

II. Approval of Minutes

1. May 31, 2001

On a motion duly made, seconded and approved, the old minutes were approved as submitted.

III. Financial Report:

CCMC briefed a positive variance on the current financial report. Format for the financial report was briefed by CCMC to the Board of Trustees. In the discussion that followed it was noted that \$8,500.00 in landscape expenditures were for mulching and materials over and above the original line item. Additionally, reserve funding was discussed and a reserve fund study requested by the Board was reviewed and discussed with favorable comments. On a motion duly made, seconded and approved, the budget was approved.

IV. New Business:

1. **Annual Contracts Renewal:** CCMC briefed that the bidding process for 2001 contracts were in progress, CCMC caution that

indications were that insurance prices would go up significantly in the Charleston area in the year to come.

2. Reserve Study: **The** Reserve Study was discussed and it was **decided to make it available to the public upon request.** Additionally, it was decided a cover letter would accompany the Study that name and qualifies **the** author of **the** study.
3. Future Dock Maintenance: In a conversation regarding future dock maintenance it was discussed that **the** budgeted numbers were provided by Lana at **the** Creek Club from this years figures. CCMC was tasked to provide a detailed **break** down of the actual **dollar** figures **from** the Creek Club for **the** past year.
4. Storm **cleanup**: 11 was asked if resources were earmarked for storm cleanup. It was noted insurance will cover some expenses and that the Reserve Study establishes a Deferred Maintenance account that will help cover large landscaping items coupled with existing insurance which pays for **the** cleanup. It was noted that £4,500.00 are currently earmarked for this and **the** discussion **voiced** concerns that this amount was **insufficient** and insurance settlements would likely be slow in **coming**. The Board on a motion duly made and seconded agreed to borrow the dollars necessary from other line items if needed in such a situation. Joe Barnes recommended that 5% of the budget be allocated for the contingency **reserve** account.
5. Traffic Safety: The subject of traffic safety and possible solutions was discussed **in** depth. **It** was agreed to take a conservative approach that couples educations with increased presence by the Mt. Pleasant Police and the use of **the** Traffic Trailer, before moving to more expensive and permanent solutions such as speed bumps. CCMC agreed to prepare an analysis of possible solutions and cost data.
6. Path around East Lake: **In** response lo some homeowner's **questions** it **was** discussed and **decided not to continue** the gravel path around the lake. **It** was **noted that** the grass part of the path was **designed** to be **subtle, discouraging** use from all but the homeowners.
7. **Boathouse** Use: **In** response to a request from a homeowner, active **storage** of boats was discussed. Several options were discussed **and** it was decided that a Boat Club committee would be established to review and recommend options to the Board. Mr, Fellabom will chair the committee.

8. **Covenants and Restrictions:** Discussion regarding landscaping guidelines resolved to leave the rules as is. A series of letters will be issued to residents who's landscaping and lawn maintenance fall short of the expectations and standards of the I'On community.
9. **Boat storage:** Vince Graham recommended efforts be made to reexamine boat storage rules on individual properties. Some boats are not screened as required. A two-step approach was discussed, the motion made, seconded and dully approved: First, publish the rules and levy expectations to comply. Second, follow up with a letter for persistent offenders requesting compliance.
10. **Covenants Committee:** Vince Graham moved to have a covenants compliance committee formed as allowed for in the bi-laws. The motion dully made, was seconded and failed on votes.
- 1 L **Annual meeting:** The date for the annual meeting was set for 30 October 2001 at 7:00Pm at eh Creek Club.

V. **Next Board Meeting:**

The next quarterly meeting for the Board of Directors was set for 27 November 2001 at 8:30AM

VI. **Adjournment:**

Meeting was adjourned at 10:43AM

Approved



Submitted



Jack Folley

From: Jack Folley@ccmcnet.com
Sent: Wednesday, August 08, 2001 6:25 PM
To: J.Barnes@ionvillage.com
Cc: Dave Thompson; Linda German
Subject: Update 8/8/01

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Hester's Don't not procedure.

Joe,

- Will meet with you and Dave at 1:30 on Friday.
- Will plan to discuss picnic table at next meet.
- Police should be in I?On this week with a cruiser and traffic trailer has been added to next published schedule probably later this month or next month.

- Will plan to discuss sweeping. Need to get one or two more bids.

- Met Ken with Prof Lake Mgt. Good guy! T will talk to him about speaking at next Assembly meeting.

- Fred Snyder responded to a letter regarding storing his boat at the landing. Says he did keep there overnight on occasion and will move it back to his slip at Patriot's Point

- Talked with Vinnie and know he and Dave have looked at bent signs, twenty or so. He will start working on them next week. Told him about the sign at Fatty Ln and Latitude LN. (signs are off the pole

new sign's

- 102 Pondsbury (new owner) had a copper shade installed on the light by the house for \$75.00.

- Got a complaint about grass being too high on 11 and 15

Prescient

St. I want to discuss this with you and establish the standard before sending violation letters.

- Clayton Taylor at 56 Eastlake complained about workers blowing grass back in the yard. Still need to tackle this recurring problem. Also wanted me to send him our financials on the landscaping contract. I didn't.

- Haven't heard from him again.

- A cleaning service called and asked if we allow ads in the I?On newsletter. Would like guidance on this. Can wait until Friday.

NO

- Think this catches us up since my last update. All in all, mostly small stuff. I think your quick response to the washouts and hopefully our responses to calls are keeping the home owners appeased.

Regards,

Jack
CCMC

Adel-

- WANT. PERSON AT CCMC - QUALITY & QUICK RESPONSE

*- NO r HACK. IN - I ON REALTY - VIOLATIONS
- DAVE'S LETTERS TODAY*

- SALLY SCHERK - INFO PAYERS - WILL PROVIDE A MAIL LIST NO problem

*- SPRINKLE GRASS (ATTN) ISLN - WANTS KUDS JAWO IN DIRECTORY
E1 MPT*

- SR WE'S PRESIDENT LIBRE OF

- LOANER LIGHT SMOKE 25-59 107 PONDSPUR

- BETT WARRER - BUS LONGSTON