

MINUTES

TOn Assembly

QUARTERLY

BOARD OF TRUSTEES MEETING

4 February, 2002 8:30 AM

Creek Club at l'On, Mt. Pleasant, SC

- I. **Call to Order - Meeting** was **called to order** by Vince **Graham** at **8:33 AM**
Trustees Present: Vince Graham, David Thompson, Lon Shull, Leslie
Fellabom, Libby Eble, Andy Gowder

CCMC: Jack **Folley**

- II. **Approval of Minutes** - Waived
- III. **Financial Report** - Not applicable
- IV. **Delinquency Report-Not** applicable
- V. **Old Business**

Traffic Calming Efforts: CCMC briefed the board on the on-going efforts to address the traffic calming issues with regards to Eastlake and **Pons** bury Roads. Board of Trustees on a motion duly made, seconded, and passed, voted to comply with the City of Mt. **Pleasant's** request to petition the residents on both streets for approval to install speed humps as a prelude to the city performing a traffic study.

On a motion duly made, seconded and passed the Board of Trustees voted to have a single-issue mail out sent to **all** Assembly homeowners addressing the speeding issues within the neighborhood as part of the ongoing efforts to educate and inform the community.

2002 Budget: The floor was opened for discussion and Questions by attending homeowners regarding the 2002 budget; it's preparation, approval, and explanation for the increase in dues. On a motion dully **made**, seconded and passed the Board of Trustees **agreed** to study the **feasibility** of **levying a special assessment** for homeowners to be paid as a fee, or **percentage** of closing costs, when they **sell** their **homes in l'On** to be paid into the TOn Assembly Operating Fund.

VE. New Business

Mark McGuire raised the issue of **through traffic** on **the** access road **behind** West Shipyard Blvd. **It** was decide to have CCMC study this situation further and make a recommendation to the **Board**.

One homeowner requested benches be procured for placement around the paths and common areas. The **Developer** expressed his plans to add **benches**.

One homeowner requested a list of key TOn phone numbers be included in the next directory. CCMC **will** take this for action.

One homeowner requested the lakes be tested to determine the water clarity in response to concerns that contractors are contaminating the water when cleaning up paint and concrete work. CCMC will cost out the additional service and present the **figures** to the Board for a decision.

One homeowner requested we fix the absence of birds in the Rookery. It was advised there presence was seasonal.

One homeowner expressed concerns that there was an absence of architectural variety and set back for the houses being constructed on **Shelmore** Dr. This was referred to the Developer.

VII. Next Meeting Date - 6 May 2002 at 6:00 PM. Location to be announced.

V III. Ad jo u rnment - Meeting wa s adjou rned at 10:00 AM.

APPROVED

A stylized, handwritten signature in black ink, appearing to be a cursive representation of a name, positioned above a horizontal line.

SUBMITTED

A stylized, handwritten signature in black ink, appearing to be a cursive representation of a name, positioned above a horizontal line.

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Boathouse Utilization Proposal

A proposal to distribute the use of the Eastlake Boathouse for Summer 2002 by Lot.

1.1 would **propose** that the Assembly fit out the boathouse with **eyebolts**, one for each slip and allow individual residents to keep their small sailboats, kayaks or rowboats in the boathouse for one week periods during the summer with the opportunity to do so to be distributed by lot.

2. Summer would run from May 24 until October 3. Any boat kept in the **boathouse** would have to be locked up when not in use using the installed eyebolts. Any person using the boathouse for this purpose would execute a release and hold harmless agreement in favor **of** the Assembly. They would agree to use **PFD's** while boating and to comply with all **Eastlake** utilization rules now **posted**.

3. On **Thursday, May 16 at 7:00 p.m at the** boathouse all **Homeowners** **desiring** to keep a boat at the **boathouse** would gather at the boathouse for a drawing. A resident **would** have to **be** present and have association fees paid up and current to participate. All would **execute** the applicable release and **hold** harmless agreement and place their name on a card for the drawing, (**O'Brien's** has a perfectly serviceable tumbler for the cards) A large desk blotter sized calendar would be marked up dividing each week into three **slots, running** Thursday evening at 7:00 p.m. until the following Thursday at the **same** time. This time would allow people to get their boats into the lake before the weekend.

4. After everyone had placed their names in the hopper, it would be rotated and a name drawn. **That** person would then select a week he wants to keep a boat in the boathouse, which would be marked on the calendar. **If** he wanted to participate in another drawing for a second week, he could put his card in a container to be returned to the hopper after **all** the **1st** drawing cards have been drawn.

5. The drawing would continue until everyone has picked a week. Persons could pick only one slot for a week. At the end of the **1st**, **round**, the cards would be returned to the hopper for a second round. Drawings would continue by round until **all**

31 the weeks were taken **up**. Any unused weeks **could** be filled by **the** Assembly **thereafter**
32 on a first come, first served basis.

33 6. This program would allow the community to get some use out of the
34 **boathouse** without organizing an elaborate mechanism to regulate the use **of** shared boats.
35 A person who **doesn't** own a boat, could borrow a boat from a neighbor for his week. A
36 person not keeping their own boat in the boathouse would have to commit to personally
37 using whatever boat they borrow as least three times during their week to prevent people
38 from getting slots for the use of others.

39 7. **Boating** activity in the lake invigorates neighborhood life during the **warm**
40 months. Once a boat is seen in the lake, it attracts other boats and activity. People would
41 probably use their boats more intensely during their week, thus increasing the level of
42 activity. The drawing itself could become an important community event over time.

43 8. The outside dock at the Boathouse needs several cleats. Fold down cleats
44 are available from boater's world which fold down into a rounded metal housing when not
45 in use. I believe the boathouse needs at least three cleats and the dock on Westlake at
46 least two. At present there is no convenient way to secure a boat **when** boarding

47 9. Seeing the boathouse empty and unused in **the** summer is disappointing. **It**
48 is a central feature of our community and can do much to enrich life here in the summer,
49 giving residents an alternative to leaving the community for a **long**, hot drive elsewhere to
50 enjoy a summer's day.

51
52 May 28, 2002