

## TON ASSEMBLY

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### REGULAR MEETING OF THE BOARD OF TRUSTEES

December 3, 2002

#### NOTICE

Notice is hereby given for the holding of a Regular Meeting of the Board of Trustees of the I'On Assembly to be held on Tuesday, *December 3, 2002*, commencing at 8:30 AM in the I'On Company Conference Room, Mount Pleasant, South Carolina.

Any Trustee who will **NOT** be available for this meeting is asked to *please notify the Capital Consultants office (843-849-7062) ([jerry.driggers@ccrncnef.com](mailto:jerry.driggers@ccrncnef.com)) prior to the meeting date so that it may be determined if a quorum will be established.*

By order of the President.

  
\_\_\_\_\_  
Jerry Driggers  
Association Manager  
CCMC, Managing Agent

November 27, 2002

Mount Pleasant, South Carolina

**TON ASSEMBLY  
BUDGET COMMITTEE MEETING  
December 3, 2002**

**MINUTES**

Pursuant to call, the Budget Committee Meeting commenced at 3:30 A.M. on Tuesday, December 3, 2002 in the conference room of TON Company.

**I. Attendance**

Those in attendance were Chris Matthews, Gary Brunleve, Vince Graham, Andy Gowder, Annie Bonk, Barry Bonk, Allen Coleman, Lon Shull, Libby Eble, John Wilson, Jack Hamilton, Leslie Fellabom, and Patrick Dickerson. Capital Consultant representatives were Jerry Driggers and Jerry Matthews.

**II. Call to Order**

The meeting was called to order by Vince Graham. Upon review of the minutes from the September meeting, they were amended accordingly.

Upon a motion by Lon Shull, seconded by Leslie Fellabom the minutes were approved as amended. All were in favor.

**III. Transfer Fee**

It was discussed to incorporate a ¼% transfer fee to go toward the assembly. It was noted that the bylaws and covenants would have to be amended accordingly to reflect this change for subsequent purchases. The committee wants the fee collected at the time of sale and if the purchaser doesn't pay, the Assembly has lien ability.

Upon a motion by Leslie Fellabom, seconded by Andy Gowder, the matter will be given to an attorney to review and draw up the amendment to incorporate a ¼% transfer fee to be assessed upon the purchaser. All were in favor.

The floor was open for questions and discussion.

- a. Leslie Fellabom wants to restrict the transfer fee to go into the Reserves to avoid special assessments.
- b. Andy Gowder wants these funds to be allowed to fund the revenue and not touch reserves.
- c. Lon Shull suggested a portion be placed in reserves and also to fund the regular revenue account.
- d. Vince Graham stated these funds could be used to reduce assessment fees.
- e. Lon Shull wants the finance committee to have discretion on how to use the funds received by the transfer fee.
- f. Andy Gowder stated that it should be reviewed from year to year and set aside reserves,
- g. Leslie Fellabom stated she felt it best not to restrict but to use the transfer fee toward reserves.

Lon Shull called on questions, and all were in favor.

#### IV. Annual Meeting

The annual meeting will be held on Tuesday, January 7, 2003 at 7 P.M the agenda is as follows:

1. Call Meeting to order
2. Proof of Notice and establish quorum
3. Welcome
  - a. Introduction of Board and Management
  - b. Developers Report
4. Board Nominations from floor and election
5. Guest Speakers
  - a. Forever Green, Inc.
  - b. Mt. Pleasant Fire Department
  - c. Pastor - Church of the Holy Cross
  - d. Pastor - Holy Assention Orthodox Church
  - e. AtHome.net
  - f. Neighborhood Playhouse speaker
  - g. Mt. Pleasant Police Department
6. Committee Reports
  - a. Boathouse Committee
  - b. Finance Committee
  - c. Communication Committee
  - d. Landscape Committee
  - e. Common Area Use Committee
7. Open Discussion
8. Announcement of New Board Members
9. Adjournment

Discussion was as follows:

1. It was suggested that Annie Bond be nominated to the Board.
2. Leslie Fellabom asked when the number on the board would be increased.
2. Libby Eble felt it was a good idea to appoint members to the Board to as to get others from different areas of me neighborhood.
4. It was suggested that the neighborhood watch person speak at the annual meeting.

#### V. New Business

There was no new business presented.

#### VI. Next Meeting Date


The next meeting will be the annual meeting to be held on Tuesday, January 7, 2003 at 7 P.M. at the Creek Club. A quarterly meeting was scheduled for Tuesday, January 21, 2003 at 8:30 A.M. at the P'On Company.

17th Assembly  
Budget Committee Meeting  
December, 2002


**VI, Adjournment**

With no further business being presented, a motion was made by Lon Shull and seconded by Libby Eble for adjournment.

Submitted by;

  
Allen Coleman, Secretary

Approved:

  
Vince Graham, President

\_\_\_\_\_  
Date

## Iron Assembly

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### NOTICE OF FOURTH ANNUAL MEMBERS' MEETING

December 11, 2002

Dear Neighbor,

The annual Iron Assembly meeting will be held January 7, 2003 at 7:00 pm at the Creek Club.

Please take a few minutes to review the materials enclosed in this packet. They include instructions on using the new website, minutes from the 2002 Annual Meeting, agenda for the 2003 Annual Meeting, 2003 budget as approved by the Board, your 2003 assessment bill, slate of candidates for 2003, and the proxy/ballot for the candidates and proposed amendment to the Declaration of CCR's, There are two positions available on the Board. In addition to the candidates listed on the proxy/ballot, we will be taking nominations from the floor at the meeting.

The enclosed proxy/ballot is divided into two portions. Please complete both the proxy and ballot portions, choosing two candidates and voting on the proposed amendment, and return it in the enclosed self-addressed stamped envelope ONLY if you do not plan to attend or if you are not sure you will be able to attend. If you are definitely attending the meeting, please do not return the proxy/ballot. You will be given a ballot when you sign in at the Annual Meeting. There is only one ballot for each lot owned in the Assembly.

The reason that we ask you to return the proxy/ballot if you are not planning to attend the meeting is so a quorum can be established. If a quorum is not met, the meeting will have to be rescheduled, resulting in unnecessary expenses to the Assembly. If you cast your vote with the proxy, make sure you fill out both the proxy portion and the ballot portion correctly. If your vote is indicated on the ballot and the proxy portion is not completed, your ballot will be invalid. If you vote for more than two candidates, your ballot will be invalid.

Thank you for your continued interest and involvement in the Assembly. Should you have any questions regarding anything contained in this Notice, please feel free to contact our office at (843) 849-7062 or [jerry\\_driggers@ccmcnet.com](mailto:jerry_driggers@ccmcnet.com) for assistance.

Sincerely,



S. Jerry Driggers, CAM  
Community Association Manager  
For CCMC, Managing Agent

# I'On Assembly

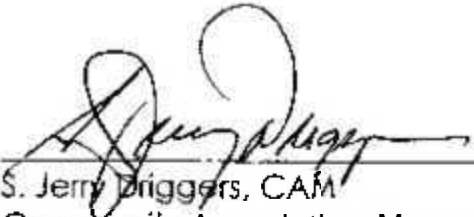
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## 4<sup>th</sup> ANNUAL MEMBERS' MEETING

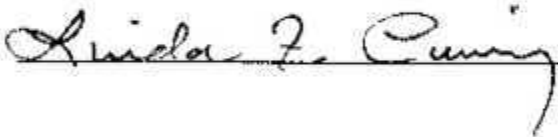
January 7, 2003

### PROOF OF MAILING

S. Jerry Driggers, being duly sworn, deposed and is of legal age, supervised on December 11, 2002 the mailing of the attached copy of the Notice of the Annual Members' Meeting, Minutes of the 2002 Annual Meeting, Agenda for 2003 Annual Meeting, 2003 Assessment Bill, copy of 2003 Budget Slate of Candidates for the Board of Trustees, Proxy (prepaid first-class at such address as appears on the books of the Association - copy of mailing list attached), to all the members of the I'On Assembly. Annual Members<sup>1</sup> Meeting to be held at the place and time specified on the Meeting Notice.

  
\_\_\_\_\_  
S. Jerry Driggers, CAM  
Community Association Manager  
For CCMC, Managing Agent

Sworn to and subscribed before me this 11<sup>th</sup> day of December, 2002

  
\_\_\_\_\_  
Linda E. Canning

My commission expires

NOVEMBER 7, 2003 FOR SOUTH CAROLINA  
MCCB COMMISSION EXPIRES APRIL 30, 2003  
Attachments as noted above



## Memorandum

To; Leslie **Fellaborn**, Lon **Shull**, Andy Gowder, **Allen Coleman**, Libby Eble  
From: Vince **Graham**  
Date: October **23, 2002**  
Re: Assembly Issues

In our meeting yesterday, Michael Millwood said he thought our contract with CCMC extended through **2003**. We are checking to see if this is indeed the case. If **it is**, we will obviously need to address this prior to pursuing other potential **managers** for next **year**.

We have **previously** talked about the idea of implementing **staggered** terms for Board **members** to **maintain** continuity for Assembly leadership. Two years was the agreed upon term. Leslie **and** Lon have served **faithfully** for the past two **years**, and can step down if desired. Andy was elected last year and Libby **appointed**. I hope the two **of you** will consider **staying on through 2003**.

**Below** are further **thoughts** on a committee system:

Standing Committees: Landscape, **Governance**, Finance, and Communications.

**Communications** - Maintains website, issues meeting notices, and manages newsletters and other communications between the Board and residents.

**Finance** - **Provides** oversight of financial administration for the **Assembly**. Works with Manager to prepare and present annual budget to the **Board**.

Governance - serves as liaison with Assembly Manager. Provides oversight for contract administration and elections. Provides **periodic** review of covenants and restrictions, and **recommends changes**, if any.

Landscape - Provides **oversight** for landscape **and hardscape** features in the **neighborhood**. Serves as liaison with Chair of landscape **sub-committee** from each **borough**.

Ad **Hoc Committees** - From time to **time** the Board will establish committees **to** study and make recommendations on specific issues in the neighborhood. Leslie's Boathouse Committee **and** Lon's Common Area Use Committee are examples of these.

A Social Committee might be another possibility. The committee might coordinate an annual **4<sup>th</sup>** of July or **Holiday** Party. It could also serve as a liaison with the Social chairperson for each **borough**. I see these Chairs as having responsibility for pot lucks, welcome to the **neighborhood** gatherings, etc,

I would appreciate getting your thoughts on these issues. We can discuss further **at** our next meeting on November **12** at **8:30**.