

NOTICE

I'On Assembly

QUARTERLY BOARD OF TRUSTEES MEETING

28 May, 2002

6:00 PM

I'On Company Conference Room

Open to all homeowners

AGENDA

- I. **Call to Order**
- II. **Approval of the Minutes**
- III. **Managers Report**
 - a. **Traffic Calming Update**
 - b. **Directory**
 - c. **Landscaping**
 - d. **Boats**
 - e. **Trees**
- IV. **Old Business**
 - a. **Build Out Proforma**
 - b. **2001 Audit**
- V. **New Business**
 - a. **CC&R Change Proposals**
 - i. **Landscaping**
 - ii. **Boats**
 - b. **White Glove Maintenance**
 - c. **Other**
- VI. **Next Meeting Date**
- VII. **Adjourn**

MINUTES

TOn Assembly

QUARTERLY

BOARD OF TRUSTEES MEETING

28 May, 2002 6:00 PM

TOn Realty at TOn Square, Mt. Pleasant, SC

I. Call to Order- Meeting was called to order by Vince Graham at 6:05 PM

Trustees Present: Vince Graham, **David** Thompson, Lon Shull, Leslie Fellabom, and Libby Eble

Homeowners Present: Bonnie Ray, Annie Bonk, Louis Joyner, Lou Dardozzi, Kay Dardozzi, Edward Clem, William Hamilton

CCMC: Jack Folley, Natalie Franz
Moore, **Kirkland**, & Beauston, L L C; John Beauston, Derrick Poston

II. Old Business -

a. Build Out Proforma

- **Discussed the increase in management fees.**
- **A motion was made by Lon Shull, seconded by Dave Thompson, and carried to accept report as information.**

b. 2001 Audit

- John Beauston explained the over expenditure of **\$13,000** from **2001** and how it was offset,
- Derrick Poston addressed concerns about the reserve **account.**
- **A motion was made by Lon Shull, seconded by Dave Thompson and carried to accept the 2001 audit as presented.**

III. Approval of Minutes - Upon a motion made by Lon Shull, seconded by Dave Thompson, and carried, the reading of the minutes from the February 4, 2002 Regular Board of Trustees Meeting were waived and the minutes were approved as submitted.

IV. Manager's Report

- a. **Swimmability** tests for water safety were performed on East Lake and passed. Board agrees to have tests performed monthly, May through September on both Eastlake and Westlake.
- b. Traffic calming efforts seem to be working on Eastlake and Ponsbury. Increase in police patrol seems to be having the desired effect.
- c. CCMC agreed to have the directory ready for printing on July 1, 2002.
- d. Management briefed ongoing issues with landscaping, boat storage and tree removal requests.

V. New Business

- a. Vince Graham presented a proposed Rules Enforcement Procedure for the Boards review and approval. After discussion the procedures were amended and upon a **motion made by Lon Shull and seconded by Dave Thompson the procedures were adopted.** (See attached Rules Enforcement Procedures, marked as Exhibit "A")
- b. Vince Graham presented a proposed revision to the TOn Rules D-101 (Vehicles) and D104 (Trash and Refuse) as outlined in the Covenants, Conditions, and Restrictions for the Board's review and approval. The Board discussed the revised rules and philosophy of rules and enforcement. The proposed rules were amended and **upon a motion made by Lon Shull and seconded by Dave Thompson, the revised Rules were approved.** (See attached revised TOn Rules, marked as Exhibit "B")
- c. White Glove maintenance service provided by CCMC was discussed and presented to the Board for approval. The topic was tabled until the next Board meeting without a vote.
- d. CCMC was directed to clean and maintain the bulletin boards located throughout the TOn Community.

- e. **l'On** Club use of the soccer field and the question of whether or not they should pay a fee to the Assembly was discussed. Discussion was tabled **and** this issue will be a topic under Old Business at the next Quarterly Board meeting.
- f. **Leslie** Fellabom **discussed** the **practice** of **assessing** fees at the time of home resale in other communities as a revenue producing method to fund reserves and other budget items. It was decided to add this item to the agenda for discussion at the next budget meeting.
- g. A subcommittee with Libby Eble, Lon Shull, and Vince Graham as members was formed. They agreed to look into the issue of boathouse utilization.

VI. Next Meeting Date - 10 September 2002 at 8:30 A. M.

VII. Adjournment --Meeting was adjourned at 8:25 PM.

APPROVED


Vince Graham
President

SUBMITTED


FOR, David Thompson
Secretary

Rule Enforcement Procedures Of the **P'On** Assembly

The most effective **and** desirable means of regulation enforcement is **voluntary** compliance. **Common** courtesy and concern for others goes a long way to maintaining a harmonious **community**. **Therefore**, when a neighbor objects to a **condition**, action, or event caused by another neighbor's **actions** or **inactions**, the initial step to **resolve the matter(s)** should be a discussion between both parties leading to **resolution**.

However, **when** deemed necessary, any owner aware of a violation of the Association's rules and regulations may **notify**, in writing, **the** Board of Directors **concerning** the **violation**. This written notice may be by letter, fax, or e-mail to the **Assembly** manager who will either handle the issue directly, or **bring** the concern to the Board for **action**.

If Board involvement becomes **necessary**, the **following procedures** will **be** followed:

1. **The** Board **will** review the matter and, if agreed to by a simple majority, Board members will be selected to discuss the matter with the owner to obtain corrective action.
2. If the violation **continues**, the Board of Directors will send a written notice and assess a \$50 fine.
3. If no corrective action follows, a **second** letter will be sent and a fine **of \$100** assessed. The second notice will provide the offender an opportunity to appear before the Board to explain justification for the violation and why the penalties should not be **assessed**.
4. Subsequent disregard of the Board's decision will result in an additional fine **of \$250** and a lien against the property if the penalty is not paid within 30 **days**.

TON RULES

Rules attached as Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions for [On], as previously amended, are hereby further amended to read as follows:

D-101 Vehicles. Except for temporary guests and visitors, only standard private passenger vehicles, including passenger and pick-up trucks are permitted to be parked at the front of a Lot or on thoroughfares. All other vehicles, including motorcycles, boats and other watercraft, campers, golf carts, recreational vehicles, and trailers shall be parked at the rear of a Lot behind a home, and adequately screened to be visible only from the service lane, not from the thoroughfares.

If the rear* of the Lot faces a thoroughfare, then such vehicles shall be adequately screened from view with architectural and/or landscape elements in a manner approved pursuant to Article IV of the Declaration.

As defined in the [On] Code, a building's frontage is considered to be the elevation facing the primary thoroughfare unless the building is adjacent to a water or marsh, in which case the frontage is the side of the building facing the water or marsh. A thoroughfare is a public street (not a service lane) carrying vehicular traffic.

D-102 Pets. Household pets may be kept provided they do not cause a disturbance or become a nuisance to Titleholders and occupants of other Lots in TON. Each pet owner shall be responsible for immediately collecting and properly disposing of the wastes of his or her pet. Pets shall be under leash or voice control at all times when walked or exercised outside the confines of a Lot.

D-103 Antennas. Television antennas, radio receivers, or other similar devices shall be contained entirely within interior of a structure. Dish diameter or smaller satellite dishes are permitted provided they are not visible from persons on adjacent Lots or passersby.

D-104 Trash and Refuse. Trash and refuse containers shall be stored inside of the dwelling or garage on a Lot or otherwise at the rear or side of the Lot and adequately screened with architectural and/or landscape elements in a manner approved pursuant to Article IV of the Declaration. Each Titleholder shall keep all parts of his or her Lot in good order and repair, and free from debris.

D-105 Signs.

(a) Each Lot may have posted, prior to initial occupancy, one sign setting forth the names of the Titleholder, Guild, and architect, and, in the case of a Lot owned by Founder or a builder that is a member of the [On] Association, such other signs as the Founder may approve; provided, any such sign(s) shall be removed not later than the time of initial occupancy of the Lot. The materials, size, location, lettering, and manner of installation shall conform to such rules as Founder may establish.

(b) In addition to signs authorized under subsection (a), each Lot that is offered for sale may have one sign posted on the Lot for sale, subject to such limitations on materials, size, location, lettering, and manner of installation as may be set forth in architectural standards adopted by Founder to supplement the [On] Code.

(c) No other signs, except those required by law, may be posted on any Lot so as to be plainly visible from outside the Lot.

D-106 Fences and Hedges. No person shall construct or install a fence, hedge or similar structure on any Lot, such as a company or in a manner as to interfere with or obstruct access to utility meters or sewer cleanouts on the Lot by any utility or public works employees or agents, in the event of a violation of this provision, the Founder, the Commissioners of Public Works of the Town of Mount Pleasant, or the affected utility company shall be entitled to enter upon the Lot and remove the fence, hedge, or other obstruction and recover all costs incurred from the owner of the Lot.

Approved by resolution duly adopted by the Board of Trustees of the [On] Assembly pursuant to Section 3-102 of such Declaration, this 25th day of May, 2002, to be effective as of July 1, 2002.

TON ASSEMBLY

REGULAR MEETING OF THE BOARD OF TRUSTEES

MAY 6, 2002

N O T I C E

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 Monday, May 6, 2002*, commencing at 6:00PM 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) (jfolley@ccmcnet.com) prior to the meeting date so that it may be determined if a quorum will be established.*

By order of the President.



Jack Folley
Association Manager
CCMC, Managing Agent

17 April 2002

Mount Pleasant, South Carolina