

Fon Assembly
QUARTERLY
BOARD OF TRUSTEES MEETING

21 January, 2003 8:30 AM
Fon Really, Mt. Pleasant. SC

- I. Call to Order
- II. Approval of Minutes
 - Meeting of December 3, 2002
- III. Report of the **President**
 - A. introduce new Board members
 - B. 2003 Goals
 - C. Committee Assignments
- IV. Manager's Report
- V. Committee Reports
 - A. Finance
 - 1. Review last year's budget
 - 2. Review 2003 budget
 - 3. Amendment
 - B. Landscaping
 - C. Communications
 - D. Governance
 - E. Ad Hoc Committees
- V. Other Business
- VII. Adjournment

I'ON ASSEMBLY
QUARTERLY
BOARD OF TRUSTEES MEETING
JANUARY 21, 2003

M I N U T E S

Pursuant to call, the Quarterly Hoard of Trustees Meeting commenced at 8:30 A.M. on Tuesday, January 21, 2003 in the conference room of I'On Company.

I. Attendance

Those in attendance were Gave Joyner, Andy Gowder, Brett Young, Vince Graham, Allen Coleman, Michael Millwood, Joe Halford, Libby Eble, Michael Purcell, and Jerry Watson.

II. Call to Order

Vince Graham called the meeting to order.

III. Approval of Minutes

The minutes of the December 3, 2002, meeting were approved.

Motion to approve Joe Halford/Libby Eble. All were in favor and the motion carried.

IV. Report of the President

A. Introduce new Board members

The new hoard members were introduced as follows:

Joe Halford

Michael Purcell

Gave Joyner, appointed

B. 2003 Goals

A list of the 2003 goals is attached. It was noted that item 3, Elect two and appoint one new member to the Hoard of Trustees has been accomplished.

C. Committee Assignments

The following assignments were made:

Gave Joyner- Communications Committee

Joe Halford - Ad Hoc Committee

I. Manager's Report

Vince Graham introduced the new manager, Brett Young, from Capital Consultants Management Corporation.

11. Committee Reports

A. Finance

1. Review last year's budget

- It was brought to the attention of CCMC that the members of the Finance Committee needed to receive a copy of the monthly **financials** as well as the Board.
- The invoice for Woody Law Firm in the amount of \$7,200.44 needs to be split between the Assembly and CCMC. A **copy** of this bill will be given to Jim Corbett, Regional **Controller**, to handle appropriately.
- The additional charges by Equinox were due to lighting issues not covered by SCE&G. As a side note. Andy **Gowder**, Joe Halford, Brett Young and Michael Purcell will get together to discuss using a **different** wattage bulb in the street lights currently being used.
- The charge of \$625 to TLC was questioned. This charge was **due** to the finally billing from **them** as **the** internet home page provider.

2. Review of 2003 Budget

- The Finance Committee would like a comparison done each month of the actual **expenses** versus budgeted.
- The Committee would like to have a financial **meeting** before the board meeting to answer any questions.

3. Amendment

- A letter on changing **CC&R's** in regard to the transfer fee amendment will be sent to all I'On Assembly **titleholders**. Andy Gowder is reviewing as to whether 75% is the correct percentage needed for approval.
- The letter will contain a deadline for returning their votes.

A **motion by Libby Eble** requesting a deadline of Friday, **February 28, 2003 to receive the votes back**. The letters sent out are to **homeowners** excluding **those** who voted at the annual meeting. Seconded by **Andy Gowder**. **All** were in favor.

B. Landscaping

- The developer is looking at doing improvements on drainage and beautification. They will add **greenery** to East Lake to avoid washout along the banks: extend the retaining wall: add drain on the shell **walkpaths**; repair signage: add pedestrian bridges at the **marsh**; finish the overflow parking and add shrubbery to the East Lake entrance.
- Andy Gowder suggested that the neighborhood lake ownership of the parks. Allen Coleman stated that mulching is to be done only once a year. Andy will ask neighbors to contact Allen to give input on the parks in their **boroughs**.
- Libby stated that adding information to the WebPages would be a good **idea**. Gaye will work with Andy to setup guidelines. Allen explained that the budget is set and owners need to understand they have to stay within the guidelines of the budget. The basic concept is to **monitor**.
- Libby felt that it would be a good idea to inform the **community** of the developer's input and explanation according to the budget.

C. Communicatioas

- It was felt that **the** members on the committee should be recognized
- Vince stated that the sign in the square would have the availability to place memos on it.

D. Governance

- Michael Millwood stated **that** CCMC has CD's on governance for communities and he will get copies to Andy Gowder.

E. Ad Hoc Committees

- Hugh Wilder is now the chairman of the Boathouse Committee
- A **utility** committee needs to be formed
- A now chairman for **the** Common Area Use Committee needs to be appointed

III. Other Business

- The **major** bridges need to be named in the community. Vince Graham named them as follows: **Shelmore** Bridge, **Isle of Hope** Bridge and **Frogmore** Bridge.
- Libby wants to do a letter in reference to changing managers.
- Joe Halford wants to seek different bids on the management contract since CCMC "s expires on December 31, 2003.

IV. Executive Session

X. Upcoming Meetings

The following schedule of quarterly meetings was set. All meetings are to begin at 8:30 am in the conference room at I'On Company.

April 22, 2003

July 15, 2003

October 14, 2003

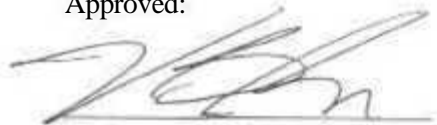
XI. Adjournment

The meeting was adjourned by Vince Graham at 10 am.

Submitted by:


Allen Coleman, Secretary

Approved:


Vince Graham, President

4-22-03
Date

2003 Assembly Goals:

- (1) Enhance the level of credibility between residents and Assembly management by proactively communicating and delivering the level of service expected of residents;
- (2) Organize and refine the Assembly committee system to facilitate bottom up involvement from residents who are interested in taking a more active role in the neighborhood's management;
- (3) Elect two and appoint one new member to the Board of Trustees;
- (4) Manage finances to achieve a net budget surplus that can be applied to reserve accounts; and
- (5) Position the Assembly so that it requires less involvement from The I'On Company.

TON RULES

The I'On Rules attached as Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions for I'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 vans 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 I'On Code, a building's frontage is considered to be the elevation facing the primary thoroughfare if the building is adjacent to 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 I'On. 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 the interior of a structure. 18" 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 at 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, builder, and architect, and, in the case of a Lot owned by Founder or a builder that is a member of the I'On Guild, 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 advertising 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 I'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 in such a location or manner as to interfere with or obstruct access to utility meters or sewer cleanouts on the Lot by any utility company or public works employees or agents. In the event of a violation of this provision, the Founder, the Association, 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 I'On Assembly pursuant to Section 3-102 of such Declaration, this 28th day of May, 2002, to be effective as of July 1, 2002.