

**I'On Quarterly
Board of Directors of Directors Meeting
November 11, 2004**

Members Present LeGrand Elebash, Jody McKnight, Gaye Joyner, Joe Halford, Carol Ann McLester, Michael Purcell, Vince Graham - absent
AMCS Cheryl L. Wilson and Helen L. Postell Hutson

LeGrand Elebash called the meeting to order.

Board of Directors of Director Meeting Minutes

Jody McKnight made a motion to approve the September 9, 2004 minutes with Gaye Joyner's changes, which was to change the vote on the motion pertaining to proxies under "Communication Committee:

The correct motion was 5 in favor of the proxy system and 2 against. Seconded by Carol Ann McLester. All in favor. Motion carried.

Joe Halford presented a letter from the U.S. Post Office concerning the mail service provided to I'On.

LeGrand Elebash introduced Jeff Fort as Allen Coleman's replacement for the I'On Company. Gaye Joyner recommended that Jeff Fort, Dave Rosengren and AMCS could make the needed changes asked by the U.S. Post Office.

Neighbor Comment

Susan Simpson and Victor Rodriguez spoke regarding the traffic entering and exiting the I'On Creek Club on Saturday Road. To date the I'On Company extended the wood rails to try and direct traffic. Their other concerns pertain to the lack of lighting in the area. Gaye Joyner recommended changing the design of Saturday Road to look more like Isle of Hope Road by adding curbing. Residents are also concerned with the events involving alcohol at the Creek Club. LeGrand Elebash advised of an internal discussion within the I'On Company about turning the Creek Club into a private residence. The Assembly would still have access to the boat ramp at the Creek Club and the parking lot could be used for boat trailer parking. Gaye Joyner asked that Jeff Fort, Dave Rosengren and the Creek Club meet to resolve the issues.

Jack Hamilton reported on his email regarding budgeting for Civic Life in I'On.

Jack Hamilton is also asking to have money allocated in the budget for Christmas decorations. LeGrand Elebash advised that there are other entities in the community that could fund civic life, however, he does feel that the Assembly is responsible for infrastructure. Michael Purcell made a motion to purchase two flags in 2005 and allow \$1,000 for Christmas decorations. Jody McKnight seconded the motion. Anne Bonk advised that if this is to be paid in 2004 then the funds would have to come out of the reserve account.

Alan Coman presented the Board of Directors with a resolution. He is asking the Board of Directors to sign the resolution saying that they approve the closings of the streets in the community for the ABC weekend event.

The event is tentatively scheduled for May 1, 2005. The Board of Directors advised that the Assembly will need to be listed as an additional insured. Gaye Joyner made the motion to accept the resolution. Joe Halford seconded the motion. All in favor. Motion carried.

Mark Maguire reported his concerns to the Board of Directors about the west side of Westlake. He reported that the area does not drain properly. He is asking that this area be addressed. Joe Halford advised that it is his opinion this is a developer issue since this area has been of constant concern. LeGrand Elebash and Jeff Fort will get engineers to the area to make the needed repairs.

Jack Hamilton advised that he spoke to CARTA about having a shuttle bus service for residents of I'On who would be interested in using their services.

Manager's Report

Annual flowers have been installed at North Shelmore Blvd., Eastlake Road entrance, and Perseverance Park.

Downed debris from storms is being removed from the marsh walk and the Rookery.

The Arborist tree project is scheduled to begin next week.

Estate Management to come on board as the Lake Maintenance contractor November 18, 2004.

Keith Johnson is continuing to make the needed repairs to the infrastructure items in the community.

It has been reported that the irrigation at the entrance has been tampered with but has been repaired by Lawn-O-Green.

Finance Committee

Annie Bonk reported on the infrastructure items to be insured.

The Assembly will hold a \$5 million liability policy.

LeGrand Elebash reported that the amphitheatre will be conveyed to the Assembly in January 2005. Jody McKnight made a motion to approve the Finance Committee recommendation per the Finance Committee report.

Insurance recommendations: Insure the boathouse, Ponsbury Bridge Lafayette, Ponsbury Bridge Jefferson and Rialto Lafayette Bridge. Also add three million dollars for the umbrella liability policy.

Seconded by Michael Purcell. All in favor. Motion carried.

\$1,000 for holiday decorations will come from repayment of unfunded reserves. Holiday decorations will be a new line item in the 2005 budget.

Lou Dandozzi asked that the Board of Directors send a letter and pole with the new assessment bills for 2005 asking for a transfer meeting. Gaye Joyner advised that the Board of Directors was looking into an initiation fee rather than the transfer fee. Annie Bonk advised that to change the Assembly's documents you need 75% of the vote. Lou Dandozzi will work on the wording for the letter. The letter to be drafted will reflect a transfer fee of 1/4% of the sales price.

Joe Halford made a motion to formally accept the 2005 budget. Seconded by Michael Purcell. All in favor. Motion carried.

Covenants Committee Update - Jeff Fort

Gaye Joyner asked Jeff Fort if the committee would be reactive or proactive. Jeff Fort advised that the committee would be reactive. Jody McKnight made a motion to allow AMCS to use their discretion unilaterally to site violations along with homeowner complaints. Seconded by Gaye Joyner. 5 in favor / 1 against. Motion carried.

Rule Enforcement Procedure: Four step procedure, 3rd fine has 30 days to respond. Jeff Fort asked for a deadline on the 1st, 2nd and 3rd violation. AMCS recommended 14 days. LeGrand Elebash made a motion to accept. Seconded by Michael Purcell. All in favor. Motion passed.

Landscape Committee - Joe Halford

The Arborist will begin working with Lawn-O-Green to begin the tree renovation project next week. They will be starting the work with the trees on Sowell Street down to Ponsbury Road.

Communication Committee - Gaye Joyner

Directories are to be hand delivered by the boroughs representatives. AMCS will mail the directories to the non resident owners.

Gaye Joyner asked that AMCS present the new web site at the Board of Directors's Retreat in January 2005.

Governance Committee – Jody McKnight

Jody McKnight asked the Board of Directors to make a motion to not get involved with any legal letters going out to any political offices. Jody McKnight will step down as the liaison.

Homeowners will not represent the Homeowners Association but can report back to the HOA.

Seconded by Joe Halford. All in favor. Motion carried.

Lake Committee – Dave Rosengren

The Board of Directors made a decision to keep the lakes as a recreational facility within the community.

Infrastructure Committee - Dave Rosengren

Dave Rosengren advised that he is working with AMCS to maintain and repair infrastructure items in the common areas. Landscape lighting is currently being replaced.

AMCS presented a bid for \$2,000 for painting of the white walking bridges over the canals.

Michael Purcell made a motion to approve this. Seconded by Gaye Joyner. All in favor. Motion carried.

Dave Rosengren recommended having the Assembly hire an onsite worker who can repair infrastructure items. Issue tabled.

Ad-Hoc Committees

Limited-Access Community use of the I'On Creek Club Proposal

Michael Purcell made a motion to approve the agreement between the Trust, Club and Biznet.

Seconded by Gaye Joyner. All in favor. Motion carried.

Traffic Engineering

Gaye Joyner advised that the committee met and will be making recommendations to the Board of Directors at the January meeting.

Schools Update

LeGrand Elebash advised that the Charter School has a two year land lease with the I'On Company. He has also advised them of their landscaping requirements and how they are to be held at the same level as the homeowners.

The school that was to be built near the I'On Club has pulled out. That lot will remain vacant.

Gaye Joyner asked that the landscaping be installed to screen the Creek Club parking lot from Ponsbury Road.

Signage

Gaye Joyner asked that signs be installed in the common areas advising that the areas are for homeowners use only. Gaye Joyner will draft the verbage and email to the Board of Directors for approval.

SCE&G Updates

Gaye Joyner asked when the street light changes were going to be made. LeGrande Elebash will discuss this issue with Jeff Fort.

The meeting was adjourned and the Board of Directors of Directors entered into an executive session.

The meeting adjourned.

The Annual Meeting is scheduled for Thursday, December 2, 2004 at 7:00 p.m. The Board of Directors of Directors will meet briefly at 6:00 p.m. at the Creek Club prior to the Annual Meeting.