

I'On Assembly

Mid-Year Meeting
July 1, 2004, 7:00 pm

“To live together in a world means essentially that a world of things is between those who have it in common, as a table is located between those who sit around it; the world, like every in-between, relates and separates men at the same time.

The public realm, as the common world, gathers us together and yet prevents us from falling over each other, so to speak. What makes mass society so difficult to bear is not the number of people involved, or at least not primarily, but the fact that the world between them has lost its power to gather them together, to relate and to separate them. The weirdness of this situation resembles a spiritualistic séance where a number of people gathered around a table might suddenly, through some magic trick, see the table vanish from their midst, so that two people sitting opposite each other were no longer separated but also would be entirely unrelated by anything tangible.”

-Hannah Arendt

1. Call Meeting to Order
2. Proof of Notice and Establish Quorum
3. Welcome and Introduction of Board and Management
4. Board Nominations from Floor and Election
5. Review of Assembly Goals for 2004 – Vince Graham
6. Committee Reports
 - A. Finance Committee - Libby Eble
 - B. Landscape Committee – Joe Halford
 - C. Communication Committee – Gaye Joyner
 - D. Common Area Use Committee – Michael Purcell
 - E. Governance Committee – Andy Gowder
 - F. Ad hoc Committees
 1. Boathouse
 2. Transportation/Parking
 3. Infrastructure
7. Development Report – Vince Graham
 - A. New Phase
 - B. Civic Sites
 - C. Proposed Amendment to the I'On Planned Development
8. Next Assembly Board Meeting: August 5, 2004
Annual Meeting: December 2, 2004
8. Open Discussion
9. Announcement of New Board Members
10. Adjournment

JUNE 2004

I'On Assembly

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President's Report

May 27, 2004

Dear Neighbor,

As President of the I'On Assembly, your homeowner's association, I wanted to share a mid-year update on Assembly activities; I'On residential, commercial, and civic building activities; as well as other happenings in I'On. As you can see from the length of this report, there is a lot going on in I'On. I hope you will take the time to read this and attend the homeowner's meeting on July 1.

Your Board of Trustees held a Board retreat in January to plan for this year. At this meeting, the Board developed eight goals which provide a framework for 2004 Board actions:

Goal 1. Enhanced Services and Communications: The Board hired AMCS, Asset Management & Consulting Services, Inc., to manage the day-to-day operations of the Assembly. Cheryl Wilson is the I'On Community Manager. Cheryl is available through email at cwilson@amcs-inc.com, by phone at 303-3586, or by fax at 764-2363. Please refer any questions and concerns about Assembly matters to Cheryl. She communicates regularly by email to the Board and meets with the Board and committees as needed.

Cheryl is now communicating almost daily by phone with the common area landscape contractor and provides a punch list of work orders to the company once a week. Please forward any common area landscape concerns to Cheryl so she can relay these to the landscape contractor and keep the Board apprised of issues. Cheryl is a member of the web committee and has password privileges to read and respond to the message board. Cheryl reviews the message board several times each week and posts update responses.

The web committee has added a second newsletter to its web package. Barbara Fry is the editor of the new "I'On is Growing" gardening/landscape newsletter. This is an ambitious endeavor to publish another monthly newsletter using resident volunteers. It is also an example of how more homeowners can get involved in I'On activities.

Goal 2. Increase resident participation in neighborhood management: The Board established an Infrastructure Committee and Dave Rosengren agreed to chair this committee. Initially Dave identified 40 items that needed addressing. This list has been reviewed by Allen Coleman, I'On Company employee and Assembly Board member, and Cheryl Wilson, I'On Community Manager, to determine responsibility for repairs, etc. Both are working on their specific lists to complete the work.

The Board has established a Transition Committee (see Goal 5 for more details). In addition, the Board is in the process of establishing a Covenants Committee and a Board of Appeals. Both of these functions will help the Assembly handle complaints and appeals. This will be doubly important after the termination of the Founder's right to appoint the I'On Design Committee (IDC). Also in response to this goal, as Founder, I appointed two new members to the IDC this year. Both are architects and one, Jeff Forte is a homeowner. The other, Marty Schulken has his office, Schulken & Associates, Inc, in I'On Square. It is important to note that the I'On Trust (formerly East Cooper Trust) has returned to its original name, expanded its board to include more I'On residents, and is reviewing its mission/goals to address issues that impact I'On.

Goal 3. Election of Board Members: The Assembly By-Laws provide for an orderly transition from Founder appointments to Titleholder election of Board members. Based on the formula, currently two of the seven Board members are elected. These two positions will be up for re-election at the December, 2004 Annual Meeting. In addition, as Founder, I am changing two appointed positions to be replaced by elected members to be voted on at the July 1 meeting. These appointed positions have been held very admirably by Libby Eble and Andy Gowder. Holding this mid-year election means that we will be electing a total of 4 (instead of 3) Board members in 2004 (two in July and two in December). Nomination information is in this packet, so please review it carefully and **VOTE**.

Goal 4. Manage Finance to achieve a net budget surplus: As of April 30, 2004, the Finance Committee reports that the Assembly is slightly under-budget for expenses and slightly over-budget in revenue. This is due to income from new lot sales being higher (and occurring earlier) in 2004 than originally anticipated. It is still early in the year and we have had some unanticipated costs, but the Finance Committee meets routinely and works closely with the management company to monitor expenses. The Finance Committee Chairman, Libby Eble, co-signs all checks with the management company. The Board receives prompt and easily readable financial statements from AMCS. Their accounting department is readily available to discuss any issues and sends a representative to financial committee meetings in addition to the community manager attending these meetings. I want to personally commend this committee for their hard work and dedication to the Assembly operations.

The Board authorized a new Capital Reserve Replacement Analysis that was conducted by Falcon Engineering. This study is being reviewed in detail by the Finance Committee, the chairman of the new Infrastructure committee and the chairman of the landscape committee (who also serves on the Finance Committee). This group will make recommendations to the full Board in regard to the study impact on the budget. No one should be surprised that an updated reserve study indicates that we need additional funding for capital reserve replacement. The original study was conducted several years ago and since then several new phases and amenities have been converted to Assembly ownership.

As reported at the 2003 Annual meeting by the Finance Committee, the 2004 budget includes \$16,000 pay back to the developer for loans to balance the Assembly budgets in previous years. This means that in those years either we didn't build reserves or we had to spend reserves to pay expenses. I am encouraged to report that due to diligent budgetary monitoring, the Assembly was able to add \$16,000 to the reserve fund in 2003 and has budgeted to add this same amount this year. The Finance Committee reports to me that they feel that based on all these factors, we need to readdress a transfer or initiation fee as a means to build a reasonable capital reserve fund. Our only other option is to increase homeowner assessments. Assessments may still need to be increased to handle regular expenses. These issues will be discussed at the mid-year meeting and through future mailings to homeowners.

Goal 5. Transition from I'On Company to Assembly: This goal addresses an on-going process that is occurring as the Founder shifts more common area property to Assembly ownership. A transition committee has been formed and so far includes Leslie Fellabom, a former Board member who has had experience with transitions; and Andy Gowder, currently an appointed Board member who is going off the Board in July. Over the past 6-8 months, the I'On Company has been working with the Board to identify specific plots of common areas and coordinate the legal paperwork necessary to convey ownership to the Assembly. This transition process will take years, but creating this committee is the first step in getting a timeline established for a smooth transfer.

Goal 6. Comprehensive designated on-street parking plan: This was a major topic at the December 2003 annual meeting. In response the Board created a traffic committee which is being chaired by O.A. Wilkerson and includes Louis Joyner and Everett Wilcox. Since this is an issue of concern to the whole community, I have served as liaison for the I'On Company to this committee. The committee reviewed several proposals from traffic consultant experts and recommended to the Board that they hire Rick Hall, an expert traffic engineer, to study the neighborhood and make a comprehensive recommendation/report to the Board. Rick made a two hour presentation to the committee and Board members in May. This first visit was funded by the I'On Company. The plans are to obtain the study/report and have Mr. Hall make his recommendations to residents in a special meeting within the next few months. Then the Board will have to adopt the recommendations and representatives will meet with Town officials to ask for assistance in implementing and enforcing the recommendations. For example, any painting of stripes or installation of no parking signs must be done by the Town of Mount Pleasant since these are public, not private streets.

In summary (more details will be available at the July meeting), Mr. Hall's observations strongly suggest that we have to develop a comprehensive plan that incorporates on-street parking in designated areas if we are going to be able to reduce speeding. He stressed that I'On is a walkable community and that this should be the main focus of design approach. This may be a paradigm shift for many of us who depend on our automobiles but he demonstrates how people, bikes, golf carts, automobiles, service vehicles, and emergency vehicles can work within a traffic template.

Of interest to this topic, the newly formed East Cooper Planning Council is offering a free workshop on Walkable Communities on June 8 and 9 at the Creek Club. Dan Burden, nationally recognized expert on this topic, is conducting the workshop. Homeowners are encouraged to participate in this workshop. You can register at www.estcooperplanningcouncil.com or call Michele Sinkler at 216-8999.

Goal 7. More active enforcement of traffic laws with regard to speeding and golf cart use: This goal is being addressed in the recommendations from Mr. Hall (see goal 6). These issues will also require a community-wide education effort.

Goal 8. Explore development of a civic site for Assembly ownership and use: The Board became aware at its January retreat that the Founder is willing to consider a provision of the civic lot at the corner of N. Shelmore and Hopetown to an I'On-related entity. Board representatives (Andy Gowder, Michael Purcell, and Gaye Joyner) are serving on a committee to work with the I'On Trust and the I'On Company to develop a plan and agreement for shared use of such a facility. Representatives from I'On BizNet and I'Onissimo are among the groups interested in the construction of such a community building for use by the many clubs and associations in this active neighborhood.

Homes Complete/Under Construction

As of May 27, 2004 there are 447 homes complete or under construction in the neighborhood. This includes 366 occupied homes and 81 homes under construction. Of the 81 homes under construction, 24 broke ground in the first 5 months of this year. We expect at least 40 more homes to begin construction before the end of 2004.

Parks

Two new parks will be completed soon in Phase 6 of Montrose Borough. The development of this phase also included a 1/3 mile extension of the Marsh Walk.

Infrastructure Construction

Site work recently began on Phase 7 in Montrose Borough. This phase of 56 lots includes a road section along the edge of the marsh, a community dock, and a further extension of the Marsh Walk. It also incorporates the historic cemetery where Jacob Bond I'On is buried.

The neighborhood is currently planned for 762 home sites, of which 610 have been sold or are under contract. The developer hopes to add an additional 38 sites bringing the total to an even 800.

Commercial and Civic Construction

Several new stores have recently opened, or are getting ready to open in the Square. This will bring the total to over 25 offices and stores in the Square. There is a new organization, I'On Village Shops that has been formed to promote businesses in I'On Square. Mary Austin and Cary Zapatka (owners of Square Onion) are co-chairmen of this group. In the plans are a series of advertisements in local magazines to promote I'On Square as a shopping destination.

The Church of the Holy Cross (Episcopal) is engaged in a fund raising campaign, and is half way toward the goal it needs to meet before it can break ground. It is hoped that construction can begin by the early fall.

This summer, the Charter Montessori School will be moving from its temporary location in the Square to the civic site at the southwest corner of the intersection of Ponsbury and Civitas Street. The private Montessori School is scheduled to break ground this summer on the Club side of the Ponsbury/Civitas Street intersection.

The Church of the Holy Ascension (Eastern Orthodox) is finalizing its design and hopes to begin construction at Shelmore Boulevard and Sowell Street before the end of 2004. Plans are in the works for Sweet Olive, a gardening specialty shop, to begin construction on the commercial lot at the northeast corner of Shelmore and Sowell.

The I'On Club is in the process of completing several new facilities. These include a new swimming and kiddie pool, another clay tennis court, a multi-purpose lawn, additional parking area, and new club house. These should all be complete by August 1st. The Club will also break ground this summer on a small Meeting House at the northeast corner of Shelmore and Hospitality Street. Plans are to complete this 23 x 26 foot structure by early December. The Shelmore Meeting House will provide space for classes, workshops, and seminars. It will be available for rent by I'On Club members or I'On residents for small parties or group meetings. The Club has agreed to limit use of the Meeting House for weddings only if the reception is held at the Creek Club.

Last, but not least, I'On Biznet has initiated a dialogue and exchange with Kentlands, a traditional neighborhood development (TND) in Maryland. I'On Assembly Board members, along with representatives from I'on Biznet and the I'On Trust, will visit Kentlands October 8-10. A reciprocal visit is planned for 12 Kentland community leaders to visit I'On November 5-7. This exchange should be useful and enlightening for both communities as we address specific issues of living in a traditional neighborhood development.

It's very exciting to see the vision for the neighborhood fulfilled beyond what was originally expected. This is a tribute to us all as neighborhood building participants, from which our close sense of community has emerged. See you around I'On.

Sincerely,

Vincent G. Graham, President
I'On Assembly, Inc.