

**I'On Quarterly
Board of Directors Meeting
August 5, 2004**

Members Present: Vince Graham, Allen Coleman, Joe Halford, Gaye Joyner, Michael Purcell, Carol Ann McLester, Jody McKnight via phone
Guests: Ed Clem, Annie Bank, Libby Eble and LeGrand Elebash
AMCS: Cheryl L. Wilson and Helen L. Postell Hutson

Board of Director Meeting Minutes:

- Vince Graham made a motion to approve the May 13, 2004 meeting minutes and the July 1, 2004 meeting minutes with amended corrections. The corrections were to the I'On Community flag price of \$15.00 to \$50.00 in the May 13, 2004 meeting and to amend the July 1, 2004 to read from "Previous landscaping cost were expensive so the committee and the Board of Directors decided to cut back" to "previous landscaping cost were expensive so the committee and the Board of Directors decided to go out to bid." Michael Purcell seconded the motion. All in favor. Motion passed.

Presidents Report:

- Vince Graham gave a presentation regarding the size of I'On, which is 243 acres, in reference to other towns and communities.

Neighbor Comment:

- Ed Clem mentioned that the landscape was off to a bumpy start this year but he is impressed with the current condition of the landscape.

Manager's Report:

- Installation of mulch is continuing.
- The Ramble and Scramble will be mulched by next week.
- There haven't been any recent complaints from homeowners regarding common area landscape.
- All irrigation issues have been resolved by Lawn-O-Green except for one zone at the north end of Eastlake, which they are continuing to work on.
- The two trees on N. Shelmore Blvd. that were knocked down have since been reinstalled by Lawn-O-Green. The HOA's still waiting on payment from the driver of the vehicle.
- The two vacant lots on Jake's Lane will be cleaned up by Lawn-O-Green. The bill will be forwarded to AMCS per the Board of Directors.
- Vacant lot maintenance is becoming an issue along with landscape maintenance of occupied homes.
- It has been reported that there is an issue with the contractors that are working on the homes on Hopetown Road. Contractors are parking and driving on the landscape of the completed homes along this street. The homeowners are seeking help and were forwarded to AMCS by the I'On Company.
- The boathouse work was scheduled to be completed during the first week in July. Unfortunately, the contractor was unavailable for about three weeks. AMCS was in contact with this contractor last Thursday and was expecting a call by the following day advising of a new completion date. As of August 5, 2004 AMCS has not been advised of such a date.
- The "Caution Shallow Water, No Jumping, No Diving" sign at the boathouse has been vandalized again. This sign is going to be replaced with the same sign except this time the letters will be painted on so the letters can't be peeled off.

- An electrician is scheduled to return to the boathouse to reinspect the sensor lights. A few additional lighting repairs will be made in other common areas as well.
- A white shelf was installed at the Eastlake post house for the mail carrier. The torn screens were also removed and will not be replaced per the Board of Directors.
- AMCS has contacted Nationwide, the Assembly's insurance carrier and has been advised of the items that are currently covered under the policy.
- When the Montessori School was relocated an irrigation line was damaged and wires had to be repaired. Lawn-O-Green forwarded the invoices to AMCS and a call has been made to the school to seek payment for the damages.
- Mac Martin delivered the paperwork to AMCS regarding common area transfer from developer to Assembly control; AMCS will forward this to the Board of Directors.

There was a discussion regarding the removal of construction debris on vacant lots and whether or not the Assembly should incur this cost or if the titleholder of the lot should pay for the clean up. Michael Purcell suggested that the Assembly needs to see how much the clean up will cost. LeGrand Elebash recommended that the Assembly not maintain homeowners' property due to the liability. The HOA is to pay for the removal of the construction debris on the two vacant lots on Jake's Lane.

Finance Committee:

- Libby Eble will continue to chair the Finance Committee.
- Libby Eble reported that the Assembly is currently under budget but payment has not been issued for mulch or the boathouse repairs. The Assembly is currently over budget for electricity and irrigation.
- She also reported that the Finance Committee is still reviewing the Reserve Study.
- Libby Eble asked the Board of Directors to set a date for budget preparation. The Annual Meeting is scheduled for December 2, 2004 the 2005 budget is needed 30 days prior to this meeting.
- The Goal is to have all bids by October 1, 2004 and the Finance Committee's preliminary draft sent to homeowners by November 15, 2004.
- The Finance Committee will meet to discuss the maintenance cost of the common areas for the 2005 budget.
- Each committee is to compile a budget for their expected expenses for 2005.
- Libby Eble advised the Board of Directors that she feels uncomfortable signing checks for the Assembly since she is no longer a member of the Board of Directors and not covered under the D & O policy. Gaye Joyner suggested having Libby Eble go over the check signing process for at least a month with the new designated signer from the Board of Directors. It was agreed that Carol Ann McLester would be the new designated signer along with LeGrand Elebash. Vince Graham made a motion for LeGrand Elebash to be on the signature card for the Assembly. Joe Halford seconded the motion. All in favor, motion passed.

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Covenants Committee Update

- Libby Eble is currently the chairperson of the Covenants Nominations Committee and has three people thinking of joining the committee.
- Libby Eble asked for a few names of architects she could call to be on the committee.

Landscape Committee:

- Joe Halford advised the Board of Directors of the committee meeting with AMCS regarding landscape concerns.
- It was mentioned that the problem seemed to be with the current contract between the Assembly and Lawn-O-Green. The problem was regarding leadership problems and to solve this difficulty it

was decided that AMCS would be the point of contact for all landscaping issues. Joe Halford noted how this has been a great improvement.

- The marsh walk paths have been re-marked for stump / root removal by Lawn-O-Green. This is currently on their schedule to be done soon.
- Michael Murphy, the arborist hired by the Assembly, reiterated the current mulch problem around common area trees. A report from him is forthcoming.
- Joe Halford advised how it was not in the best interest of the Assembly to have the landscape company trim trees. He recommended that the Assembly should hire an arborist to do the work. Ed Clem suggested passing this information regarding the pruning of trees along to the homeowners in the gardening newsletter.
- Lawn-O-Green is working very well on resolving the irrigation problems within the community. There is still one zone at Eastlake that Lawn-O-Green is currently working on.
- Joe Halford advised that he would be stepping down as the Landscape Committee chair at the end of this year. Currently there is no one lined up to take his place as chair.
- Pet waste stations are working well and Libby Eble advised that there is money available to purchase 3 more dog waste stations. Joe Halford made a motion to purchase 3 more dog waste stations. Michael Purcell seconded the motion. All in favor, motion passed. AMCS will speak with Dave Rosengren on locations of the new stations.
- Vince Graham asked what the contract price would be for landscaping next year. Joe Halford advised that they have not asked Lawn-O-Green for the 2005 contract price as of yet. Joe Halford advised that they would either stay with Lawn-O-Green or go back to the Greenery.

Communication Committee:

- Gaye Joyner advised that the goal of the Communications Committee is to get homeowner directories out by November 1st. The cost will be approximately \$3,000.00 to publish. Any feedback / questions should be e-mailed to Gaye Joyner.
- Vince Graham reminded the Board of Directors of Newport's directory, the option of a loose-leaf binder. Gaye Joyner will take that option back to the committee.
- The committee would also like to include a map of I'On in the directory. The cost may be an issue but they are looking into it.
- Gaye Joyner reported on Kentland's newsletter. She suggested that the Board of Directors need an accurate way to report to homeowners monthly.
- Gaye Joyner raised the questions as to why did AMCS not recommend posting minutes on the website. AMCS advised that CAI has discussed this issue and that minutes should be paraphrased but not the exact minutes as recorded.
- Gaye Joyner recommended that minutes be given to the Board of Directors two weeks after the meeting and the summary would then come from minutes.

Governance Committee:

- Jody McKnight will chair the Governance Committee.
- At the December 2nd meeting four seats will be up for election. Allen Coleman, Joe Halford, Gaye Joyner and Michael Purcell will be coming off the Board. LeGrand Elebash will be appointed by Vince Graham. Other directors will have to be elected.
- Gaye Joyner advised that the bylaws allow for absentee ballots. Homeowners have asked why absentee ballots were not allowed at the July 1, 2004 meeting. Homeowners want to vote the way they want, not give up their vote.
- Jody McKnight will review the bylaws within the next 30 days to review the voting procedure and bring recommendations regarding proxy vs. absentee ballots to the Board of Directors at the next meeting

- Procedures for fire pit will be posted on the community website. Homeowners will need to contact AMCS to get the code for the locks. The homeowners will then need to call the Mt. Pleasant Fire Marshall to be advised of the event to take place.
- The lock is to stay off of boat ramp on Westlake.

Lake Committee:

- The Board of Directors made a firm decision to keep the lakes as a recreational facility within the community.
- Vince Graham made a motion to allow Aquagenix to clean the construction debris out of lakes at a cost not to exceed \$1,500.00. Jody McKnight made a motion to accept the motion. Allen Coleman seconded the motion. All in favor, motion passed.
- Vince Graham discussed the plans for the south canal. The new Water Square requires some lot reconfiguration. The south canal will be dredged deeper than it currently is. The I'On Company will look into possibly dredging the north canal as well. This project will start in the next 30-40 days.
- The I'On Company is willing to put a blower in the canals to circulate the water and they will look into this matter.
- It was noted that there currently is a pump located in the Amphitheater that feeds water into the lakes when the water level drops. The source of this water is from the water table.
- The Board of Directors advised AMCS to hold off on gathering prices on the recommendations made by the Lakes Committee until Aquagenix is able to meet with the committee and they are all in agreement on what steps should be taken to improve the current condition of the lakes. Allen Coleman and AMCS will attend this meeting as well.
- The Board of Directors agreed that the Lakes Committee needs to discuss the installation of boat cleats with the Boat House Committee. The Board of Directors strongly recommends that the boat cleats be installed inside the boathouse to prevent a possible trip hazard.

Infrastructure Committee:

- Allen Coleman gave a recap on the street light removal and relocation project. Allen Coleman is still waiting on the cost from SCE&G.
- Gaye Joyner advised the Board of Directors of the AMCS signs that could be posted at the entrances of the community to advise residents of the contact person for the community. It was decided not to go with the AMCS sign but to purchase a sign for one of the slots at I'On Center sign.
- Gaye Joyner advised of the amount of time it takes to order a replacement street sign blade from the current vendor. It was suggested to either try another vendor or order "back-up" signs.

Ad-Hoc Committee:

- Michael Purcell suggested looking into having professionals perform the July 4th fireworks show. He advised that the cost is roughly \$10,000 - \$15,000. It was suggested that this should be discussed with the I'On Trust to possibly share to cost of such an event. Michael Purcell is to look into this option further,

Transition Committee:

- Leslie Fellabom and Andy Gowder are on the committee but Vince Graham wasn't sure if the committee had met. Vince Graham will follow up with Andy Gowder.
- Vince Graham asked AMCS if they would be able to assist in the transition process. AMCS advised that they were able to. LeGrand Elebash will be as well.

Traffic Engineering:

- Traffic Engineering Committee met with traffic engineer, Rick Hall, last Monday. Next Tuesday the full report giving recommendation on how to remedy the traffic/parking issues in I'On will be available for review.
- Some suggestions given by the engineer were: paint on street, signage, new parking rule and enforcement.
- The I'On Company agreed to split the total cost of about \$10,000 with the I'On Assembly.
- Gaye Joyner made a motion to accept Rick Hall's transportation / parking visit. Michael Purcell seconded the motion. All in favor, motion passed.
- Rick Hall would be able to present his recommendations at the December 2nd meeting. The presentation would be about 30 to 40 minutes. It was suggested to possibly hold a separate meeting to discuss this issue.

Other Business:

- The next quarterly meeting will be November 11th at 8:30 a.m.
- Jody McKnight gave a recap of the SPA Terminal meeting. It was suggested that I'On needs to be aware of southward expansions of the SPA toward I'On. Gaye Joyner advised of Jack Hamilton's recommendation regarding setting up a committee for this issue. LeGrand Elebash is to report back to the Board of Directors with the cost for an environmental attorney. Vince Graham advised of the impact fees of about \$2 million dollars that are currently not being used to the benefit of I'On.
- Vince Graham is working with a graduate student on a tax revenue project.
- Gaye Joyner pointed out that on the message board the question arose regarding a permit for trailers (the school) in I'On. How long is permit in effect and can trailers be put on lots during construction? Vince Graham advised the Board of Directors that a meeting is going to be held for the entire community to update them on the issues concerning the school and to answer any questions residents might have. Notices will be sent out.
- Gaye Joyner suggested that the Board of Directors should meet more frequently. Michael Purcell and Joe Halford both agreed. This item will be discussed at the Board Retreat. Gaye Joyner will propose a new schedule for the Board of Directors approval.

Old Business:

- Ed Clem updated the Board of Directors regarding the status of the new agreement between the I'On Assembly and the I'On Club. Rick Brownyard is working on drafting a new agreement. Once the agreement has been prepared they will sit with the I'On Club to review. It was reiterated by Vince Graham that the I'On Club would pay half the attorney fees for this new agreement.
- Vince Graham recapped for the Board of Directors the issue pertaining to the area at the entrance of the Creek Club. He advised how a couple of the homeowners along Saturday Road are not happy with the appearance of this area and the traffic pertaining to the usage of the creek club. Vince Graham, Lisa Thomas, Allen Coleman, AMCS, Dave Rosengren met with a few homeowners on Saturday Road. The I'On Company will try to solve the problem in this area by extending the fencing in the center island to the right of the Creek Club so patrons of the facility have to make a right to exit and follow Saturday Road around to exit.
- The center lot on Saturday Road, which has become a storage area for trailers, boats and cars will be closed off by bollards. This installation is to be done by the I'On Company
- Gaye Joyner thinks interchanging between Kentlands and I'On is a good idea. Gaye Joyner to contact Kentlands and discuss this event and report pros and cons in an email to the Board of Directors.

- Michael Purcell advised the Board of Directors that he had e-mailed Jerri Heater with the I'On Trust regarding the status on the community center project. The response he got was that the committee is trying to reorganize and will proceed after then.
- The I'On planned development amendment will be brought to the Mt. Pleasant town council in the fall. Then the I'On Company will then take the amendment to Hobcaw for approval.

Jody McKnight motioned to adjourn the meeting. Carol Ann McLester seconded the motion. All in favor, motion passed

The meeting adjourned.

Next Scheduled Board of Directors Meeting is September 9, 2004 at 8:30 am.