

**I'On Quarterly
Board of Directors Meeting
September 9, 2004**

Members Present Vince Graham, Allen Coleman, Joe Halford, Gaye Joyner, Jody McKnight, Michael Purcell and Carol Ann McLester

Guests Edward Clem, Libby Eble, Dave Rosengren, Cynthia Rosengren, Mary Grace Schilling, Jeanne Calhoun, Paul Calhoun, Chuck Hill, Meaghan Van Liew, Christine Harmel, Alan Barbieri, Steve Kwiatkowski, Jack Hamilton

AMCS Cheryl L. Wilson and Helen L. Postell Hutson

Vince Graham called the meeting to order.

Board of Directors Meeting Minutes

Vince Graham made a motion to approve the August 5, 2004 meeting minutes with Gaye Joyner's changes. Changes included a few spelling errors. Joe Halford seconded the motion. All in favor. Motion passed.

Neighbor Comments

Alan Barbieri spoke about his landscaping concerns regarding mulch being placed on top of weeds in the common area beds. He also suggested that a special assessment and/or a transfer fee is needed. Vince Graham advised Alan Barbieri that the Board of Directors are aware of the issues in the community and the Board of Directors are moving aggressively to address the issues.

Paul Calhoun spoke regarding his and his neighbors concerns with the school and the neighborhood. Their issues were regarding traffic and congestion of the homeowner lane behind Ponsbury Road. The group of homeowners are asking for consideration regarding forms that could go out to the homeowners advising them what is going on with the school. LeGrand Elebash advised that the meeting to address the homeowners needed to be rescheduled. LeGrand Elebash has been meeting with the school representatives and at this time none of the schools have their final drawings, fundings or land contracts with the I'On Company. Construction of the school will not start in October. The private school is to be built on the I'On Clubs property and that will not start until possibly spring 2005 at the earliest. The Montessori School will have a two year lease with the option to buy from the I'On Company. The other 2 schools will be permanent structures from the beginning of construction.

One of the homeowners suggested that the schools be held to the same standards as the homeowners. LeGrand Elebash advised that the schools will be landscaped and blend into the rest of the community. Vince Graham stated that charter schools have a 72 student maximum. The streets will connect from Ponsbury Road to Eastlake Road and then finally connect to Mathis Ferry Road. This will require long term planning. Joe Halford reiterated that the I'On Assembly is not affiliated with the I'On Company and the I'On Club.

The question arose regarding who owned the homeowner lane behind Ponsbury Road and the I'On Club. LeGrand Elebash advised that he would look into this. Vince Graham advised that the lane would at one point be turned over to the Homeowners Association but not with exclusive use by the Homeowners Association. The I'On Club would be able to use it as well.

Michael Purcell asked who would control the schools when the I'On Company leaves. Vince Graham said that the schools would technically be a land owners and a part of the I'On Assembly.

Cynthia Rosengren presented her proposal regarding community use of the I'On Creek Club. She is asking a Board of Director to volunteer to work with a committee to set up and negotiate a final proposal. Cynthia Rosengren is asking for a commitment from the Board of Directors at today's meeting. Vince Graham thought that the proposal would be a good idea. Michael Purcell asked if the Club was aware of the proposal. Cynthia Rosengren advised yes. It was clarified that this proposal was not to dismiss the community planned project of building a community center. Michael Purcell will be the Board of Directors representative for further meetings regarding the "Limited-Access Community use of the I'On Creek Club proposal."

Manager's Report:

- Due to inclement weather there are two areas, the playground and the Ponsbury Road side of the Rookery, that need to be mulched. The installation should be completed by early next week.
- Lawn-O-Green's subcontractor for the removal of the larger downed trees in I'On will be in the community by the end of this week to begin removal.
- Lawn-O-Green has the dog waste stations and will be installing them shortly at the recommended locations given by the Infrastructure Committee.
- Lawn-O-Green has treated the Rialto Road mail station for ants. This treatment has appeared to be more effective than Pied Pipers treatment.
- AMCS has compiled a list of all the marsh path washouts and Lawn-O-Green is scheduled to do the repairs by early next week. Lawn-O-Green will also be repairing the washouts noted in the Infrastructure Committees report.
- Three samples were taken out of each lake for the fecal coliform testing and the results came back advising that the lake water is in good condition at this time. No further testing is needed until next years swimming season.
- The "No Jumping, No Diving, Caution Shallow Water" sign at the boat house has been re-installed.
- The work on the Boat House beginning with the power washing was postponed a few days due to the recent storms. Work should start no later than early next week.
- Power washing of the Rialto mail station has been scheduled.
- AMCS has set up a meeting with Keith Johnson who was recommended by Allen Coleman regarding the Infrastructure Committees report of repairs needed in the community.
- Payment has been received for the two live oaks that were damaged by the vehicle accident and payment has been received from the school regarding irrigation repairs.

Finance Committee- Libby Eble:

- Libby Eble advised of the meeting the Finance Committee had with Patrick Smith, with Nationwide Insurance, regarding items covered and not covered on the Assembly's insurance policy.
- Vince Graham advised that the canal roadways were the responsibility of the Town of Mt. Pleasant but the I'On Assembly is responsible for the stucco. There is currently a \$2 million liability policy held by the Assembly with a \$1,000 deductible per incident. The meeting with Patrick Smith showed that the I'On Assembly needs to build up their current reserve funds. The mailbox clusters, trees and Eastlake entrance pillars are not insured. The common area fire pit is not insured and therefore a user agreement should be used. Mail house structures and Friendship Garden are not insured. Street lights are SCE&G's responsibility. Patrick Smith recommended that the marsh walk bridges not be insured and treated as a maintenance item. Gaye Joyner asked what the policy cost was per year and Libby Eble advised that it is \$6,540.00 per year. Joe Halford said that Patrick Smith advised that the docks should not be insured because worse case scenario would be repairs. Vince Graham asked what the recommendation was from the Finance Committee. Jody McKnight made a motion for the Finance Committee to gather information and obtain a new policy from the insurance company and report the recommendation to the Board of Directors.

- Libby Eble will meet with AMCS to review the financial report.
- It was agreed that the Finance Committee would send the I' On Square an invoice for the landscaping cost.
- Vince Graham asked how the budget processing was going. Libby Eble advised that the Committee is working on it and the insurance meeting was a big part of putting the budget together for 2005.

All bids are due to the Finance Committee by October 1, 2004.

The draft of the budget will go to homeowners by November 2, 2004.

Joe Halford advised that the 2005 budget should be easier to put together. The only main areas should be reserves and insurance. All other prices will need to be gathered for the 2005 budget.

Each committee will need to bring their recommendation for the 2005 budget to the Finance Committee.

- Regarding the transfer of community property, Mac Martin suggested that a meeting be held to review the areas that have been conveyed over to the Assembly. The meeting is scheduled for September 16, 2004 at 2:00 p.m.
- A special meeting to discuss and finalize the 2005 budget is scheduled for Thursday, October 21, 2004 at 8:30 a.m.

Covenants Committee Update

- The Covenants Committee formally accepted by the Board of Directors is as follows: Andy Gowder, Ed Clem, Jeff Fort, Lou Dardozi, Julie O'Connor, Eric Aichele and Nancy Cagan. The Board of Appeals will include Chuck Baker, Danny Mullis and Bo Crouch. The committee will meet Saturday, September 11, 2004 at 9:00 a.m.

- Jody McKnight made a motion that the Governance Committee be made an official committee. They will overview bylaws, make recommendation, oversee the election policy and any other items that fall under the Governance Committee and form a sub committee if needed. Seconded by Joe Halford. All in favor. Motion carried.
- Jody McKnight will be the Board of Directors liaison to the Covenants Committee.

Landscape Committee:

- Joe Halford advised that the change in the roll between the management company and the landscaping has been a great improvement.
- Michael Murphy will make the arborist recommendation for the live oaks. Michael Murphy also suggested that the trees were initially installed incorrectly. 129 trees were damaged by the recent storm. This number excluded Westlake trees and the areas west of Shipyard Road. If there is not a way to tie off a tree when it is staked, the tree may be a write off. Joe Halford suggested that due to the recent storms, repairs need to be done. Joe Halford reported that the Lawn-O-Green stakes are only. Joe Halford spoke with Michael Murphy regarding tree damage and repairs for private property. Jody McKnight suggested putting a diagram on the web site showing how to repair trees properly.
- The Michael Murphy meeting is to be held October 4, 2004. Vince Graham suggested asking the Creek Club to donate the space.
- Joe Halford suggested that Michael Murphy coordinate the repairs of all the common area trees. Jody McKnight suggested going to bid for all the tree repairs. Joe Halford advised that there simply wasn't enough time. Libby Eble suggested that the arborist do the tree ring mulch repair when straightening the trees.
- Joe Halford advised that the trees need to be treated for. They cause damage to the roots.
- Vince Graham reiterated how important pruning trees is so the breezes can blow through more easily when storms impact the community.

Communication Committee:

Jody McKnight researched proxy ballots versus absentee ballots and advised that proxies are efficient, administratively and are fair to homeowners.

Jody McKnight recommends staying with the proxy 5 votes currently in place. Joe Halford believes that there will be a broader range of voters and a better turn out if absentee ballots are utilized. Gaye Joyner advised that homeowners were concerned that with proxies homeowners had to give up their right to vote.

The point is to increase vote participation.

Carol Ann McLester advised that the last proxies were a little confusing and it should be explained better on what homeowners should do with the proxies.

Jody McKnight made a motion to stay with the proxy system. Seconded by Allen Coleman. 5 in favor 2 against, motion carried.

Legislative & Legal Affair:

There was a discussion regarding setting up a committee for SPA monitoring, all state and legal issues affecting the I'On community.

Vince Graham agreed that the committee is a good idea.

Joe Halford doesn't recommend starting such a committee at this time.

Jody McKnight advised that the current application is for expansion by the SPA and it is very likely that eventually this could impose on the I'On.

Settlement has not been enforced by officials. SPA is in the Charleston County. Mt. Pleasant Town has no standing. Jody McKnight recommends the community form the committee so that if action is needed on behalf of the Assembly it can handle it. Vince Graham advised Jody McKnight that if the Governance Committee would like to set up a sub committee then Jody McKnight is within his realm.

Vince Graham – Transportation Report

Vince Graham reiterated that I'On is a walkable community. Recommendations are design, education and enforcement.

Rick Hall advised that there is currently a fairly good design in place in I'On.

Joe Halford strongly recommended the Rick Hall interview and meet with EMS and the Fire Department during his recommendations.

Gaye Joyner asked if Rick Hall's recommendation included pedestrian walkways. Rick Hall advised no.

Infrastructure Committee

Dave Rosengren reported that path wash outs would be repaired by Lawn-O-Green.

Dave Rosengren recommended that a handyman is needed to get the repairs done quickly around the community.

Dave Rosengren commented that the procedure for approval of a maintenance items needs to be addressed.

The Board of Directors advised Dave Rosengren that the level of trust was not there with previous management company. Trust has been established with AMCS.

Lake & Canal Committee Meeting

- Vince Graham reminded that the I'On Company agreed to purchase the aerators for the canals but was looking into whether or not it is needed but the Assembly did not want to maintain them.
Vince Graham advised that during the current storm the drainage system backed up because the cover under Mayheine Road acts like dam. Therefore it will need to be replaced and this needs to be coordinated with the state.
- Dave Rosengren will get together with Jody McKnight regarding DHEC requirements for public events held in I'On in association with the lakes.
- To use the sailboats, the sailing course is needed and a liability form signed to participate. Events are for I'On residents only.
- The Board of Directors granted the I'On Yacht Club authorization to use the boathouse storage area to store equipment. Motion to accept was made by Joe Halford and seconded by Michael Purcell. All in favor. Motion passed.

Transition

- Vince Graham and Andy Gowder – Tellebaum met to go over turnover procedure regarding engineer plants, etc. and checklist.

Next quarter meeting, November 11th at 8:30 a.m.

The meeting adjourned.