

**I'On  
Board of Directors Meeting Minutes  
November 22, 2005**

**Members Present**     LeGrand Elebash, Alan Comen, Ted Webb, Carol Ann McLester, and Everett Wilcox

**Members Absent**     Ed Clem and John White

**AMCS**                     Cheryl L. Wilson and Helen L. Postell Hutson

**Guest**                    Dave Rosengren and Annie Bonk

**Minutes**

Ted Webb made a motion to accept the Board of Director meeting minutes from October 26, 2005 as presented. Carol Ann McLester seconded the motion. All in favor. Motion passed.
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Everett Wilcox suggested less detail in the Board of Directors minutes. The Board of Directors agreed to leave the minutes as is. The Board of Directors agreed to post approved minutes on the community website. AMCS will forward approved minutes to the website administrator.

Everett Wilcox read the motions that were made during the executive session of the October 26, 2005 Board of Directors meeting so that they are on the record, they are as follows:

Ed Clem made a motion to remove account CM1 from the Homeowners Association records as this is a commercial lot. Everett Wilcox seconded the motion. All in favor. Motion passed.
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Ted Webb made a motion to have covenants codes and restrictions balances over ninety days past due sent automatically to the attorney for collections. Alan Comen seconded the motion. All in favor. Motion passed.
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**Financial Report**

AMCS reported the following account balance as of November 21, 2005.

Operating Account \$29,320.35

Reserve Account \$150,022.45

\$48,023.90 of operating money is in the Reserve Account.

The actual reserve finds in the reserve account is \$101,998.55

AMCS reviewed the operating statement, twelve month trend, balance sheet and open and closed work orders with the Board of Directors.

**To Do List**

The Board of Directors reviewed the to do list from the October 26, 2005 Board of Directors meeting.

AMCS and Dave Rosengren met with SCE&G on November 7, 2005 regarding the installation of additional street lights in the community. AMCS will follow up with Mary Joe from SCE&G, when she returns from vacation regarding the status of additional street lights and billing questions.

AMCS advised that a proposal for the crosswalks will be presented to the Board of Directors upon receipt from the contractor.

AMCS advised that 19 Grace Lane was not been billed for the 2005 dues; however, a letter has been sent to the owners.

AMCS drafted a letter to the school regarding insurance coverage, Everett Wilcox approved the letter. LeGrand Elebash will sign this letter so that it can be mailed.

### **2006 Tentative Meeting Schedule**

The 2006 Board of Directors Meeting Schedule is as follows:

January 25, 2006 at 5:00 PM at the I'On Company's upstairs conference room.

February 22, 2006 at 5:00 PM at the I'On Company's upstairs conference room.

March 22, 2006 at 5:00 PM at the I'On Company's upstairs conference room.

April 26, 2006 at 5:00 PM at the I'On Company's upstairs conference room.

May 24, 2006 at 5:00 PM at the I'On Company's upstairs conference room.

June 28, 2006 is the mid-year meeting at 7:00 PM at the Creek Club.

July 26, 2006 at 5:00 PM at the I'On Company's upstairs conference room.

August 23, 2006 at 5:00 PM at the I'On Company's upstairs conference room.

September 27, 2006 at 5:00 PM at the I'On Company's upstairs conference room.

October 25, 2006 at 5:00 PM at the I'On Company's upstairs conference room.

November 20, 2006 at 5:00 PM at the I'On Company's upstairs conference room.

December 6, 2006 is the annual meeting at 7:00 PM at the Creek Club.

\*These dates are subject to change.

### **Financial Committee**

Annie Bonk gave the Finance Committee's report in Ed Clem's absence. Annie Bonk advised that there was a large water bill paid in October for possibly the watering of the Eastlake entrance and soccer field. The Board of Directors asked AMCS to pull a copy of the water bill for general ledger account number 6451-MATH in the amount of \$1,474.81. Alan Comen advised that this bill may be an actual bill not an estimate. The Board of Directors asked AMCS to have Lawn-O-Green inspect the meter for this account for any possible water leaks that may have resulted in the larger than usual invoice. Annie Bonk advised that everything else seemed to be in order. Annie Bonk asked AMCS to provide an estimate for the annual meeting mailing and any cost for additional planned projects until the end of 2005.

### **Annual Meeting Notice**

The Board of Directors reviewed the notice.

Carol Ann McLester made a motion to accept the notice as presented. Alan Comen seconded the motion. All in favor. Motion passed.
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AMCS is to mail the annual meeting notice to all homeowners.

### **Transfer Fee**

Everett Wilcox advised Annie Bonk that the Finance Committee needs to be prepared to discuss the possibility of a transfer fee at the annual meeting. Everett Wilcox reminded the Board of Directors that the transfer fee funds could be used for reserve funds and also help with the building and running of a community center.

### **Infrastructure Committee**

Dave Rosengren advised that Alan Comen, Annie Bonk, Lawn-O-Green, AMCS and himself met with the I'On Company to walk through phase six. Dave Rosengren reported that phase six was not ready to be turned over to the Homeowners Association. A report was compiled of items that need to be corrected by the I'On Company. The I'On Company seems willing to correct and address all items from the walk thru. Dave Rosengren has not heard from the I'On Company as to when the corrections will be made. Overall, the meeting was very constructive. Dave Rosengren will follow up with the I'On Company regarding the phase six turnover.

Dave Rosengren reported that recent rains have flooded the homeowner alley behind 119 Ionsborough. The I'On Company is fixing this problem. Dave Rosengren reported that the Town of Mount Pleasant has filled in the corner ruts through the neighborhood. Post that the I'On Company gave the Homeowners Association from the center island on Frogmore Road were installed by Lawn-O-Green to prevent further ruts. The I'On Company is working on repairing the paths along Westlake that have been damaged by construction. The work is to be completed before the house tour on December 5, 2005.

### **Landscaping Committee**

The Board of Directors reviewed work order number 177 which was for the landscaping projects approved for Lawn-O-Green. Everett Wilcox asked Alan Comen if the Landscape Committee had any additional projects they would like to complete in 2005. The Board of Directors reviewed the proposals submitted by Lawn-O-Green.

Alan Comen made a motion to accept Lawn-O-Green's proposal of \$1,375.00 for the enhancement of the southwest corner of Eastlake by installing 200 one gallon confederate jasmine. Ted Webb seconded the motion. All in favor. Motion passed.

The Board of Directors were in agreement that the work that needs to be done to correct the erosion problem on the east bank of Eastlake should be done in 2005. Lawn-O-Green's proposal amount was \$3,680.00. Alan Comen suggested speaking to the owner along the path regarding the erosion problem caused by house run-off.

### **Communications Committee**

Carol Ann McLester advised that she is compiling reports for the fourth quarter Homeowners Association newsletter. She needs them forwarded to her as the newsletter is going to press the day after the annual meeting. The directory is going to the printers tomorrow.

### **Public Events**

The Board of Directors agreed that any events held in I'On that are open to the public must provide a copy of the events insurance certificate listing the Homeowners Association as the additional insured prior to an event taking place.

AMCS is to send a letter to Michael Loggins who runs the I'On Man advising of this policy.

Everett Wilcox asked for Alan Comen to confirm whether or not the insurance for I'On Biznet provides additional insurance for the Homeowners Association.

Everett Wilcox asked AMCS to invite Patrick Smith to the February 2006 meeting to discuss insurance coverage.

### **Meeting Adjourned to Executive Session.**

**The next meeting is the Annual Meeting which is scheduled for December 7, 2005 at 7 PM at the Creek Club.**



Carol Ann McLester, Secretary