

**I'On
Board of Directors Meeting Minutes
March 23, 2005**

Members Present	LeGrand Elebash, Everett Wilcox, Carol Ann McLester, Ed Clem, Alan Comen, Susan Larsen
Members Absent	John White
Guest	Dave Rosengren, Susan Simpson, Annie Bonk, Ted Webb
AMCS	Cheryl L. Wilson and Helen L. Postell Hutson

LeGrand Elebash called the meeting to order and welcomed everyone.

Minutes

Everett Wilcox asked that the last sentence in the Ad-Hoc Committee report in the February 23, 2005 minutes be deleted. The sentence read, "John White will also contact the Town of Mt. Pleasant about installing a stop sign at the intersection of North Shelmore Blvd. and Sowell Street.

Ed Clem motioned to approve the February 23, 2005 minutes as amended and the January 27, 2005 and February 9, 2005 meeting minutes. Seconded by Carol Ann McLester. All in favor. Motion passed.
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Neighbor Comment

Susan Simpson presented her petition regarding the lack of lighting on Saturday Road. Susan Simpson is asking that the street lights that have been blacked out be repaired to provide adequate lighting and a safer environment to the residents along Saturday Road.

LeGrand Elebash stated that the lights were blacked out by individual homeowners. The Board of Directors did not approve this action.

Dave Rosengren stated that 25% of the street lights in the community have been blacked out to reduce the lighting. Dave Rosengren suggested that the Assembly negotiate with SCE&G in reducing the wattage of the street lights throughout the community.

Ed Clem reminded Dave Rosengren that the infrastructure committee was to meet with SCE&G regarding possibly reducing the number of street lights in the new phases. Susan Simpson stated that she can foresee the blacked out lenses on the street lights being removed exposing the bulb completely.

The Board of Directors agreed to turn on the light recently installed at the Creek Club parking area. Four out of thirty homes signed the petition Ms. Simpson presented. Susan Simpson asked that the I'On Club install tactful signs advising that cars will be towed that are parked on the grass.

Dave Rosengren stated that when someone signs a contract with the I'On Club to rent the Creek Club that the rental fee is suppose to include a security officer.

LeGrand Elebash and Jeff Fort will be meeting to discuss improvements to the Saturday Road Island.

A discussion arose regarding the four single homes on the northwest side of Maybank Green. The issue is the misunderstanding in the property line for these homes as to who maintains the landscaping that has been installed by the builder.

LeGrand Elebash suggested maintaining the property by the Assembly. Alan Comen stated that the homes have brick walkways that are on Assembly property. LeGrand Elebash stated that the homeowners should be responsible for the walkways.

Everett Wilcox stated that the Creek Club is not living up to their end of the contract between the Assembly and Creek Club in regard to preparing and presenting a budget to the Assembly in regard to the dock maintenance on the Creek Club. Ed Clem brought LeGrand Elebash up to date on the drafting of a new agreement between the I'On Club and the I'On Assembly. LeGrand Elebash stated that Olde Park bought rights to the boat ramp and docks at the Creek Club in the very beginning.

Everett Wilcox stated that the Board of Directors will be adjourning to executive session at 10:30 a.m.

Manager's Report

AMCS advised that Lawn-O-Green has taken down the trees on Isle of Hope.

AMCS advised that annual flowers have been ordered for the Spring/Summer season.

AMCS advised that the tree project had been completed.

AMCS advised that all tree pruning has been completed, including all palm trees.

AMCS advised that Isle of Hope marsh walk will be repaired by The Greenery and Daly and Sawyer will be absorbing the cost.

AMCS advised that Mt. Pleasant Waterworks credited the Assembly \$4,000.00 on a \$6,000.00 water bill which was due to a irrigation line leak.

AMCS showed the Board of Directors a sample of a mailbox name plate. They are sold in lots of 50 at \$5.00 or lots of less than 50 at \$6.00 each.

Landscape Committee

Alan Comen stated that Lawn-O-Green has applied a pre-emergent but there are many areas in which weeds are an issue and he would like to know where the treatment was applied.

Dave Rosengren suggested that the committees meet with the Finance Committee to have a better understanding of what funds the committees have available to complete projects.

Infrastructure Committee

The Rialto and Scramble post houses have been painted and power washed.

Dave Rosengren advised that the amphitheatre is scheduled to be power washed and painted prior to being turned over to the Assembly. AMCS stated that the work will be done by the Assembly's contractor. Dave Rosengren stated that the I'On Company will be absorbing this cost.

Finance Committee

Ed Clem stated that the \$7,800 billed was for 12 new homes that have recently sold but this doesn't mean it was collected.

AMCS gave a brief rundown on the financial statements.

AMCS suggested that Alan Comen and Ed Clem come to the AMCS office to review invoices so that they may be aware of how invoices are coded and where they are budgeted to.

Everett Wilcox reviewed the new late fee policy that was implemented recently by the Board of Directors.

Ed Clem stated that the transfer from operating to reserves, for keeping the operating balance down, is not being done as it was last year. Ed Clem asked AMCS to keep only the funds needed for two months operating expenses be kept in the operating account.

Everett Wilcox asked that the Finance Committee review the reserve study. Annie Bonk stated that the Finance Committee did review the reserve study last year but suggests it be reviewed every year.

Everett Wilcox suggested that the Finance Committee review the need for a transfer fee.

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

The next meeting is scheduled for Wednesday, April 27, 2005 at 9AM at the Creek Club.

Carol Ann McLester, Secretary