

**I'On
Board of Directors Meeting Minutes
April 27, 2005**

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

Everett Wilcox called the meeting to order.

Ed Clem made the motion to accept minutes as presented from the March 23, 2005 Board of Directors meeting. John White seconded the motion. All in favor. Motion passed.

Neighborhood Committee

Annie Bonk asked that buoys in Eastlake be removed. Alan Comen advised that he would handle this matter.

Alan Comen gave a brief report regarding the ABC event that was held last weekend in the community.

AMCS Report

AMCS advised that the irrigation repairs needed to get the system in operation for the season had been completed.

AMCS advised that Mahoney Signs is working on getting bids to replace the lake signs.

AMCS advised that SCE&G is working on looking into the history of the street lights situation and will be in contact to set up a meeting.

Infrastructure Committee

Dave Rosengren reported on the meeting he and AMCS met with Estate Management regarding the lakes. The treatment will take up to 60 to 90 days to remedy the weed growth problem.

Everett Wilcox recommended posting signs at lakes advising of the status.

Dave Rosengren reported that the I'On Company has completed the regrading project along the west side of Westlake.

Dave Rosengren reported that all landscaping lights are working.

Dave Rosengren presented his proposed handover agreement between the I'On Company and the I'On Assembly. This agreement calls for a meeting to be held between all entities involved before turn over can take place on new phases. Everett Wilcox asked if the common areas are deeded over to the Association. Ed Clem advised yes, but it is a slow process.

The Board of Directors agreed that there is a percentage of lots that needs to be sold (i.e.: 2/3) before the property is turned over to the Association.

LeGrand Elebash said he would review the turnover process with the I'On Company and find out information on having the percentage set up for the transfer.

Everett Wilcox made a motion to accept the proposed turnover process. Ed Clem seconded the motion. Motion withdrawn.

LeGrand Elebash and Dave Rosengren will work together on the turnover process.

Finance Committee

Ed Clem advised that 15% of the owners have not paid the 2005 dues. The Finance Committee will keep an eye on collections.

Account # 6440 (signs) was budgeted for \$500.00 for 2005. To date \$543.38 has been spent.

Account #6522 (grounds contract/ landscaping) is over budgeted. Ed Clem and Alan Comen have set up a meeting next week with AMCS to review.

Account #6542 (repair contract) has spent \$7,469.00 year to date and \$10,000.00 was budgeted for the year.

Ed Clem advised that the electricity cost has increased for 2005 but the budget is in good shape for being on track for this year.

Everett Wilcox asked if utility invoices can be set up for automatic payment. AMCS advised that they are looking into this.

Ed Clem advised that the Finance Committee is reviewing the property taxes and bills for the Association. Ed Clem will report on the progress at a later date.

Ed Clem asked that any large expense be approved by the Board of Directors to make sure funds are available. LeGrand Elebash advised that the I'On Company anticipates 80 closing for the year. LeGrand Elebash advised that the community will have approximately 762 homes total at build out. Phase 9-A is to have 12 lots.

Ed Clem advised that the Finance Committee will meet in the next thirty days regarding the reserve funding.

The Board of Directors discussed a transfer fee.

Traffic Committee

Captain Droze and Lieutenant Scott discussed the ongoing parking issue in I'On. They advised that there are several streets in the community that need to have no parking and some with only one side of the street parking. The rescue truck is thirty feet long and ten feet wide making it difficult to maneuver down some streets in the community. Section 72.05 "Roadway left free for traffic" is a town ordinance. If the police receive a complaint regarding parking then they will investigate. The police will start enforcing streets with stealth radar by next week, streets to be enforced are: Eastlake Road, North Shelmore Boulevard, Sowell Street, and Ponsbury Road.

It was reported that Brad Morrison at the Town of Mt. Pleasant is who needs to be contacted regarding the installation of additional stop signs.

LeGrand Elebash advised that the traffic project will start with the most problematic streets first. Everett Wilcox suggested that since the streets are the town's property then the town including the fire department should implement the changes needed. LeGrand Elebash suggested that the Association present their thoughts and input to the town for review.

Seman and Whiteside will have the traffic report finished shortly and LeGrand Elebash will follow up and forward it to the Board of Directors for their review.

Landscaping Committee

Alan Comen advised that the homeowner's at 217 North Shelmore requested to install trees in the curb strip and add palm trees in common walking spaces. The landscape committee approves. The Board of Directors agrees.

The homeowners who purchased the Simoni homes on MayBank Green will maintain the plantings installed by the builders because the homeowners found out that the sprinkler system on the owners properties belongs to the owners and also because the Assembly's landscaping was removed.

Alan Comen is to speak to the homeowner on Eastlake regarding the removal of the Kayaks off the grass area.

Communication Committee

Susan Larson asked that all committees put their updates together for the June 1st newsletter.

Governance Committee

Everett Wilcox advised that neighbors have confronted him regarding the need for additional committee volunteers. Everett Wilcox suggested that committees recruit additional members.

Ad Hoc Committee

LeGrand Elebash suggested that nominations for the President-Elect be forwarded to AMCS.

LeGrand Elebash advised that his appointed term ends in December 2005. Ed Clem, LeGrand Elebash, and Carol Ann McLester terms are up in December 2005.

Cars For Sale

LeGrand Elebash advised that cars with for sale signs should be handled on a case by case basis.

The agreement between the I'On Club and the I'On Assembly

Everett Wilcox reminded LeGrand Elebash that he was to forward the accounting records for the Creek Club boat ramp to the I'On Assembly Board to review. Everett Wilcox reminded the Board of Directors that if the Creek Club is sold the boat ramp agreement still holds.

LeGrand Elebash reported that I'On's official anniversary date is the summer of 1997.

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

The next meeting is scheduled for May 25th at 9AM at the Creek Club.

Carol Ann McLester, Secretary