

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

**Members Present** LeGrand Elebash, Everett Wilcox, Ed Clem, John White, Carol Ann McLester, and Ted Webb.

**Members Absent** Alan Comen

**AMCS** Cheryl L. Wilson

LeGrand Elebash called the meeting to order.

**Minutes**

The Board of Directors asked that the minutes be amended to reflect the change that Ted Webb is the Board of Directors liaison and not the chairperson of the I'On Design Committee.

Carol Ann McLester made a motion to accept the minutes as amended. Ed Clem seconded the motion. All in favor. Motion passed.

**Mid Year Meeting**

LeGrand Elebash asked that the committees brief the Board of Directors on what they will be discussing at the mid year meeting.

Dave Rosengren briefed the Board of Directors on the Landscaping Committee's report. Since the committee's turnover last year there has been an increase in the investment in landscaping in the common areas. The committee will report on the refurbishment of the east side of Eastlake, trimming of all the street trees and palms, and the landscaping of the mailbox station on Frogmore Road. The projects that are in process are the refurbishment of the triangle at the intersection of Ponsbury Road and Sowell Street and the documentation and repair of the irrigation system.

Dave Rosengren also advised the Board of Directors to take into consideration the amount of money the Homeowners Association spends on the maintenance of the curb strips by landscapers.

Dave Rosengren briefed the Board of Directors on the Infrastructure Committee's report. The committee will advise of the new lake management contract, the street light inventory and repair, I'On Company projects such as refurbish of the west bank of Westlake, the Isle of Hope marsh walk access, washout repairs, and the service alley storm drain repair between North Shelmore and Port Royal, cleaning/painting of the amphitheatre and the changes made to the Saturday Road island. The Infrastructure Committee developed and implemented a handover process with the I'On Company. The Infrastructure Committee projects that are in progress include landscape lighting projects, lake path refurbishments, and obtaining documentation of early phases of the neighborhood.

Everett Wilcox made a motion to accept the bid from Lawn-O-Green for the installation of 6X6 posts at the entrances at the Rookery at \$500.00 for the total project. This is to prevent access of golf carts along the paths. Ed Clem seconded the motion. All in favor. Motion passed.

Dave Rosengren advised that one of the picnic table from Hopetown Road will be moved to the Scramble to replace the damaged picnic table.

Hugh Wilder briefed the Board of Directors on the Boathouse Committee's report. The committee's report includes dangerous and unneighborly behavior, vandalism, Yacht Club usage and enforcement of rules and policies. Everett Wilcox suggested not going into complete detail on the problem with the Boathouse at the mid

year meeting. Simply report there is a major issue and it will be given high priority. Everett Wilcox asked the Board of Directors to agree to put a security officer at the Boathouse immediately. AMCS is to get prices on an hourly rate for a security guard to patrol the Boathouse.

LeGrand Elebash briefed the Board of Directors on the Traffic Committee's report. Being that this is a sensitive issue LeGrand Elebash and Everett Wilcox both suggested holding this report until the end of the mid-year meeting. LeGrand Elebash will report that the I'On Assembly, I'On Company, Mt. Pleasant Fire Department, and Mt. Pleasant Police Department worked together to come to a reasonable compromise on parking in I'On. LeGrand Elebash will emphasize that the Mt. Pleasant Fire Department advised the Board of Directors at a regular Board of Directors meeting that the Association needs to make changes to the on street parking otherwise, the Town of Mt. Pleasant will come in and start painting curbs and erecting signs.

Ed Clem briefed the Board of Directors on the Finance Committee's report. Ed Clem will advise that there are thirteen homeowner accounts that have not paid the 2005 assessment. Currently, the Homeowners Association is under budget. Expenditures are about \$198,000 versus a budgeted amount of \$217,000. The report will also touch on the capital reserve fund and a transfer fee.

Carol Ann McLester briefed the Board of Directors on the Communication Committee's report which will include the directory survey that will be mailed out shortly, Board of Directors newsletter, and the Borough Ambassador program.

Everett Wilcox briefed the Board of Directors on the Governance Report which will inform Homeowners that the Homeowners Association is taking over control of the Association from the developer and that there will be no developer representation on the Board of Directors in 2006 and elections will take place at the year end meeting in December. Everett Wilcox will also report on covenants and restrictions.

The Board of Directors discussed boat/trailer parking on vacant lots. The Board of Directors agreed to fine the title owners of the vacant lot and leave it up to the lot owner to tow the boats off the lots.

Everett Wilcox agreed to mention that the Homeowners Association has started attending I'On Design Committee meetings. Ted Webb is the Board of Directors liaison.

LeGrand Elebash briefed the Board of Directors on the Developer Report which will include an I'On Realty and I'On Company update, phase 9 and 10, and the PDF Amendment.

LeGrand Elebash reviewed the Board of Directors 2005 goals with the Board of Directors.

#### **Meeting Adjourned**

**The next meeting is scheduled for August 24, 2005 at 5PM at the I'On Realty Office Conference Room.**

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Carol Ann McLester, Secretary