

**I'On
MidYear Meeting
July 27, 2005**

Members Present LeGrand Elebash, Everett Wilcox, Ed Clem, Carol Ann McLester, Ted Webb and John White
Members Absent Alan Comen
AMCS Cheryl L. Wilson and Jamie Kerr

LeGrand Elebash called the meeting to order and thanked everyone for coming.

LeGrand Elebash asked each Board Member to stand and introduce themselves and he then introduced AMCS.

LeGrand Elebash reviewed the 2005 Board of Directors goals which included choosing a president elect which will be Everett Wilcox. The Board of Directors agreed to have representatives at the Fly-Over Meetings.

Committee Reports

Finance Committee

Ed Clem thanked his committee: Annie Bonk, Libby Eble, Carol Ann McLester, Ted Webb, and Bill Young they advised that \$433,600 was the yearly budget and 644 lots were sold as of the end of 2004.

He advised that liens are being filed on delinquent accounts and there are currently thirteen. I'On is on budget for expenses, however; the repair account is being watched very carefully. Most repairs are due to vandalism. Other cost incurred by the Homeowners Association are street signs that are knocked down most off which occur during construction. He advised that common areas continued to grow, making it hard for the Homeowners Association to be on budget.

Infrastructure items such as irrigation pumps and playground equipment will need to be set aside in the Reserve Account for upkeep. The Finance Committee is reviewing the current reserve funding that is set aside at \$71,000 per year. Ed Clem touched on the topic of the transfer fee which collects money from re-sales for the reserve account. Ed Clem advised that the Board of Directors is researching this possible avenue for additional funding.

Landscape Committee

Dave Rosengren gave the Landscape Committee's report in Alan Comen is absent. Dave Rosengren advised that the current landscape company is now on site five days a week in the summer months. New additions to landscape services include pre-emergent and fire ant control. The east side of Eastlake has been upgraded with new landscaping and sod has been installed in some areas that had erosion problems, street trees and palms have been pruned throughout the community. Dave Rosengren advised that the Frogmore mail station has been landscaped. When construction eases, the committee will evaluate those phases. The irrigation system is being documented and repairs are being made.

Infrastructure Committee

Dave Rosengren gave the Infrastructure Committee's report. There is a new lake management contractor in 2005. The I'On Company has refurbished the west bank of Westlake, the access to the marsh walk from Isle of Hope Road has been repaired, the service alley storm drain between North Shelmore Boulevard and Port Royal Road has been repaired, cleaned and painted the Amphitheater and the changes to the Saturday Road island. The Infrastructure Committee has implemented a turn over process of common areas from the developers control to the Homeowners Association control. The Infrastructure Committee is working with the I'On Company to obtain information and documentation on all phases of the community.

The Infrastructure Committee will install 6x6 posts at the entrances of the Rookery to prevent golf cart access, they are also looking into landscape light and path refurbishment throughout the community.

Communications Committee

Carol Ann McLester gave the Communications Committee's report advising that this year the committee has started doing a quarterly newsletter from the Board of Directors to improve communication. The committee is always looking for borough ambassadors, anyone interested please contact the Communications Committee. The directory is on schedule for end of the year delivery. A owner information survey will be mailed in September.

Governance Committee

Everett Wilcox gave the Governance Committee's report. Everett Wilcox reminded owners that at the December meeting, the Board of Directors will go to a staggered term and a six member Board. Three seats are up for election in December. Ted Webb is the liaison for the Board of Directors to begin communication with the I'On Design Committee for future turnover from the developer. Everett Wilcox reviewed the Covenants and Regulations and advised that they are being enforced. Boats are not to be seen from main thoroughfares and cannot be stored on vacant lots. The Board of Directors will hold lot owners responsible for boat/trailers stored on their vacant lots. Animal complaints are to go to animal control. Antennas are not to be seen from main thoroughfares or adjacent lots. Golf carts are not allowed on pathways. You must be a licensed driver to operate a golf cart according to South Carolina law. Homeowners are to contact AMCS to resolve complaints between neighbors if a resolution cannot come from discussion between neighbors. For repairs of common areas contact AMCS.

Boathouse Committee

Hugh Wilder gave the Boathouse Committee Report. The I'On Yacht Club uses the Boathouse regularly. Vandalism continues and is at its worst. All children under fourteen years of age are to be accompanied by an adult. Homeowners are encouraged to call the Mt. Pleasant Police Department for such events of vandalism, theft, and underage drinking. The Board of Directors are fully supportive and plan to make Boathouse Security a priority.

I'On Design Committee

Ted Webb gave the I'On Design Committee's report. Ted Webb is the Board of Directors liaison. Any exterior modifications to any lot needs to be approved by the I'On Design Committee. The I'On documents synopsis is on page 94-97 in the I'On Directory.

Developer Report

LeGrand Elebash gave a brief synopsis of the neighborhood. There are 560 Occupied homes, 112 homes are under construction. There have been sixty closed lots this year, nine are pending. The community is over 2/3 completed. The Graham family owns I'On Reality Company and the I'On Club. New renovations have taken place at the I'On Club. The I'On Reality's new broker is Carey Burnette. Phase nine is the North West peninsula. 30,000 square feet was initially approved for commercial space, the Town of Mount Pleasant has recently increased it to 45,000. The Town has granted approval to exceed the building height of 38 feet height to 40 feet in the new phase as long as the entire building has a sprinkler system. The I'On Company is working to make the I'On Design Committee process work better. Homeowners are asked not to dump anything in the builders dumpsters.

I'On Trust

The I'On Trust chairperson used to be LeGrand Elebash . Cynthia Rosengren has been elected. Annie Register and Becky Van Wie reported on the I'On Trust. Starfish is a not for profit organization. The Board of Directors for the I'On Trust consists of twelve members. They thanked Jerrie Heator and all who participated in the July 4th event. \$1,400 has gone to the Mt. Pleasant Police Department for the sale of American flags. They asked that owners complete the time and talent survey and return to the I'On Trust.

Creek Club

Cathy Davis gave the Creek Club usage report. In 2005 the Creek Club became available for rentals on Wednesdays, and forty reservations have been made to date. Remember to pickup rental rules from the I'On Club.

LeGrand Elebash advised that the next Board of Directors meeting is August 24, 2005 at 5:00 PM in the I'On Conference Room. The Annual Meeting will be December 7, 2005 at 7:00 PM at the Creek Club.

Traffic Committee

LeGrand Elebash gave a little background information on the parking plan for the neighborhood. The community was approved before initial building. Since the community evolved people began parking everywhere and speeding which now calls for additional organization. The Mt. Pleasant Fire Department started reviewing the parking in I'On. They made it clear that they were going to change the current parking problem plan in I'On. Fortunately the Town was willing to allow the Committee to have input. There are three categories of streets; two sided street parking, one sided street parking, and no parking on either side. The Committee had criteria as to which side of the street to park on based on habits, which side yields the highest number of spaces and common sense. The fire department will implement the parking plan which will include curb markings and signs. LeGrand Elebash advised that there will be a four way at Sowell Street and Ponsbury Road, Sowell Street and North Shelmore will be a three way stop, West Shipyard and Ponsbury Road south bound will have stop signs. LeGrand Elebash advised that should any owner have issues with new parking plan, call the Town of Mt. Pleasant.

Questions and Answer

A question arose from the floor asking will the police patrol the neighborhood on a regular basis? LeGrand Elebash advised that at a meeting with a officer from the Mount Pleasant Police Department at a Board Meeting it was stated six officers are on duty at any time for the entire town.

A owner asked what was the status on bridge repairs on the canals. The Board of Directors advised that the I'On Company is working with the Infrastructure on repairing the stucco on the canal bridges.

A owner asked what was the status on the vacant lots on canals? LeGrand Elebash advised that four spec homes will be built on the north canal, on the south canal there is a plan to reshape the canal and develop high density homes.

A owner asked if the street lights on Eastlake that are missing, will be reinstalled? The Board of Directors advised the Infrastructure Committee is reviewing the street light inventory.

A owner asked the Board of Directors how they plan to communicate to those owners who do not attend meetings. The Board of Directors advised by via newsletter and the website.

A owner asked what is the time owners are allowed to sit on lots and not build. LeGrand Elebash advised that he believed it to be 270 days from contract to apply for a permit and one year from contract to build.

A owner asked if the I'On Company is responsible for the maintenance of vacant lots owned by the company? LeGrand Elebash advised yes.

A owner asked what is being done for soccer field parking? LeGrand Elebash advised that parking changes will be made per the new parking plan.

The Board of Directors advised that the Creek Club is the property of the I'On Club and the I'On Assembly is not obligated to purchase the Creek Club once the developer is done in the neighborhood.

Meeting Adjourned

Carol Ann McLester, Secretary