

**I'On  
Board of Directors Meeting Minutes  
August 24, 2005**

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

**AMCS**                     Cheryl L. Wilson and Jamie Kerr

**Guest**                    Chad Bensenfelder, Annie Bonk, Jack Hamilton, Anne Register, and Ed Green

LeGrand Elebash called the meeting to order.

**Minutes**

Ed Clem suggested that spell check be done on the minutes as there are numerous grammatical errors. LeGrand Elebash asked that the July 27, 2005 minutes reflect that the Town Planning Commission recommend approval of the increase of building height.

Ted Webb made a motion to accept the Board of Director meeting minutes from July 27, 2005 and the mid-year meeting minutes of July 27, 2005 with the corrections. Ed Clem seconded the motion. All in favor. Motion passed.
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**Neighborhood Comment**

Jack Hamilton advised that the enforcement of the covenants and restrictions and the liens that are being filed is excessive and is affecting the civic and volunteer work being done in the neighborhood. He has asked the Board of Directors not to send letters to owners who have not lived in the property less than sixty days and not to file liens on properties for small amounts of money. He advised that the Board of Directors should set a maximum number of letters sent by AMCS per month. LeGrand Elebash advised that violation letters are sent out because fellow neighbors make complaints. He advised that liens are filed after much discussion and consideration. Annie Bonk advised that the Board of Directors is reactive not proactive and the Board of Directors sends letters based on complaints received by the Board of Directors and AMCS.

Annie Bonk asked for a key to Creek Club Boat Ramp. Chad Bosenfelder advised that he can get her one. Chad Bosenfelder advised that every January the boat ramp must be re-keyed. The I'On Club installed a security camera to prevent further vandalism.

Jack Hamilton advised that he had six boats stored in his backyard. They will be distributed to homes throughout the neighborhood to be checked out for the I'On Yacht Club.

LeGrand Elebash introduced Chad Bosenfelder. The I'On Company has written a new job description for him. He is the I'On Club manager but he will also be the liaison to the Association from the developer and the property manager for the vacant lots for the I'On Company. LeGrand Elebash suggested having a meeting between the Landscape Committee, I'On Company and AMCS. Everett Wilcox asked if Chad Bosenfelder will be working on the history of I'On. LeGrand Elebash stated yes. Jamie Kerr asked that the I'On Company not use the word property manager so not to confuse the homeowners as to where they need to direct complaints and questions regarding the Association. LeGrand Elebash asked AMCS to reword the newsletter article before the blurb goes in the Homeowners Association newsletter.

## **AMCS Report**

Operating Account \$26,715.47

Reserve Account \$203,478.63

Ed Clem advised that expenses are roughly \$35,000-\$36,000 a month. Ed Clem advised that the budget should be on track. AMCS reviewed the operating statement, twelve month trend, balance sheet, open and closed work orders with the Board of Directors. AMCS advised that year to date \$221,539.76 has been spent and the budget is \$212,271.21 which is a variance of -\$9,268.55. Everett Wilcox asked what is NOI, AMCS advised that NOI is net operating income before the reserve set aside. Everett Wilcox asked if the I'On Company has slowed down in lot sales. Annie Bonk advised that the Finance Committee did not want to budget anticipated lot sales and neither did AMCS; however, the Board of Directors agreed to. Ed Clem advised that \$15,000 was budgeted as anticipated lot sales by the I'On Company. Ed Clem advised that the repair budget needs to be watched as it is over budget.

## **Off Duty Police Officers**

AMCS advised that the Board of Directors needs to decide where to code off duty police officer invoices. The Board of Directors asked that AMCS set up a security account code. Ed Clem advised that the off duty police officer schedule is 4pm to 9pm Monday, Wednesday, and Friday through Labor Day. Everett Wilcox suggested having security on Saturday. Ed Clem advised that the Boathouse Committee advised vandalism is not an issue on the weekend; however, the Board of Directors can always re-evaluate the schedule if need be. Annie Bonk advised that the police officers listen to dispatch while working for the Association. AMCS advised that some of the officers have been paid \$500.00 or more and the Internal Revenue Service is required to be notified. AMCS advised that these officers do not have workers compensation and general liability insurance. LeGrand Elebash asked AMCS to ask the Town of Mt. Pleasant what they do in other communities. The Board of Directors decided to re-evaluate the schedule after Labor Day.

## **Eastlake Road/ Cistern Alley Easement Plantings**

AMCS advised the Board of Directors that if they want to send a letter to the homeowner, AMCS will do it; however, AMCS can not find documentation to prove ownership of the easement by the Association. Everett Wilcox asked LeGrand Elebash to research this matter.

## **Combination of Lots**

AMCS advised of account, 325 North Shelmore Blvd. that was had a lien filed because one lot was divided and split between the lots on either side. AMCS asked the Board of Directors how they want to handle this. LeGrand Elebash advised that in the past when lots were combined, the owner was only billed for one lot because the developer would add a lot in later phases, so the Association would not loose income. LeGrand Elebash will look into what happened with this lot.

## **Traffic Committee**

LeGrand Elebash advised that the Committee is waiting on a meeting with Brad Morrison with the Town of Mt. Pleasant.

LeGrand Elebash had to leave the meeting.

Carol Ann McLester made a motion to accept the Southern Stonecasting bid for eight 6"x6"x60" concrete posts for \$637.72 and Lawn-O-Green's bid for the removal of the old post at \$15.00 each and to install the new posts at \$40.00 each, including concrete. John White seconded the motion. All in favor. Motion passed.

## **Amphitheater**

Ann Register advised that she was approached by Alex Kyier, that was interested in holding a concert at the Amphitheater. She advised that this would set a prescient as this is an outsider wanting to perform in the Association's common area. Annie Bonk advised that due to the Association insurance policy, the Association can not rent out any common areas because the policy will not cover the event. Furthermore, she advised that he would need to supply an insurance certificate to the Association listing the Association as an additional insured.

Everett Wilcox made a suggestion that the Board of Directors set a policy that only events sponsored by the I'On Trust; I'On Biznet, or the I'On Association should be allowed to use the common areas. Ted Webb made a motion to accept the new policy. Ed Clem seconded the motion. All in favor. Motion passed.

Everett Wilcox asked Carol Ann McLester to put the new policy in the next Board of Directors newsletter.

## **Soccer Field Usage**

AMCS advised the Board of Directors that a homeowner was asking to reserve the soccer field for football practice. Ed Clem said that he has spoken to the Association's insurance company and has been advised that the policy does not include organized events. AMCS suggested obtaining a rider. AMCS will get a price on a rider. Annie Bonk asked the Board of Directors if the Montessori School is covered under the policy? Everett Wilcox will ask LeGrand Elebash to speak with the Montessori School regarding insurance. Everett Wilcox asked John White if he would ask the I'On owners who play soccer if there is an Association league.

Carol Ann McLester made a motion to purchase a sign to be installed at the soccer field that reads "Soccer field for use of I'On Residents Only, to reserve the field please visit [www.ioncommunity.com](http://www.ioncommunity.com)". John White seconded the motion. All in favor. Motion passed.

## **Finance Committee**

Ed Clem asked AMCS to prepare a preliminary budget within the next thirty days for the Finance Committee to review. Ed Clem will send an e-mail to all the committee chairpersons asking them to forward budget items to the Finance Committee. Everett Wilcox advised that he is concerned about what to contribute to the reserve fund. Everett Wilcox advised that either the annual dues will need to be increased or a transfer fee will need to be passed. Everett Wilcox asked that the Finance Committee budget for security officers. Ed Clem advised that the current AMCS manager is not a full-time manager. The Board of Directors asked AMCS to submit a bid for a full time on site manager.

## **Infrastructure and Landscaping Committee**

The Infrastructure and Landscaping Committee and Lawn-O-Green are currently working on documenting the irrigation systems and making needed changes. Alan Comen advised that Lawn-O-Green is to submit prices for repairs that are needed on the corner of the roadways where rutting has occurred. Alan Comen asked AMCS to notify Estate Management that weeds are growing in the North Canal.

In Dave Rosengren's absence AMCS read the Infrastructure Committee Report. The I'On Company will be beginning the Phase 6 handover, the Infrastructure Committee requests that the Board of Directors follow the process, at least this first time. Dave Rosengren requests being a part of the handover review. The Board of Directors agreed. The landscape lights are now working on the West Lake foot bridges, therefore the Infrastructure Committee is satisfied with the work of the new contractor. If the cost seems reasonable for these repairs there are other areas of the neighborhood needing attention. The walking path washouts continue to be an issue; the Infrastructure Committee is working with the I'On Company to get more attention placed against silt fencing.

There are several chronic path washouts that will require a more permanent solution. One is the mail boxes at East Shipyard Road and another is the marsh path at the walking bridge from Isle of Hope to Frogmore on the Frogmore side. Lawn-O-Green is working on costs to improve the drainage of these areas.

#### **Communications Committee**

Carol Ann McLester presented the Board of Directors with the draft of the newsletter. She requested that any additions to the newsletter be forwarded to her no later than next Wednesday.

#### **Governance Committee**

Mr. Green advised of the lien placed on his account because the Association had the wrong address. The Board of Directors apologized for his misunderstanding. The Board of Directors discussed the garbage can rule. The Board of Directors agreed to table the issue to the next meeting.

#### **I'On Design Committee**

Ted Webb advised that the I'On Design Committee meets every other Tuesday for two or more hours. The Association might want to discuss funding this committee further down the road. All plans and deliberations of the committee are digitized for easy referencing. Alan Comen advised that the I'On Design Committee does not have any enforcement.

Ed Clem discussed with the Board of Directors and AMCS that the minutes have not been coming to the Board of Directors in a timely manner as AMCS had been asked to do in the past. AMCS will have Board of Directors meeting minute to the Board of Directors within two weeks after the meeting.

The Board of Directors entered into executive session.

#### **Meeting Adjourned**

**The next meeting is scheduled for September 28, 2005 at 5PM at the I'On Realty Office Conference Room.**

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Carol Ann McLester, Secretary