

**I'On Assembly
Board of Directors Retreat Minutes
January 25, 2006**

Members Present Everett Wilcox, Ted Webb, Ed Clem, George Flynn, Theresa Green, and Alan Comen,
Absent Alan Barbari
AMCS Cheryl L. Wilson and Helen L. Postell Hutson

Everett Wilcox called the meeting to order and advised that this meeting was for strategic planning for 2006 and for setting the 2006 Board of Directors goals.

Everett Wilcox encouraged the Board of Directors to join the I'On Trust if they are not already a member.

Election of Officers

The Board of Directors were in agreement that Ed Clem will remain as Treasurer and Chairperson of the Finance Committee. The Board of Directors appointed Theresa Green as Secretary and Chairperson of the Communications Committee.

The Board of Directors discussed differing the electing of a Vice President until later in the year, possibly March, until the new board members are more familiar with the Board of Directors duties. The Vice President would help build relationships outside of I'On, for example: Town Counsel and with bordering communities.

The Board of Directors agreed that Alan Comen will remain as Chairperson of the Landscape Committee and work with Dave Rosengren who is the Chairperson of the Infrastructure Committee. The Board of Directors appointed George Flynn as Chairperson of the Traffic Committee. Ted Webb will continue as the I'On Design Committee liaison. The Board of Directors appointed Alan Barbari as the Creek Club/ I'On Club liaison.

Minutes

Tedd Webb made a motion to accept the minutes from the November 22, 2005 Board of Directors meeting as presented. George Flynn seconded the motion. All in favor. Motion carried.

Everett Wilcox asked AMCS to forward the minutes to Cynitha Rosengren to post on the website and replace them every month with updated approved minutes from the Board of Directors meetings.

AMCS Report

AMCS reported the following account balances as of December 31, 2005.

Operating Account \$12,778.75

Reserve Account \$108,326.63

AMCS reviewed the operating statement, twelve month trend and balance sheet with the Board of Directors.

Ed Clem reviewed the late fee/collection policy with the Board of Directors and advised that maintenance dues are due January 31, 2006, and a grace period is given until February 28, 2006; however, if the dues are not paid by February 28, 2006, late fees are retroactive to January 31, 2006. Everett Wilcox advised that \$430,787.00 was billed in 2005 but \$433,600.00 was collected with a difference of \$2,813.00. Ed Clem asked AMCS to find out the number of statements that were actually mailed. Ed Clem is concerned that not all lots are being billed. AMCS reviewed the procedure for updating records for re-sales. Everett Wilcox asked that this topic be added to the February 2006 Board of Directors meeting agenda. Ed Clem reviewed the 2005 year end financials with the Board of Directors. Everett Wilcox advised that the Board of Directors this year will take a more consistent role in pursuing violations and fines. Ed Clem advised that the Board of Directors budgeted for the patrolling of off duty Mt. Pleasant Police officers in 2006 as this was an unbudgeted line item in 2005 but was a great deterrent for vandalism. Ed Clem reviewed the street light account. The Board of Directors discussed the street light billing because some homeowners are being billed for street lights and some street lights are being paid for by the homeowners association. AMCS will be going to SCE&G's office in the next week to get answers on the billing issues previously presented to SCE&G and about the new lights being installed in the darker sections of the neighborhood. AMCS advised of the new financial reports due out in the January 2006 report the income will be on a cash basis.

AMCS reviewed the open and closed work orders with the Board of Directors. AMCS reviewed the to-do list with the Board of Directors.

Alan Comen will forward Michael Loggins contact information to AMCS for the letter that needs to be sent to him regarding the I'On Biathlon event.

35 Frogmore Road/ Fisher

Tedd Webb will check with the I'On Design Committee to see if their plans were approved with garage doors.

Insurance

AMCS reminded the Board of Directors that Patrick Smith with Nationwide will be attending the February 22, 2006 Board of Directors meeting at the Board of Directors request. The Board of Directors asked that he bring a written summary of coverage. AMCS will advise Patrick Smith.

2006 Board of Directors Meeting Schedule

AMCS reviewed the Board of Directors tentative meeting schedule. All meetings will begin at 5:00 PM at the I'On Realty Office unless otherwise noted.

- January 25, 2006
- February 22, 2006
- March 22, 2006
- April 26, 2006
- May 24, 2006
- June 28, 2006 Mid- Year Meeting at the Creek Club at 7:00 PM (Potluck at 6 PM)
- July 26, 2006

- August 23, 2006
- September 27, 2006
- October 25, 2006
- November 20, 2006
- December 6, 2006 Annual Meeting at the Creek Club at 7:00 PM

Board of Directors Photo

The Board of Directors photo has been postponed until the February 22, 2006 meeting.

Mailbox Plaques

AMCS will get a price for replacing all the mailbox stickers with plaques and get a quote on the installation of the plaques. The plaques are to be installed on the wood under each mailbox.

Finance Committee Report

Ed Clem reviewed the tax bills with the Board of Directors. Ed Clem advised that Parcel ID# 535-06-00-651 was re-evaluated and reduced from \$642.75 to \$23.11. Ed Clem advised that he will be working with AMCS to get other parcels re-evaluated.

Ed Clem advised that the I'On Company turned over an irrigation meter at the entrance of I'On after AMCS advised that there is a turnover procedure to be followed. AMCS will have Lawn-O-Green check the meter at the entrance to confirm what it waters.

Infrastructure Committee Report

AMCS advised that all the communities playgrounds have been inspected for 2006 by Wakefield Recreation. AMCS is currently waiting on a revised proposal on the needed repairs. Ed Clem advised that he has spoken to Dave Rosengren regarding this expenditure and has okayed the expense of approximately \$2,500.00. AMCS advised that Dave Rosengren is working with the I'On Company regarding repairing and upgrading the Amphitheater lighting. The lights currently sit on the ground unattached to the structure. Dave Rosengren has suggested to the I'On Company that the lights be affixed to the top of the structure to prevent future maintenance cost due to vandalism. AMCS advised the Board of Directors that they found a new handyman to do odd jobs in the community and he will be working with AMCS and Dave Rosengren to complete various jobs. AMCS advised that Dwain Ray has come up with specifications for the path plantation mix and this will be the specifications used when paths are repaired throughout the community.

23 Isle of Hope/Eisenhower

The homeowner at 23 Isle of Hope is requesting that the homeowners association move the live oak trees and re-center the path so it is not on their property. Alan Comen advised that the path must be maintained at 13 feet due to an utility easement behind the property. Alan Comen advised that he and Dave Rosengren went and reviewed the property. Alan Comen suggests that the homeowners association allow the owner to go ahead with their I'On Design Committee approved plan and review the area after the work is completed. AMCS will send a letter to the owners notifying them of the Board of Directors decision.

48 Sowell Street/ Sheffer

The Board of Directors reviewed Mr. Bell's letter asking to appeal the Board of Directors violation which cited him for parking his commercial truck and trailer on the common area on behind his home. Mr. Bell is the son of the owner Mrs. Sheffer. The Board of Directors asked AMCS to send the owner a letter and advise him that the Board of Directors will not permit him to park on the common area, and he must remove the mulch he put down and restore the area to its original condition. If this is done within ten days from the date of the letter the Board of Directors will negotiate the fines.

Lunch Break

12:30 P.M.-1:30 P.M.

Landscaping Committee Report

Alan Comen advised that he and Dave Rosengren and him are looking at a few possible landscape projects, one being on the corner of Hopetown Road and North Shelmore Blvd.

Communications Committee Report

Everett Wilcox asked Theresa Green to touch base with Cynthia Rosengren in regards to having the Website Committee report to the Communications Committee Theresa Green will now be copied on all closing reports AMCS sends to Cynthia Rosengren. The Board of Directors asked Theresa Green to work on a communications plan.

Governance Committee Report

Ed Clem advised that the Governance Committee was set up to review and recommend the hiring of AMCS and to review the governing documents. Ed Clem also advised that the covenants appeal board is handled under this committee. Everett Wilcox advised that he is comfortable with the Board of Directors handling covenant violation appeals until the Board of Directors are more familiar with the issues. Everett Wilcox asked AMCS to remove the Governance Committee Report from future agendas.

Traffic Committee Report

Everett Wilcox gave some brief background information of the committee's past projects. The Traffic Committee had a traffic study done. The committee has also looked at emergency vehicle access in the community. Their most recent project was working with the Mount Pleasant Fire Department and the Town of Mount Pleasant on a parking plan. Everett Wilcox asked George Flynn to work with the committee on getting the parking plan implemented by the Town of Mount Pleasant.

Ad Hoc Committee Report

Everett Wilcox asked AMCS to remove Ad Hoc Committee from future agendas.

Dura Therm Crosswalks

Everett Wilcox advised that the 2005 Board of Directors looked into installing a Dura Therm Crosswalk at the entrance of I'On on Eastlake Road. AMCS is to send the Dura Therm website to the Board of Directors with a copy of the proposal for installation for their review and they will vote by e-mail on how to proceed.

2 Cistern Alley/Evan's Plantings

Ed Clem gave the Board of Directors background information on the plantings installed by Kenneth M. Evans of 2 Cistern Alley in Olde Park. The plantings are on the right side of the road at the corner of Eastlake Road and East Shipyard Road. The Board of Directors agreed that the plantings are on a Town easement. AMCS will send William Allen of 186 East Shipyard Road a letter advising that the plantings are on the Town's property and carbon copy the letter to Mr. Evans.

Civitas Award

Everett Wilcox gave brief background information on the award. This was an award that was made by Vince Graham. Currently, there is no criteria for this award nor a Nominations Committee. The Board of Directors agreed that this award should be given by the I'On Trust. Theresa Green will speak to Ann Register with the I'On Trust on setting up a procedure for the award. She will advise the I'On Trust that the I'On Assembly would like to be involved in the election process of the award recipients.

21 Grace Lane/ Hewlette

AMCS gave the Board of Directors a brief background on the account. Tedd Webb will contact the I'On Design Committee to see if the Hewlette's have filed a landscaping plan and what the restrictions are on the lot if any. AMCS was advised not to send any more letters to the owner until the answers are received from the I'On Design Committee.

Vandalism

Everett Wilcox advised that vandalism has been occurring in the community. The Board of Directors discussed sending out a notice to all the homeowner's advising of the vandalism problem. Theresa Green will draft a letter for the Board of Directors approval before being mailed. Alan Barbari and Everett Wilcox will try to organize a neighborhood watch. AMCS will obtain bids on hiring a security officer.

I'On Design Committee

Tedd Webb is currently doing a survey on residents that may be doing additions and modifications to their homes that may not have gotten I'On Design Committee approval. The Board of Directors asked Ted Webb to go to the I'On Design Committee and advised them that the Homeowners Association will help enforce I'On Design Committee rules as long as the Homeowners Association has more involvement with decisions made by the I'On Design Committee.

Ed Clem asked AMCS to check the 2005 cost for the treating of fire ants compared to the 2006 cost.

2006 Board of Directors Goals

The Board of Directors had a brain storming session to come up with some possible goals for the Board of Directors in 2006. Some of them are:

1. Improve internal affairs.
2. Improve external affairs.

3. Transfer fee.
4. Community building.
5. Invitation fee does it need a vote of the members?

Everett Wilcox will review the covenants and by-laws regarding the setting up of a initiation fee needing a vote of the community. Everett Wilcox has Board of Directors approval to seek legal counsel if he thinks it is necessary.

Alan Comen will call Jody Swainagan with the Montessori School to see how long they have use of the I'On Company's lot.

Theresa Green will come up with a plan on how to communicate the reserve participate fee to the Assembly.

Theresa Green will speak to the I'On Trust on how the Homeowners Association and the I'On Trust can work better together.

Alan Comen will speak to the I'On Biznet on how the Homeowners Association and the I'On Biznet can work better together.

Ed Clem and AMCS will work on finding contacts for the surrounding communities.

Everett Wilcox will summarize the Board of Directors 2006 goals and e-mail them out to the Board of Directors for their review.

Bicycle Race Resolution for 2006

Alan Comen presented the Board of Directors with a resolution to sign in order for I'On Biznet to close some of the streets in I'On on race day which is April 22, 2006. Everett Wilcox told Alan Comen that the I'On Assembly would need to be indemnified and it needs be clarified that the I'On Assembly is not sponsoring the event. Everett Wilcox will edit the document as he sees fit and then sign. The Board of Directors agreed.

Turn-over Process

Ed Clem will speak to Andy Beck regarding the irrigation meter that was turned over to the Homeowner Association without following the proper turnover procedure.

187 Civitas/ Jung

AMCS will check with the I'On Design Committee regarding whether or not Mr. Jung received approval to paint his fence Charleston Green. If approval was received and he painted the complete fence then the Board of Directors agreed to release the fines.

Meeting Adjourned.