

I'On Assembly
Board of Directors Meeting Minutes
March 22, 2006

Members Present Everett Wilcox, Ed Clem, George Flynn, Alan Barbari, Theresa Green, Alan Comen, and Ted Webb

Guests Dave Rosengren, Annie Bonk, Chad Besenfelder, Steve Kwiatkowski, and Officer Frasier.

AMCS Cheryl L. Wilson

Call to Order

Everett Wilcox called the meeting to order.

Neighborhood Watch

Everett Wilcox introduced Officer Frasier with the Mount Pleasant Police Department. Officer Frasier handed out an informative packet with information on the history of the Neighborhood Watch program. The Neighborhood Watch program is not set up in a neighborhood by the Mount Pleasant Police Department but by the community themselves. Officer Frasier advised that a Neighborhood Watch is only as effective as the community makes it. Everett Wilcox asked what the next step is for the Homeowners Association to take in order to implement a Neighborhood Watch Program? Officer Frasier advised that the Board of Directors needs to decide whether this is something they want to take on. After the decision is made they will need to contact Officer Frasier and he will help the Board of Directors start up the Neighborhood Watch Program. Ed Clem asked how important a Neighborhood Watch sign is at the entrances of the community? Officer Frasier advised that the signage is more for the homeowners to remind them to keep an eye out for suspicious things. George Flynn asked how many homes should be under a street captain? Officer Frasier advised ten to twelve homes per street captain. Everett Wilcox thanked Officer Frasier for taking the time to come out and speak to the Board of Directors.

I'On Company Update

Chad Bensenfelder advised that the phase six homes are moving right along. Chad Bensenfelder stated that the Jogging Park fountain will be running by next week. The I'On Company will replace that phase six street signs and sidewalks in the summer of 2006. Chad Bensenfelder advised that the I'On Company will be having an auction for phase nine in May 2006.

Everett Wilcox asked Chad Bensenfelder if the I'On Company plans on completing the street behind the cemetery? Chad Bensenfelder advised that he does not know but will get back to the Board of Directors via e-mail with an answer. Chad Bensenfelder advised that the I'On Company is steadily working on the new phases. Chad Bensenfelder advised that the I'On Company wants to install a current system in the canals to lessen the amount of weeds that grow. The I'On Company also plans to install aerators in the lakes. Everett Wilcox asked Chad Bensenfelder when the I'On Company plans to start building on the south canal? Chad Bensenfelder advised that he did not know.

Chad Bensenfelder stated that the I'On Company has installed a light on the North Shelmore Boulevard entrance center island to illuminate the flag pole. Everett Wilcox advised Chad Bensenfelder that he was to inform the Board of Directors of the location of the school on Eastlake Road. Chad Bensenfelder stated that the school project has been put on hold due to financial issues. Steve Kwiatkowski asked Chad Bensenfelder if he could have the builders clean up their lots for the Bike Race on April 22, 2006. Annie Bonk also asked him to have the builders clean up their lots for the April 1, 2006 Blue Dog concert. Chad Bensenfelder stated that he would inform the guild members.

Neighborhood Comment

Steve Kwiatkowski advised the Board of Directors of the April 22, 2006 Bike Race. Steve Kwiatkowski advised that he wants to spread the word about the road closures for this event. AMCS was advised to leave labels of owners addresses for Steve Kwiatkowski at the I'On Reality office. AMCS will call Steve Kwiatkowski when the labels are ready for pickup. Alan Comen stated that he asked AMCS get a price on a insurance policy for the use of the Maybank Green for this event. AMCS stated that the policy was quoted at \$318.00 by Patrick Smith with Nationwide Insurance. Steve Kwiatkowski advised that the policy will be provided before April 22, 2006 and will list the I'On Assembly as an additional insured.

Minutes

George Flynn made a motion to accept the February 22, 2006, minutes as presented. Ed Clem seconded the motion. All in favor. Motion carried.
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AMCS Report

AMCS reported the following account balances as of March 15, 2006.

Operating Account \$95,974.50
Reserve Account \$191, 820.90
Operating Excess Escrow Account \$200,000.00

Ed Clem advised that the refund from SCE&G has been received and deposited into the reserve account.

AMCS stated that the Board of Directors meeting packet was sent out on March 15, 2006 to the entire Board of Directors giving them a chance to review the operating statement, twelve month trend, reserve statement, balance sheet, and the open and closed work orders at their leisure prior to the meeting. AMCS asked the Board of Directors if there were any questions regarding these reports. There were no questions from the Board of Directors.

Ed Clem stated that having the Board of Directors meeting packet in advance was a great help.

Eastlake Homeowner Alley

AMCS advised that there is a house in Olde Park that backs up to the homeowner alley behind Eastlake Road and that their garage has a door on the front and rear implying that they will pull through and use the homeowner alley. Furthermore, there are several owners on Eastlake Road that are concerned about this issue. The Board of Directors asked Dave Rosengren to revisit this

subject with the I'On Company as they have offered to put a fence along the alley to prevent access by the Olde Park resident.

Financial Report

Ed Clem advised that the Homeowners Association is on budget. Ed Clem advised that AMCS is currently paying Mount Pleasant Waterworks invoices a month in advance, to prevent late charges and that he will keep an eye on this. Ed Clem advised that Brent Hill finished the Homeowners Association taxes, and Brent Hill advised that the Homeowners Association has \$3,000.00 in taxable income. Ed Clem advised that the \$3,000.00 was given to the Homeowners Association from the I'On Company for the encroachment on Maybank Green. Ed Clem asked the Board of Directors if they wanted to ask the I'On Company to pay the taxes which were roughly \$1,000.00. The Board of Directors agreed not to ask the I'On Company to pay for the taxes for the Homeowners Association as the \$3,000.00 was "found money" and the Homeowners Association netted \$2,000.00. Ed Clem, Ted Webb, George Flynn and Alan Barbari will research other accounts the Homeowners Association can put excess operating funds in. Ed Clem advised that the governing documents call for the Homeowners Association to do a reconciliation every year. Everett Wilcox suggested that the Board of Directors have an audit done since owners have taken over the Homeowners Association from the I'On Company. Ed Clem suggested that Brent Hill complete the audit as he is familiar with AMCS accounting procedure. Ed Clem will get a price from Brent Hill for the audit. Everett Wilcox would like the deadline for the audit set for the mid-year meeting so the information can be handed out to owners.

Infrastructure Committee Report

Dave Rosengren advised that he and Libby Eble are still working with SCE&G regarding the billing and contract for the street lights in the neighborhood. Dave Rosengren advised that he is working on compiling a cost to replace infrastructure items.

Landscape Committee Report

Alan Comen advised that there are no landscaping projects at the present time. The Landscape Committee is working on the erosion problem at the north end of Eastlake.

Communications Committee Report

Theresa Green showed the Board of Directors the draft of the first quarter Board of Directors newsletter. Theresa Green advised that there will be an Easter Egg Hunt; and the I'On Biznet, I'On Trust, and I'On Assembly need to contribute \$100.00 each.

George Flynn made a motion to contribute \$100.00 toward the Easter Egg Hunt event. Alan Barbari seconded the motion All in favor. Motion carried.
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Theresa Green will contact AMCS to give them information need to cut the check.

Newsletter

The newsletter will be reviewed by the Board of Directors and if there are any corrections and/or additions the Board of Directors will advise Theresa Green. Everett Wilcox suggested adding a section in the newsletter stating that the Creek Club is available on Wednesdays as some homeowners are still not aware that the Creek Club is available.

Theresa Green advised that the Communications Committee has met twice and that Jody Swanigan has offered the Montessori School for meetings. A member of Holy Cross has been invited to the meetings. The next Communications Committee meeting is on April 10, 2006 at 4:30 P.M.

Theresa Green advised that her committee is working on documenting the history of the Communications Committee and they are still working on the Civitas Award. The I'On Trust is not happy with taking over the Civitas Award. The I'On Trust suggested that I'On Biznet, I'On Assembly, and I'On Trust help select individuals for the award. Everett Wilcox advised that the Homeowners Association does not want to take a leadership of the award. Alan Barbari suggested that I'On Biznet take the leadership. Alan Comen will speak to Steve Kwiatkowski regarding I'On Biznet taking the leadership of the Civitas Award. Everett Wilcox advised that whoever takes the Civitas Award over they need to come up with a election process for the Civitas Award candidates.

Third Entrance to I'On

Alan Barbari nominated Dave Rosengren to speak to the I'On Company regarding making the current construction entrance into a permanent entrance. Ed Clem seconded the nomination. All in favor. Motion carried.

Traffic Committee Report

George Flynn advised that he contacted Brad Morrison with the Town of Mount Pleasant regarding the needed stop signs in the community.

George Flynn advised that he has also sent a letter to Mac Burndette the Town of Mount Pleasant Administrator regarding the implementation of the parking plan.

George Flynn has spoken to Chief Mims who advised that it would take \$50,000.00 to \$60,000.00 to implement the parking plan.

Chief Mims asked George Flynn if the Homeowners Association could pay some of this cost. George Flynn advised him that the Assembly are tax payers. George Flynn is looking to find a true number on implementing the parking plan. George Flynn is to contact Joe Bostus with the Town of Mount Pleasant. Alan Barbari suggested speaking to Skipper Woody. Ed Clem will get with George Flynn about speaking to Skipper Woody. Everett Wilcox advised that there should be an answer by the mid-year meeting as the Homeowners Association has been more than patient with the Town of Mount Pleasant.

**Meeting Adjourned into Executive Session.
Next meeting is April 26, 2006 at 5:00 P.M.**

Theresa Green, Secretary