

**I'On Assembly
Board of Directors Meeting Minutes
May 24, 2006**

Members Present Everett Wilcox, Ed Clem, Alan Barbari, Theresa Green, Alan Comen, and Ted Webb
Members Absent George Flynn
Guests Annie Bonk, Dave Rosengren, Cynthia Rosengren, Chad Besenfelder, Libby Eble, Victor Rodriguez, Susan Simpson, Officer Jeff Circle, Charles and Florence Mountain, and Eliot and Leda Fremont-Smith
AMCS Cheryl L. Wilson

Everett Wilcox called the meeting to order and welcomed everyone in attendance.

Minutes

Ed Clem made a motion to accept the April 26, 2006 minutes as presented. Ted Webb seconded the motion. All in favor. Motion carried.

AMCS Report

AMCS reported the following account balances as of May 19, 2006.

Operating Account \$42,492.21

Reserve Account \$220,666.26

Operating Excess Escrow Account \$200,484.13

AMCS stated that the Board of Directors meeting packet was sent out on May 19, 2006 to the entire Board of Directors giving them a chance to review the operating statement, twelve month trend, reserve statement, balance sheet, to do list from the April 26, 2006 Board of Directors meeting, and the open and closed work orders. AMCS asked the Board of Directors if there were any questions regarding these reports. There were no questions from the Board of Directors. The violation report, collection report, and lien report will be discussed in executive session.

Vandalism

Officer Circle with the Mount Pleasant Police Department came to discuss the on going vandalism issues in the I'On Community such as bicycles being stolen and vandalism to homes under construction. Officer Circle reminded everyone to lock up their belongings to prevent future theft. Officer Circle asked everyone to be more diligent in looking for things that may be out of the ordinary. AMCS asked Officer Circle to explain the process of putting repeat offenders on trespass notice. Officer Circle explained that this is a very effective way to put people on notice that they are not allowed in the community. If an individual is in the community on a common area that has already been put on trespass notice the officer can have that individual removed from the premises.

Neighbor Comment

Mr. Fremont-Smith (46 Sowell Street) expressed his concern with finding dog waste in his front yard; however, he did not know who the culprit was. Ed Clem advised that there is a town ordinance relating to this issue. Everett Wilcox suggested that he contact animal control.

Mr. Fremont-Smith also advised of a pothole on Patty Lane. Chad Besenfelder advised that a sink hole had formed and he contacted the Town of Mount Pleasant for the needed repair.

Victor Rodriguez (46 Saturday Road) and Susan Simpson (38 Saturday Road) voiced their concern regarding the lack of landscaping in the center island on Saturday Road in front of the Creek Club. Susan Simpson asked that flowers, palm trees, and a bench be installed in the island. Chad Besenfelder advised that the irrigation is running and additional landscaping has been ordered. Chad Besenfelder will bring this issue up with LeGrand Elebash and Vince Graham this week and he will update Victor Rodriguez and Susan Simpson of their decision.

Susan Simpson advised that the mailbox path on Saturday Road needs some additional stone as the area is always muddy. Dave Rosengren advised that he would look into it.

Susan Simpson asked Chad Besenfelder if the I'On Company to look into adding a park along the path behind her house near the Creek Club. Chad Besenfelder will bring her request to the I'On Company.

Cynthia Rosengren, President of the I'On Trust, advised the Board of Directors that the I'On Trust would like to dedicate the corner park on Westlake to Vince Graham on behalf of the community. Cynthia Rosengren, also advised that they are putting a proposal together to install underground post holders for events at the amphitheater, so post could be put up to block certain areas off. Everett Wilcox asked Dave Rosengren and Alan Comen to work with the I'On Trust on a proposal.

I'On Company Update

Chad Besenfelder advised that the I'On Company owns the center island along Resolute Lane and they are looking to improve it. Chad Besenfelder advised that the I'On Company will then look into transferring the area to the I'On Assembly or the I'On Square Association.

Chad Besenfelder reported that the I'On Company is working with Dave Rosengren on going back through all phases to put together a library of how things were built, how they work (ie: irrigation systems, lakes, infrastructure, etc.).

Chad Besenfelder advised that the live oaks in phase eight that have not survived will be replaced. The I'On Company will also beautify the parks along Ionsborough Street before the areas is turned over to the I'On Assembly.

Everett Wilcox advised that he and Hugh Wilder met with architect, Fred Peccini, to evaluate redesigning the Boathouse to either enclosed the bottom or open it completely. They also discussed extending the deck to prevent kids from diving off the top level. There were also discussions about adding additional lighting and possibly installing surveillance cameras similar to those at the Creek Club. Chad Besenfelder will forward information about the surveillance cameras to AMCS to forward to the Board of Directors for their review.

Mid-Year Meeting

The Board of Directors reviewed the agenda for the June 28, 2006 Mid-Year Meeting. AMCS will forward the agenda to the Board of Directors via e-mail to review before it is mailed to the homeowners.

Finance Committee

Ed Clem advised that the Association is about a third through the year and the Association is in good shape. The insurance and monthly reserves payments have been paid through the end of the year. Ed Clem reported that the Association is approximately \$23,000.00 under budget; however, it is the time of year where water and electric bills increase. In addition the Board of Directors has increased the Mount Pleasant off duty police officer schedule.

2005 Year End Accounting Review

Ed Clem presented the Board of Directors with a proposal from Brent Hill, CPA with Jackson and Hill, LLC. Ed Clem advised that during his meeting with Brent Hill he pointed out that AMCS had changed their accounting procedure and that he thinks it could be problematic. Brent Hill will be contacting Jamie Kerr to discuss. Ed Clem reported that he had contacted AMCS and requested that they provide copies of the endorsed/cancelled checks with each months financial statement.

Ted Webb made a motion to accept Brent Hill's proposal that will include the following three procedures. Reconcile bank balances, Jackson and Hill LLC will review the bank reconciliations as of three month end dates chosen at random from the I'On Assembly's operating checking account and reserve account. Expenditures, for a sample of expenditures from both bank accounts, Jackson and Hill LLC will compare the amounts of expenditures as reflected in the check register with the amounts as reflected on the bank statements, verify that each disbursement has sufficient supporting documentation, and verify that the check appears to be signed by authorized persons. In addition, Jackson and Hill LLC will compare the payee as reflected in the check register with the payee as reflected on the cancelled checks. Jackson and Hill LLC's selection will include all disbursements in excess of \$3,000.00 and a sample of twenty percent of all other disbursements. Deposits to both bank accounts, Jackson and Hill LLC will compare the amounts reflected in the general ledger with the amounts as reflected on the bank statement. For a sample of ten percent of deposit slips to verify agreement with the amount of the deposit.

Jackson and Hill LLC will provide a report outlining the procedures performed and their findings. Jackson and Hill LLC expects to complete their engagement and issue their report prior to the I'On Assembly mid-year meeting on June 28, 2006. Alan Barbari seconded the motion. All in favor. Motion carried.

Bank Accounts

Ed Clem reported that the Finance Committee will be opening two account with Fidelity Bank. The signature cards should be completed by the end of the month. Annie Bonk advised that she is not happy with Wachovia Bank because when she called them to find out how the Associations account was set up, nobody could give her an answer. That is why she researched different banks for the Homeowners Association. Ed Clem asked AMCS to forward him the names that were on the 2005 signature cards.

Infrastructure Committee

Dave Rosengren advised that he and Libby Eble are working with SCE&G on getting a refund to those homeowners that used to pay for the I'On Assembly's street lights on their monthly bills. Dave Rosengren reported that he is working with the I'On Company with the common area turnover process. He also advised the Board of Directors that the I'On Company redesigned the amphitheater lighting. The lighting used to sit on the ground and shine upwards. However, the lights were being vandalized. Since the I'On Company still owns the amphitheater they paid to have the lights affixed to the top of the amphitheater and shine down.

Landscape Committee

Alan Comen advised that he met with Lawn-O-Green to discuss them being more proactive. Alan Comen presented the Board of Directors with proposals from Lawn-O-Green.

Ted Webb made a motion to accept Lawn-O-Green's proposal for the installation of perennials (daylilies, society garlic, African iris) at the corner of Frogmore Road and the walking path for \$350.00, installation of two pallets (approximately 900 square feet of St. Augustine sod) two inches of topsoil with a ninety day warranty on plant material for \$950.00; palm tree pruning at \$9.50 per tree and palm tree fertilizing (average of five to six palm spikes per tree) at \$7.50 per tree. Alan Barbari seconded the motion. All in favor. Motion carried.

Dave Rosengren advised that he is looking into hydro-seeding the Eastlake Road homeowner alley; however, a decision has not been made at this time. Ed Clem asked Dave Rosengren what the status was on finishing the Eastlake walking path from the Boathouse to Sowell Street. Dave Rosengren advised that the I'On Company had agreed to finish this path but it is a low priority. Everett Wilcox asked that the path be completed as soon as possible.

Communications Committee

Theresa Green reported that her committee is looking for ways to utilize facility usage. Theresa Green suggested that the Board of Directors pay the Montessori School to watch homeowners children the night of the mid-year meeting so more people can attend. Everett Wilcox asked Theresa Green to look into this further and advise the Board of Directors. AMCS advised this could open the I'On Assembly to a liability issue.

Traffic Committee

In George Flynn's absence Everett Wilcox advised the Board of Directors that George Flynn had received a letter from R. Mac Burndette, Town Administrator, Town of Mount Pleasant, thanking George Flynn for his May 5, 2006 letter in reference to the I'On Parking Plan and that it will be discussed with a Committee of Counsel in early June. Mr. Burndette will advise George Flynn of the time and place so that he can be in attendance.

Montessori School

The Board of Directors reviewed a letter from Possie Railford (153 Ponsbury Road) to the Montessori School in response to the Montessori School asking members of the I'On Community to respond to the school wanting to expand. The Board of Directors agreed that the Montessori School would need to communicate their future plans to the I'On Community.

Eastlake Road Homeowner Alley

Annie Bonk asked the Board of Directors what the status was on installing a fence along the Eastlake Road homeowner alley to prevent the Olde Park resident from accessing the alley who built his garage with a door that opens to the alley. AMCS advised that Dave Rosengren asked them to send a letter to Mr. and Mrs. Iman, the owners of 214 Little Palm Loop in Olde Park, reminding them that the alley was private property for the use of I'On Residents only.

Civitas Award

Alan Barbari advised that he set up a meeting for July to move forward on this topic.

Meeting Adjourned into Executive Session.

Next meeting is the Mid-Year Meeting June 28, 2006 at 7:00 PM, Potluck is at 6:00 P.M.

Theresa Green, Secretary