

I'On Assembly
Board of Directors Meeting Minutes
June 28, 2006

Members Present Everett Wilcox, Ed Clem, Theresa Green, George Flynn, and Ted Webb
Members Absent Alan Comen and Alan Barbari
Guests Chad Besenfelder
AMCS Cheryl L. Wilson

Everett Wilcox called the meeting to order.

Minutes

Ed Clem made a motion to accept the May 24, 2006 minutes as presented. Ted Webb seconded the motion. All in favor. Motion carried.

AMCS Report

AMCS reported the following account balances as of June 23, 2006.

Operating Account \$10, 226.54

Reserve Account \$404,611.35

Operating Excess Escrow Account \$20,866.91

AMCS stated that the Board of Directors meeting packet was sent out on June 23, 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 May 24, 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.

I'On Company Update

Chad Besenfelder briefly reviewed with the Board of Directors the I'On Company Report he would be giving at the Mid-Year Meeting. Chad Besenfelder would be discussing the following items:

- **I'On Square:** I'On Company will continue to improve conditions of the I'On Square including fertilizing rosemary beds, repairing irrigation systems, and improving tree conditions.
- **Canals:** I'On Company is researching the addition of two aerator systems and canal equipment to help circulate and maintain water quality. The system is designed to operate below the water surface and provide a gradual current. We hope this system will control weed growth and improve a stable aquatic ecosystem.
- **I'On Marsh Paths:** I'On Company is planning several pedestrian path improvements which include areas near Saturday Road, Isle of Hope, Frogmore, Hopetown, Jogging, and Georgetown Road. Improvements include new stone retaining walls, landscape additions, erosion/drainage repairs, and bridge enhancements.
- **Ionsborough Street:** I'On Company has scheduled several improvements for Ionsborough Street and includes; service or replace damaged street trees, replace damaged sidewalks/curbs/street signs, improve both park conditions, improve drainage systems, and beautify access lanes.
- **Jogging Street:** I'On Company will schedule several improvements for Jogging Street and adjacent areas including; service or replace damaged street trees, replace damaged sidewalks/curbs/street signs, improve fountain park conditions, improve cul-de-sac landscape, improve drainage.

- **Development Staging Area:** I'On Company has begun reducing staging areas behind McDaniel Lane and near the Muirhead Construction Entrance. The mulch berm is scheduled to be removed early July to make way for Phase 10 development. A small staging area will remain in Phase 11 and will maintain buffer zones to screen construction activity.
- **Phase 9:** Development of Phase 9 is almost complete. Park designs are under review for the cul-de-sac area and marsh point near lot 9-10. The planned HOA buffer area will be improved including new landscaping to screen drainage areas and provide natural marsh environment along marsh walk and pedestrian bridge. Power utilities will be installed next month.
- **Phase 10:** Development of Phase 10 has begun. Clearing of roadways is almost complete and utility installation is under review. A small park will be built near the Jogging Street access lane and will include playground equipment and small sitting area.

Boathouse

The Board of Director's agreed to discuss the matter of redesigning the Boathouse to prevent vandalism and unwelcome activity such as diving from the upper deck at the Mid-Year meeting.

Montessori School

The Board of Director's agreed to discuss the Montessori School and the status of the new trailers at the Mid-Year meeting. Chad Besenfelder advised the Board of Director's that Jody Swanigan with the Montessori School will be in attendance at the Mid-Year meeting.

Traffic Committee

George Flynn reviewed with the Board of Directors the Traffic Committee Report he would be giving at the Mid-Year Meeting. George Flynn advised that the Town of Mount Pleasant has approved the parking plan however, ha has no proof that it is the same parking plan that I'On approved. Chad Besenfelder will contact Seamon Whiteside & Associates Inc. to get a copy of the plan that they brought to the Town of Mount Pleasant as they drew up the parking plan for the I'On Company. George Flynn advised that Mac Burdette, the Town of Mount Pleasant Administrator, was a great help in getting the parking plan approved by the town. Everett Wilcox asked George Flynn to send Mac Burdette a letter from the I'On Assembly thanking him for his efforts.

Saturday Road Parking

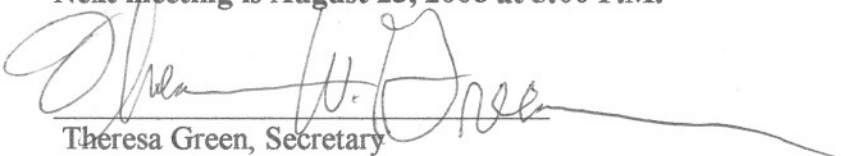
The Board of Directors agreed to install bollards in front of the vacant lot at 45 Saturday Road to prevent the parking of vehicles and boats. The Board of Directors also agreed to install bollards across from 19 Saturday Road to prevent the parking of vehicles. AMCS will advise Lawn-O-Green to do the installation.

Trash Can Violations

The Board of Directors agreed to table the discussion of trash can violation until the next Board of Directors meeting.

Meeting Adjourned into Executive Session.

Next meeting is August 23, 2006 at 5:00 P.M.



Theresa Green, Secretary