

I'On Assembly
Board of Directors Meeting Minutes
July 26, 2006

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

Guests Chad Besenfelder, Patrick Smith, Dave Rosengren, Jody Swanigan, Annie Bonk, Steve Kwiatkowski, Jack Hamilton, Harriett Ripinsky and Andy Gowder

AMCS Cheryl L. Wilson and Jamie Kerr

Everett Wilcox called the meeting to order.

Minutes

Alan Barbari made a motion to accept the June 28, 2006 minutes as presented with the following correction. Under Traffic Committee the second sentence of the second paragraph reads "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." It should read "George Flynn advised that the Town of Mt. Pleasant has approved the parking plan however, he has no proof that it is the same parking plan that I'On approved." Ed Clem seconded the motion. All in favor. Motion carried.

AMCS Report

AMCS reported the following account balances as of July 24, 2006.

Operating Account \$8,073.66

Operating Excess Escrow Account \$404,995.35

AMCS stated that the Board of Directors meeting packet was sent out on July 24, 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 June 28, 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 distributed to the Board of Directors information on the diffuser system the I'On Company would like to install in the canals. The Board of Directors will review the information and advise the I'On Company if they agree in taking over the yearly operating cost and maintenance of the diffuser system. The Air IV and Air V will require a maintenance kit each year. The maintenance kit consists of an air filter, carbon van set, seals, and labor. The cost of the kit is \$195 each per unit. The electrical expenses are approximately \$60 per month per unit. The motor usually requires replacement once every three years. The cost of the motor is \$576.94 each per unit. The ½ hp mixer includes a three years warranty which no maintenance is required. The only thing not covered by the warranty is lightening strikes (Acts of God) or vandalism. The electrical expenses are approximately \$60 per month per unit. The life expectance of these motors is approximately 10-12 years. Chad Besenfelder advised that the I'On Company is looking into dredging both canals to the maximum depth permissible. Chad Besenfelder reported that the Phase 8 sidewalk and curb repairs are scheduled to take place next week and will take approximately two weeks to complete. Chad Besenfelder has sent letters to all affected owners. The I'On Company continues to work on the storm drainage issues in Phase 8 and the retaining wall along the Ionsborough Street homeowner alley. Chad Besenfelder reported that the infrastructure is complete in Phase 9 and the power was being installed. Phase 10 streets have been completed and the I'On Company will be hydro seeding the field in Phase 11 with wildflowers and they will look into installing a split rail fence around the field. Everett Wilcox asked Chad Besenfelder what the I'On Company planed to do with the left over five acres. Chad Besenfelder advised that the I'On Company is reevaluating the area at this time. Everett Wilcox

suggested that the I'On Company install a road and street lighting so police can patrol the area to prevent this area from becoming a hangout spot for children. Chad Besenfelder advised the Board of Directors that the Creek Club boating facility and their events have always been an issue for the I'On Company. However, the I'On Company tries to handle the issues the best way possible. The I'On Company is discussing installing another gate at the entrance to the Creek Club parking lot and purchasing a club device to lock the steering wheels of boats parked at the dock. The Board of Directors thanked Chad Besenfelder for his report and his continued hard work.

Neighbor Comments

Jack Hamilton distributed the current Kentland's Community newspaper to the Board of Directors.

Harriett Ripinsky advised the Board of Directors that trash receptacles are needed in the community. Chad Besenfelder advised that the I'On Company is donating two trash cans to the I'On Assembly. Harriett Ripinsky also reported that there is a lot of sand on the streets, especially in the construction areas of the community. AMCS will advise Lawn-O-Green to clean the sand from the streets on a regular basis. Chad Besenfelder advised that he will contact the builders about the same issue.

Steve Kwiatkowski advised the Board of Directors that he has received feedback from I'On residents on the transfer fee amendment. Steve Kwiatkowski reported that residents would like to see a set value on the reserve fund and a dollar amount or percentage allocated for civic events in the community. Steve Kwiatkowski advised that residents are generally in favor of the transfer fee amendment it's just missing a few details to persuade people to send in their proxy. Ed Clem advised Steve Kwiatkowski that the Board of Directors appreciated his input and that the Board of Directors will be discussing a statement of intent to be sent out to the community.

Annie Bonk advised that she would like to work with the Traffic Committee on getting the parking plan implemented sooner. George Flynn will work with Annie Bonk on this issue.

Montessori School

Everett Wilcox thanked Jody Swanigan for coming to the Board of Directors meeting. Jody Swanigan advised that the Montessori School will be breaking ground in November of 2006. The building will house 8 classrooms, with a 150-200 students max. There will be a 2200 square foot grand hall that would be available to the community. The Board of Directors reviewed the school building plans and Jody Swanigan advised that Trident is the builder. The Montessori school is scheduled to open in August of 2007. The Montessori School will reevaluate student pick up and drop off traffic that is anticipated with the new building. Jody Swanigan advised that currently 15%- 20% of the student population are I'On residents. Jody Swanigan advised that the Montessori School has a waiting list and that then openings are filled by a lottery. Jody Swanigan reported that when the new school opens it will take thirty-five minutes for total dismissal of the children because the Montessori School will go to a staggered dismissal. Jody Swanigan informed the Board of Directors that the trailers are leased and will be returned to company once the new school is completed. The new trailers on the property will have lattice at the bottom like the other two trailers currently in place. The air conditioner units will be screened, shrubs will be installed around the trailer and a pergola with benches and shrubs will also be installed. Jody Swanigan assured the Board of Directors that all enhancements will be done by the 1st day of school on August 23rd, 2006. Everett Wilcox advised that complaints the Board of Directors have received is traffic congestion and the Board of Directors would like to work with the Montessori School to address this issue. Everett Wilcox stated that the school is not conceived as a community school as it does not have a lot of I'On students. Other complaints regarding the school consist of the Montessori Schools use of the soccer field and how it has been reported to the Board of Directors that students push I'On resident children. Everett Wilcox advised that I'On residents have first come use of the soccer field. Jody Swanigan advised that if there are any further complaints in this nature they need to come directly to her so she can address them. Jody Swanigan advised that the Montessori School pays about \$12,000.00 per year for insurance and she will provide

a copy of the declaration page of the insurance policy to the I'On Assembly. Everett Wilcox suggested that the Montessori School and the I'On Assembly enter into an agreement on use of common areas. Jody Swanigan advised that the Montessori School plans to solicit more I'On resident students. Everett Wilcox suggested that the Montessori School campaign or hold an open house to discuss the school and the new building and that they should also publicize that the building would be available to the community. Jody Swanigan advised that the street may extend to Eastlake Road to alleviate traffic congestion in the community and provide additional parking. The Board of Director's thanked Jody Swanigan for taking the time to come meet with them.

Finance Committee

Ed Clem advised that there is roughly \$188,000 in operating funds to last through the end of 2006; however a lot of expenses were paid in July. Ed Clem reported that the increase in the electric and water bills was due to the summer months. Ed Clem advised that vandalism had decreased in the community with the help of the off duty police patrols. Ed Clem advised that he felt the budget was on track. Ed Clem informed the Board of Director's that the Finance Committee is working on investing the rest of the reserve balance in Treasury bills.

Infrastructure Committee

Dave Rosengren advised that the bubblers in the ponds on Saturday Road and Hospitality Street were replaced for \$500 each. Dave Rosengren reported that he met with SCE&G regarding the special facilities charge SCE&G was billing homeowners and that homeowners should soon see a credit on their bills. Dave Rosengren also advised that the soccer field is now on a well system with city water back up and he is working with Lawn-O-Green to set up Maybank Green on the same type of system.

Landscaping Committee

Alan Comer introduced Harriett Repinsky as the new chairperson of the Landscaping Committee. The Board of Director's thanked Harriett Repinsky for volunteering to chair the committee.

Communication Committee


Theresa Green advised that the 23rd Annual National Night Out will be held August 1, 2006. The I'On Assembly will be providing lemonade and cups. Theresa Green advised that the community with the best turnout will receive a plaque. Theresa Green will email the Board of Director's the newsletter to review before it is sent to the printer. Theresa Green also advised that there will be a letter mailed with the newsletter asking residents to update their contact information for the upcoming 2007 directory. Theresa Green asked AMCS to reconcile their owner database with what Charleston County has on record. Jamie Kerr advised that AMCS continuously checks their database with Charleston County website throughout the year and is sometimes more current than the Charleston County's website due to recent closings. AMCS did agree to do a reconciliation of their owner database with the website database. Theresa Green advised that she will put together a page that will go in the directory that will include boat ramp regulations and I'On Assembly policies. Theresa Green asked AMCS if they would be the contact for the directory between the printer and the committee. Jamie Kerr advised that he would need to look into how time intensive this would be.

Traffic Committee

George Flynn advised that the traffic counters were in place in the community.

Meeting Adjourned into Executive Session.

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


Theresa Green, Secretary