

I'On Assembly
Board of Directors Meeting Minutes
August 23, 2006

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

Everett Wilcox called the meeting to order.

Minutes

Ed Clem made a motion to accept the July 26, 2006 minutes with the following corrections. Under Neighbor Comment the first and second sentence of the third paragraph reads, "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." It should read, "Steve Kwiatkowski advised the Board of Directors that he has received feedback from some I'On residents on the transfer fee amendment. Steve Kwiatkowski reported that some 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." Under Montessori School the fifteenth sentence reads, "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 student's push I'On resident children." It should read, "Other complaints regarding the school consist of the Montessori Schools use of the soccer field." Ted Webb seconded the motion. All in favor. Motion carried.

Neighbor Comment

Norman Engard of 187 East Shipyard Road expressed his concerns regarding the speeding at the corner of East Shipyard Road and Eastlake Road. Everett Wilcox informed Norman Engard of the traffic study that was done and a result of that study was the traffic plan that will soon be implemented by the Town of Mount Pleasant as they had recently approved it. Everett Wilcox advised that the parking plan could be implemented as soon as this coming fall. Ed Clem advised that the Town of Mount Pleasant has already installed temporary signs advising drivers that the West Shipyard Road and Ponsbury Road intersection will become a four-way stop in September.

I'On Company Update

Chad Besenfelder with the I'On Company updated the Board of Directors on several development issues which were:

- AB Evans is dressing up phase 11, the staging area will be lowered to original grade by November 1, 2006.
- Pleasant Places will be completing the following projects:
 - Ionsborough access lane
 - Phase 10 cul-de-sac park
 - Phase 10 marsh point park
 - East lake pedestrian path
 - Patience Park improvements
 - Frogmore cul-de-sac irrigation repairs
 - Jogging street cul-de-sac pavement installation
 - Pedestrian path near lot 6-54
 - Ionsborough access lane
 - Ion square improvements

- Phase 8 sidewalk and curb repairs are complete however the I'On Company is still waiting on asphalt patching and then the area will be ready for the Town of Mount Pleasant to inspect.
- Lawn-O-Green has almost completed the Phase one irrigation as-builts. Chad Besenfelder will contact AMCS to set up a turn over meeting date.
- The Town of Mount Pleasant, the State of South Carolina and the I'On Company will be installing historical markers; Everett Wilcox asked if he could review the markers before they were installed in the community.
- The I'On Assembly has approved the aerators for the canals and the I'On Company will proceed with the installation.
- The I'On Company is currently working to get as built on the canal bulk heads to see how far they can dredge the canals.
- Phase 10 utilities are installed and the sidewalks and street should be ready to be installed shortly. The I'On Company plans to sell these lots before the end of the year.
- The I'On Company will make sure there is access to the field in Phase 10 so that the Mount Pleasant Police Department can have access for routine patrols of this area.
- Well not at club because of water quality.
- Chad Besenfelder advised that curb strip repairs are the Town of Mount Pleasant's responsibility once the area has been turned over to them.
- The Creek Club has reinstalled bollards and purchased a club like device for locking boats that are not authorized to park at the Creek club.

AMCS Report

AMCS reported the following account balances as of August 17, 2006:

Operating balance \$8,889.07

Excess escrow \$381,649.79

AMCS stated that the Board of Directors meeting packet was sent out on August 22, 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 July 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.

Ed Clem advised that the off duty police patrols average about \$2,000 per month however the patrols are now less often due to school being back in session. Ed Clem believes there will be enough money left in the budget at the end of the year even after all expenses. The Board of Directors agreed to have the police wall the Rookery Paths when they patrol the Community.

Eastlake Road Access Alley

The Board of Directors set a limit of \$500 maximum for the cost of adding landscaping along the access alley behind the homes on Eastlake Road to prevent access from Olde Park residents onto the access path. AMCS will contact Lawn-O-Green to see what they recommended for this location. AMCS is also to check with the I'On Company to see if they will contribute to the cost of the landscaping installation.

Hopetown Road Playground

Dave Rosengren will look into installing bollards near the Hopetown Road playground to prevent parking on the common area at this location.

Traps

Ed Clem advised that the I'On Assembly has been placing rodent traps near the North West corner of Westlake due to rodents in the ornamental grasses. Ed Clem advised that the I'On Assembly needs to be careful on setting a precedent with this type of issue.

Alligators in Rookery

The Board of Directors asked AMCS to contact Pris Wright with the Department of Natural Resources for her input on the ecosystem in the Rookery. Everett Wilcox also asked that AMCS contact the Coastal Conservation League to get their feedback as well.

Alligator Warning Signs

The Board of Directors asked AMCS to have Lawn-O-Green install the temporary alligator signs at the entrances to the Rookery.

Finance

Ed Clem advised that the treasury bills the Association have are maturing each month and the Finance Committee will be purchasing another one on Friday.

Landscape Architect

Alan Barbieri suggested that the I'On Assembly look into hiring a landscape architect. The Board of Directors were in agreement.

Infrastructure Committee

Dave Rosengren advised that SCE&G installed the five new /replacement street lights that the I'On Assembly asked them to do over six months ago.

Landscape Committee

Dave Rosengren advised the re sodding on the Eastlake bank is being paid for by Lawn-O-Green because the initial sod that was put down did not take. Lawn-O-Green has also resodded the grass strips in the Ionsborough Park due to fungus. Lawn-O-Green is also investigating what appears to be a fungus along the Sowell Street curb strips. Dave Rosengren advised that he is working with Lawn-O-Green on the soccer field water bill issue.

Friendship Garden

The Board of Directors decided that Lawn-O-Green should not be maintaining the Friendship Garden. The Board of Directors asked AMCS to send a letter to the previous Friendship Garden Committee members to find out if they are still interested in maintaining the garden.

Directory

Theresa Green advised that AMCS will send the 2007 Directory specifics to Ross Printing so there is continuity when doing the yearly community directory. Theresa Green reported that there would be two pages reserved for I'On Assembly information.

Open Space with No Pets

Alan Barbieri suggested that there be an area in the community that is available for children to run and play without having to worry about pet feces. The Board of Directors agreed to give this idea more thought.

Memorial Park

Everett Wilcox suggested a memorial park somewhere in the Community. The Board of Directors agreed to give this idea more thought.

Meeting Adjourned into Executive Session.

Next meeting is September 27, 2006 at 5:00 P.M.

Theresa Green, Secretary