

**I'On Assembly
Final Board of Directors Meeting Minutes
September 27, 2006**

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

Everett Wilcox called the meeting to order.

Minutes

Ted Webb made a motion to accept the June 28, 2006 minutes with a few grammatical corrections however the Board of Directors want the corrections to be reflected in the actual set of minutes instead of reflected in next set of minutes. AMCS advised that it is an AMCS policy to reflect changes in the next set of minutes. AMCS will speak to Helen Postell Hutson about this. Ed Clem seconded the motion. All in favor. Motion carried.

Landscape Committee Chair Person

Ted Webb made a motion to appoint Harriet Ripinsky as the Landscape Committee chair person. Theresa Green seconded the motion. All in favor. Motion carried.

I'On Company Update

Chad Besenfelder advised that he, Everett Wilcox and AMCS met this morning to review several community issues. One of the topics under discussion was the signage and how street signs, stop signs, etc. are being knocked over by large trucks. Everett Wilcox advised that larger infrastructure items are being addressed; however it's the smaller repairs that are needed. Everett Wilcox advised that there are several entities where these responsibilities fall under such as the I'On Assembly, I'On Company, Montessori School, SCE&G and the Town of Mount Pleasant. Everett Wilcox advised that owners are not calling in needed repairs therefore he suggest that the Board of Directors and I' On Company be proactive rather than reactive. The Board of Directors agreed.

Turnover

Chad Besenfelder advised that the I'On Company, Dave Rosengren, Lawn-O-Green and AMCS have set up a meeting to begin the turnover process on October 17, 2006 at 10:30 am.

Canals

Chad Besenfelder advised that the aerators are scheduled to be installed prior to November 2006. Chad Besenfelder advised that the canals cannot be dredged due to the bulk heads however they will be raked of all built up debris that has seeped in during construction. Chad Besenfelder will bring the designs planned for the south canal at the next Board of Directors meeting.

Mail Houses

Chad Besenfelder advised that the Eastlake Road and Rialto Road mail station were vandalized and the Mount Pleasant Post Office advised they will not deliver mail until they are repaired. Chad Besenfelder advised that he will go to Lowes to get the needed parts for the repairs.

Patience Park

Chad Besenfelder advised that the I'On Company installed several shrubs in Patience Park to screen the irrigation and electrical meters.

Vacant Lots

Everett Wilcox asked Chad Besenfelder what the status was on vacant lots that are not being built on. Chad Besenfelder advised that he would check with Pam Gabriel with the I'On Design Committee and report to the Board of Directors at their next meeting. Alan Barbari asked the Board of Directors if they were concerned with the lack of maintenance on the vacant lot by the owners. AMCS advised that violation letters are sent to vacant lot owners if they aren't maintaining their property. Everett Wilcox asked AMCS to contact the Associations attorney Paul Rahn to see if the Association can enter a property and bill the maintenance cost to the lot owner.

AMCS Report

AMCS reported the following account balances as of September 26, 2006

Operating Account \$10,825.32

Operating Excess Escrow Account \$358,292.29

Ed Clem noted that \$130,000.00 of the \$358,292.29 were operating funds in the reserve account.

AMCS reviewed the operating statement, twelve month trend, balance sheet, open and closed work orders with the Board of Directors. 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.

Finance Committee

Ed Clem advised that \$130,000 in the fidelity account is operating funds. Ed Clem reported that on average the Association spends \$35,000 per month on operating expenses. Ed Clem advised that he is comfortable saying that the Association will finish the year favorably. Ed Clem advised that the Boat House Committee recently decided that off duty Mount Pleasant Police Patrols will no longer be needed until Spring. Everett Wilcox suggested that off duty Mount Pleasant Police Patrols be done near holidays such as Halloween, Christmas, and New Years. Everett Wilcox suggested that the patrols continue when children are out of school for Holiday vacation. The Board of Directors asked AMCS to check with the Mount Pleasant Police Departments on their availability during Halloween and the Holiday season.

Work Orders

Everett Wilcox suggested that the Board of Directors attach open and closed work orders to the back of the minutes and post on the website. The Board of Directors agreed.

Reserve Study Analysis Report

George Flynn asked AMCS to speak to Falcon Engineering and Miller & Dodson to find out what they are willing to do for the Association in the future to build a lasting relationship. The Board of Directors will call the references presented by Miller and Dodson. Ed Clem suggested that whichever company they go with that they plan to have a company representative present at the annual meetings. The Board of Directors will call their assigned references within the next few days.

Landscape Committee

Harriet Ripinsky advised that there are many areas within the community that need landscape enhancement. The two main areas are Patience Park and Perseverance Square and the Landscaping Committee is currently working on these areas with Lawn-O-Green. Harriet Ripinsky advised that she is also concerned with the amount of sand in the street. AMCS will contact Lawn-O-Green regarding having the streets cleaned of sand and debris.

Canal Clean up

Ed Clem advised that he ran into the representative from Estate Management who treats the lakes and canals and he advised that it is highly recommended that Lawn-O-Green not rake out the corners of the lakes and canals. Ed Clem will advise Dave Rosengren of the contractors' recommendation.

Eastlake Road Entrance

The Board of Directors would like to move the Eastlake Road entrance irrigation from well water back to Mount Pleasant Water Works system and just have the soccer field irrigated by the well. Alan Barbieri will speak to Chad Besenfelder about a well supply for Maybank Green and his thoughts on the well on the soccer field. Alan Barbieri will report at next Board of Directors meeting.

Directors and Officers Policy

George Flynn asked where he could find the expense for the Directors and Officers policy. AMCS advised that the Directors and Officers policy expense can be found under account 6719 Hazard Insurance on the income statement.

Infrastructure Committee

In Dave Rosengren's absence he had asked AMCS to present his report to the Board of Directors on his behalf. AMCS advised that the Rookery Towers that had been vandalized have been repaired and in hopes of preventing further vandalism Dave Rosengren had authorized Complete Property Maintenance to secure all spindles on the towers with screws rather than the nails that they were originally installed with. The Infrastructure Committee has submitted their preliminary 2007 budget to AMCS. Dave Rosengren and AMCS are currently working to find out if the Town of Mount Pleasant will repair broken curbs and sidewalks in the older phases of the community.

Communication Committee

Everett Wilcox asked Theresa Green if she had additional members on the Communications Committee, Theresa Green advised no. Everett Wilcox suggested that she start recruiting members for her committee. Theresa Green advised that the Lunch Bunch asked that the Association sponsor the community garage sale on Saturday November 18, 2006. Theresa Green asked the Board of Director to purchase a sign for \$90 that would read “Annual I’On Community Yard Sale”. The Board of Directors agreed. The quarterly Board of Directors newsletter deadline will be sent via e-mail by Theresa Green. The Board of Directors discussed the Halloween in the Hood event. The I’On Trust asked that the I’On Assembly work on funding a hay ride and possibly a storyteller. The Board of Directors agreed to look into a storyteller but opposed the idea of a hayride. Theresa Green advised that she was researching a sound system for the 2007 budget.

Traffic Committee

George Flynn spoke to Brad Morrison with the Town of Mount Pleasant and was advised that a stop sign on North Shelmore Blvd. at the intersection of Sowell Street would not be installed at this time. The Board of Directors agreed to wait until the parking plan is in place to re-evaluate the speeding concerns at this location. George Flynn will forward a letter to AMCS to send to residents on Eastlake Road in reference to the concerns regarding speeding. George Flynn will also put something in the upcoming quarterly newsletter and also a mailing to the entire community advising that the parking plan will be implemented and if there are any concerns residents will need to direct them to the Town of Mount Pleasant.

Golf Cart Identification

Alan Barbieri suggested that all golf carts have a number decal. The Board of Directors were concerned that this may be something they can not implement. AMCS will call Brickyard’s Homeowner Association to confirm whether or not they ban golf carts on their community.

CSOL Show Home

Alan Barbieri advised the I’On Company that the Board of Directors has taken their request for holding the CSOL Show Home into consideration. Alan Barbieri will advise the I’On Company that the Board of Directors will permit the event.

Bollards

The Board of Directors asked AMCS to advise Dave Rosengren to install permanent bollards along Eastlake and Westlake walking paths to prevent the access of golf carts to these areas. The Board of Directors would also want to install semi-permanent bollards at the two aprons on Maybank Green.

Memorial Park

Everett Wilcox showed the Board of Directors a picture of authentic Charleston benches that are made on King Street in Downtown Charleston. The cost for the benches is roughly \$500.00. The check would be made payable to the I’On Trust. The \$500.00 would include installation and future maintenance. There would be a plaque on the bench that would be in loving memory of

whomever the individual chooses. Everett Wilcox advised that this would not be the only naming memorial. Everett Wilcox handed out a draft of how the bench memorial could work. Everett Wilcox will take the draft to the I'On Trust for further discussion. The Board of Directors agreed. Everett Wilcox will report back to the Board of Directors at their next meeting.

Landscape Architect

Alan Barbari suggested that the Association look into hiring a landscape architect to give a future plan for landscaping improvements throughout the community. The Board of Directors asked Alan Barbari to research a landscape architect in preparation for the 2007 budget.

**Meeting Adjourned into Executive Session.
Next meeting is October 25, 2006 at 5:00 P.M.**

Theresa Green, Secretary