

**I'On Assembly
Board of Trustees Meeting Minutes
November 20, 2008**

Members Present Bruce Kinney, John Powers and Barbara Fry
Members Absent Sheri Cooper and Matt Walsh
AMCS Cheryl L. Wilson
Guests Annie Bonk, Libby Eble, Chad Besenfelder, and Ed Clem

Bruce Kinney called the meeting to order.

Homeowner Forum

Libby Eble of 171 East Shipyard Road, expressed her concern with the lake path to the left of 179 East Shipyard Road and the damaged that has occurred due to the construction at 179 East Shipyard Road. The Infrastructure Committee will review and discuss this matter at their December committee meeting.

Ed Clem of 167 East Shipyard Road, congratulated the Board of Trustees on the way they managed the Association funds in 2008 as it appears the Association will end the year in the black.

Ed Clem along with Annie Bonk of 31 Eastlake Road, asked the Board of Trustees where they are on compiling the 2009 budget and what the status was of the annual meeting notice with the list of candidates running for the three Board of Trustees seats that are up for election. The Board of Trustees advised that these matters would be addressed later on the agenda.

Minutes

John Powers made a motion to accept the October 30, 2008 Board of Trustees meeting minutes as presented. Barbara Fry seconded the motion. All in favor. Motion carried.

I'On Company Report

Chad Besenfelder from the I'On Company updated the Board of Trustees on the following items:

- The I'On Square Association meeting is scheduled for December 9, 2008 at 9:00 AM and a representative from the I'On Assembly Board of Trustees is encouraged to attend.
- The I'On Company is working on transferring the I'On Design Committee responsibilities to the I'On Assembly.
- The I'On Company continues to work on installing landscaping in the roundabout on Mathis Ferry Road at the North Shelmore Boulevard entrance.
- The I'On Company is in the process of compiling their 2009 operating strategy.
- The I'On Company is working on phase seven and nine park enhancements in the community.
- The I'On Company has planned the phase ten park construction for 2010.
- The I'On Company has scheduled turnover of the canals to the I'On Assembly for 2009. The I'On Assembly will have the bulkheads inspected by a third party engineer before they are formally accepted. Chad Besenfelder will compile a budget for the hiring of an engineer.
- Chad Besenfelder continues to work on compiling manuals for the I'On Assembly that include construction information on each phase in the community.
- The I'On Guild dismissed Hammerhead Builders. The I'On Company will be meeting with a new builder who will complete construction of the two vacant lots that Hammerhead Builders were working on.
- The I'On Company is working on building smaller homes to meet the needs of the public. The houses would be cottage in style and under \$400,000.00.

- The I'On Company continues to work on having the construction of a driveway from the I'On Club to Mathis Ferry Road approved by the Town of Mount Pleasant.

AMCS Report

AMCS reported the following account balances as of November 19, 2008:

Operating Account-Wachovia	\$18,117.32
Operating Account-RBC	\$100.00
Fidelity Investment Account	
Capital Reserve Funds	\$394,592.37
Operating Funds in Reserves	\$108,969.50
Harbor National Accounts	
Reserves	\$30,732.00
CD #2000343	\$31,819.39
CD #2000354	\$31,775.93
CD #2000431	\$30,732.00

AMCS stated that the Board of Trustees meeting packet was sent out on November 19, 2008 to the Board of Trustees giving them a chance to review the operating statement, twelve month trend, balance sheet, open and closed work orders. AMCS asked the Board of Trustees if there were any questions regarding these reports. There were no questions from the Board of Trustees. The violation report, collection report, and lien report were discussed in executive session.

AMCS reviewed the following items with Board of Trustees:

- The December Board of Trustees meeting (executive session).
- The annual meeting notice that will be mailed to I'On owners.
- The mailing of the 2009 assessments at the approved amount of \$910.00.
- AMCS continues to work with the Landscape Committee and Lawn-O-Green in preparation for the I'On Tour of Homes.
- AMCS will have staff available the night of the annual meeting for proxy ballot pick up. AMCS will also have copies of the transfer fee proxy available for signature per the Board of Trustees
- AMCS continues to work on seeking reimbursement from the I'On Club for the repairs to the irrigation on Maybank Green. AMCS suggested that the Board of Trustees require a reservation deposit for all events that call for jump castles or any equipment that needs to be staked in the ground.
- AMCS is working on having the Town of Mount Pleasant provide a street sweeper to clean the sand and debris from the streets within the community.

President's Report

Barbara Fry made a motion to amend

D-108 Landscaping of Premises. Within 30 days after either occupancy or closing on any residence in I'On, the owner of said property shall complete the landscaping of the premises in accordance with a landscape plan approved by the I'On Design Committee (IDC). Failure to complete the landscaping in accordance with an IDC-approved plan shall result in a \$250 fine for every month in which the property remains out of compliance. Owners of currently occupied homes shall have until January 1, 2009 to bring their premises into compliance with this rule.

to now read as

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John Powers seconded the motion. All in favor. Motion carried.

Transfer Fee

AMCS advised that they have received about 404 proxies in favor of the transfer fee. The Board of Trustees discussed their strategy for trying to pass the transfer fee. The Board of Trustees will re-evaluate the transfer fee strategy at the next Board of Trustees meeting.

Annual Meeting

Bruce Kinney reminded each committee chairpersons to prepare a short presentation for the December 11, 2008 annual meeting.

Creek Club

Bruce Kinney advised that he and Matt Walsh continue to work with the purchasers of the Creek Club.

I'On Square Association

Bruce Kinney advised that he met with the President of the I'On Square Association and that the I'On Square Association are working to amend their governing documents to allow for a stronger process for violations of the governing documents.

Communications Report

The Board of Trustees reviewed the Communications Committee report prepared by Barbara Fry.

Mrs. Fry continues to work on rules of use for the community website.

Mrs. Fry is working on cleaning up the message board on the community website of out dated messages.

Landscape Report

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren.

Infrastructure Report

The Board of Trustees reviewed the Infrastructure Committee report prepared by John Powers.

External Relations

John Powers advised that the I'On Assembly has taken over the Mathis Ferry Road Adopt A Highway program from the I'On Trust.

John Powers continues to work with the Town of Mount Pleasant on the fining and enforcement of illegally parked vehicles in the community.

Next meeting will be held on December 11, 2008 at 5:00 PM at the I'On Company Upstairs Conference Room.

Barbara Fry, Secretary