

**I'On Assembly  
2008 Annual Meeting Minutes  
December 11, 2008**

- ANNUAL

**Members Present** Bruce Kinney, Sheri Cooper, Matt Walsh, and Barbara Fry  
**Members Absent** John Powers  
**AMCS** Cheryl L. Wilson and Helen L. Postell Hutson

Bruce Kinney called the meeting to order.

Proof of notice was provided and a quorum was established. There were 173 homes represented in person or by proxy.

Bruce Kinney introduced the Board of Trustees, they were: Matt Walsh, Sheri Cooper, and Barbara Fry. John Powers was not present at the meeting.

Bruce Kinney introduced Cheryl L. Wilson and Helen L. Postell Hutson with AMCS.

**Minutes**

Barbara Fry made a motion to accept the December 12, 2007 Board of Trustees annual meeting minutes as presented. Matt Walsh seconded the motion. All in favor. Motion carried.

**Board of Trustees Election**

Bruce Kinney advised that there were three seats on the Board of Trustees each with two year terms that were up for election.

Bruce Kinney asked each of the candidates to stand and briefly introduce themselves. They were: J. Brady Anderson, Julie Chapman, Sheri Cooper, Jody McAuley, and Jeff Tozzi.

The election was closed and AMCS collected the ballots to tally the votes.

**Development Report by the I'On Company**

Chad Besenfelder reported on the following items:

- The I'On Company has planted new trees and sod in the I'On Square.
- The rollover curb installation was completed in 2008.
- Two commercial lots in the community were re-zoned residential.
- The I'On Company continues to work with the South Carolina Department of Transportation on the fourth entrance to the community off Mathis Ferry Road near the I'On Club.
- The I'On Company is working on transferring the I'On Design Committee to the I'On Assembly.
- Chad Besenfelder congratulated the Holy Ascension Orthodox Church and the East Cooper Montessori School on their first year.

Chad Besenfelder advised that the Creek Club might be sold; however, the operation of the Creek Club would not change should the sale go through.

An owner asked if the I'On Assembly could purchase the Creek Club. Chad Besenfelder answered yes, anyone could purchase the Creek Club.

**I'On Trust Update**

Anne Register thanked everyone who attend and participated in the Tour of Homes event. She thanked the Board of Trustees for the I'On Assembly for their support. She also thanked the I'On

Trust Board of Trustees, volunteers and members for their support. She advised of I'On Trust events that took place in 2008 and those planned for 2009.

### **President Report**

Bruce Kinney reported on the following items:

- The Board of Trustees obtained a line of credit of \$300,000, which could be used for storm damage clean up.
- The Board of Trustees continues to work on passing the much needed transfer fee.
- The collections for the regime fees were a little tougher this year.
- The common area landscaping has never looked better.
- The Board of Trustees is working with the I'On Company on enhancing the roundabout at the entrance at North Shelmore Blvd. and Mathis Ferry Road.
- All I'On residents are urged to support I'On businesses and entities.
- The I'On Design Committee will be transferred to the I'On Assembly.
- Mike Russo (potential purchaser of the Creek Club) and the Board of Trustees continue to work on a use agreement for I'On residents regarding the Creek Club and once a business plan has been drafted, it will be presented to the I'On Assembly owners to review.

### **Finance Committee**

Sheri Cooper reviewed the year-end financials and advised that the community will end in the black and that those funds will transfer to the reserve accounts.

Sheri Cooper reviewed the 2009 budget and advised that dues will increase from \$900.00 in 2008 to \$910.00 in 2009.

### **Communication Committee**

Barbara Fry reported on the following items:

- The new community directories are in and each resident is entitled to one per household but additional copies could be purchased at \$10.00 each.
- There will be several options available for owners to pay the 2009 annual dues and a mailing has recently gone out with the information.
- The Communications Committee will be enhancing the community website in 2009.
- Residents should remember to keep their e-mail addresses, mailing addresses and phone numbers current under their profile on the community website.

Barbara Fry thanked the Communications Committee for their dedication and hard work. She also encouraged residents to check out local I'On merchants first when shopping this Holiday season.

### **Infrastructure Committee**

Amy Sage presented the Infrastructure Committee report in John Powers absence.

Amy Sage reported on the following items:

- The Infrastructure Committee has addressed the pipes in the lake and the noise from the aerator motor in the boathouse.
- Repairs were made to the marsh walk paths where erosion had become an issue.
- The playgrounds were enhanced and maintenance repairs were made where needed.
- All the scheduled painting and power washing has been completed for 2008.

### **Compliance Committee**

Sheri Cooper advised that the Compliance Committee has taken a hands-on approach for all violations of the governing documents. She advised that the streets are owned by the Town of Mount Pleasant and that the town allows boats to be parked on the streets.

### **Landscape Committee**

Amy Sage presented the Infrastructure Committee report in John Powers absence.

Amy Sage reported on the following items:

- A turf management program has been implemented for all the common areas in the community.
- All common area trees have been pruned and fertilized.
- The erosion problem along the Eastlake bank was addressed in 2008.
- The sod and irrigation was enhanced at the Lowcountry entrance.
- The corner of North Shelmore Blvd. and Hopetown Road has been enhanced with new landscaping.
- The erosion problem near the Hospitality Street retention pond was addressed in 2008.
- There are several improvement and enhancement projects planned for 2009.

### **Amenities Committee**

Matt Walsh thanked Chad Besenfelder for helping the Amenities Committee address the issues and concerns regarding boating facilities at the Creek Club. The Amenities Committee worked with the I'On Company on setting guidelines for use of the Creek Club docks. Mr. Walsh advised that the I'On Club has started working with a soccer program within the community.

### **Civitas Award**

Annie Bonk presented the 2008 Civitas Award to Dave Rosengren.

### **Election Results**

The new 2009 Board of Trustees are: Brady Anderson, Sheri Cooper, and Jody McAuley.

### **Questions and Answers**

A homeowner asked the Board of Trustees at what level are they trying to fund the reserves. The Board of Trustees answered that the account balance continues to fluctuate due to needed maintenance replacement and that the reserve funding is based on the replacement reserve study that was completed by Miller and Dodson.

A homeowner asked if the sign for Jacob's Kitchen went through the I'On Design Committee and if all commercial signage has to be approved by the I'On Design Committee. Chad Besenfelder advised yes.

A homeowner asked if there were any plans for the I'On Club. Tom Graham advised that there are plans to improve the facilities and to add programs at the I'On Club. Furthermore, the I'On Club has begun to reach out to the community for feedback on services they provide to the community.

### **Meeting Adjourned.**

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Barbara Fry, Secretary