

**I'On Assembly  
Preliminary Board of Trustees Meeting Minutes  
March 31, 2008**

**Members Present** Bruce Kinney, Matt Walsh, Sheri Cooper, Alan Barbieri, Barbara Fry, Ward Mundy, and John Powers

**Guests** Annie Bonk, Chad Besenfelder, Ed Clem, Len Hanson and Skip Runge

**AMCS** Cheryl L. Wilson

Bruce Kinney called the meeting to order.

**Minutes**

John Powers made a motion to accept the February 26, 2008 Board of Trustees meeting minutes as presented. Alan Barbieri 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:

- **I'On Square**-The I'On Company met with I'On Assembly representatives to review the I'On Square park conditions and turnover process. The I'On Company installed a new irrigation system last year and replaced two maple trees in the I'On Square. They also fertilized the beds in hopes to improve tree health. Unfortunately, conditions have not improved. Shelia Wertimer agreed to help with tree selections. The I'On Company has priced a variety of trees and will schedule tree replacement before April 11, 2008. The Board of Trustees for the I'On Assembly will meet with the I'On Square to discuss having the I'On Square pay the I'On Assembly directly for landscape maintenance. Alan Barbieri suggested that they should discuss having the same management company. The Board of Trustees also discussed having an I'On Assembly Board of Trustee member be a liaison to the I'On Square Association.
- **Perseverance Park**-Alan Barbieri and Chad Besenfelder met with Shelia Wertimer to review Perseverance Park's ground cover and tree health. Ms. Wertimer agreed that the ground cover is not suitable for some areas of the park and she will recommend alternate material to the I'On Company. It was agreed by everyone present at the meeting that the positions of the trees are acceptable and Lawn-O-Green trimmed the lower branches. The I'On Company will replace the ground cover with sod, adjust irrigation, and remove suffering magnolia trees. Prices have been collected and work should be scheduled before April 18, 2008.
- **Patience Park**-The I'On Company met with Shelia Wertimer and reviewed Patience Park. The I'On Company will add suitable plants to screen the utility board. The I'On Company may help share the expense of replacing the small trees. This area will be discussed further at a later time.
- **Rookery**-The I'On Company completed the Rookery enhancement plan consisting of water level management, planting nesting trees and improving the view from

observation towers. A new walking path from Ponsbury Road has been marked but the I'On Company feels it is too far in to the nesting season to complete. The I'On Company will review this project next fall.

- **Canals**-The I'On Company required Lawn-O-Green to rake the canals every two weeks during last summer and fall. Mr. Besenfelder would like to meet with Estate Management and order an inspection of the canal propellers to ensure proper aeration. Al Evans agreed to clean up lots 5-193, 194 and, 195 and remove construction debris. Pleasant Places will plant grass seed and maintain monthly. Mr. Besenfelder will check to see if the canals have been turned over to the I'On Assembly.
- **Westlake**-The I'On Company will remind builders to drain water runoff in to the lake to avoid pedestrian path and lawn damage. The I'On Company will address path conditions when construction is completed and will use a plantation mix originally designed for these paths. The I'On Company requests that the I'On Assembly rake the plant material from the boat ramp regularly.
- **Phase 11**-AB Evans has cleared most of Phase 11 but more is still needed. The I'On Company met with AB Evans today and requested more attention. AB Evans will maintain a small staging area near Jane Jacobs Street for I'On construction activity. Some builders and residents requested a construction road be maintained from Mobile Street to Jane Jacobs Street. AB Evans agreed to maintain the road and open/lock gates from 7AM to 5PM Monday through Friday. Landscape (trees) have been scheduled to help screen the area from Mobile Street and will be planted before April 11, 2008. The Board of Trustees asked that the I'On Company evict Al Evan's Company from the staging area on Mobile Street. The I'On Assembly has given Chad Besenfelder until this Friday to e-mail the Board of Trustees with a detailed plan of action concerning AB Evans. The Board of Trustees discussed lobbying to open the construction entrance onto Muirhead Road.
- **Town of Mount Pleasant Parking Issues**-The I'On Company has resolved most of the no parking restriction implemented by the Town of Mount Pleasant on 17-foot wide streets. The I'On Company replaced the curb along sections of Latitude Lane, McDaniel Lane, and Ionsborough Street. Sidewalks modifications and palm trees are scheduled to be relocated before April 11, 2008. Mr. Besenfelder hopes to have an encroachment permit by April 18, 2008 for Rialto Road lot 111. Three spaces are planned for this street. Contractor prices are complete and ready for installation.
- **Boating Facility**-The I'On Club is completing a report outlining operation, rules, and costs of policing the boating facility. The I'On Company is considering hiring extra help to oversee ramp and dock usage during the summer months. The I'On Company met with the new Boating Committee and made some changes including the requirement of identification decals for both boats and trailers. The I'On Club is considering overnight parking on the docks and possible trailer parking in the overflow parking lot. The I'On Company suggests that the I'On Assembly contact property owners explaining these changes and conduct a survey.

The overflow parking lot will require modification to accommodate trailers and allow operators to safely maneuver vehicles. The I'On Company requests that the I'On Assembly share the costs to engineer and modify the parking area. The I'On Company will also estimate costs to police both the docks and overflow parking area and requests that the I'On Assembly share in this expense. The I'On Company will then determine if changes will be made. Matt Walsh asked if owners could park in the Creek Club parking lot with a boat trailer as the current policy reads. Chad Besenfelder advised no.

### **AMCS Report**

AMCS reported the following account balances as of March 26, 2008:

Operating Account \$56,663.97

Fidelity Investment Account

Capital Reserve Funds \$478,745.54

Operating Funds in Reserves \$294,745.44

AMCS stated that the Board of Trustees meeting packet was sent out on March 26, 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.

### **Managers Report**

AMCS asked the Board of Directors to clarify whether they wanted the committee reports posted to the website as part of the minutes. The Board of Directors agreed that the committee reports should be included as part of the minutes. Eventually they will be posted separate from the minutes.

AMCS advised that the power washing and painting of the 2008 scheduled infrastructure was near completion and that Sheri Cooper has signed the check for payment; however, during AMCS's most recent inspection of the community there were some areas needing touch up and or completion. AMCS will meet with the contractor before releasing the check for payment.

AMCS advised that they were given authorization from the Infrastructure Committee to order sterile carp for the lakes.

AMCS advised that the 2008 playground maintenance has been completed. The new rock climber for the Scramble has been ordered and will be installed upon its arrival.

### **President's Report**

The Board of Trustees reviewed the President's report prepared by Bruce Kinney.

### **Capital Reserve Fund**

Bruce Kinney advised that he would have his recommendation on the capital reserve fund for the next Board of Trustees meeting.

### **East Cooper Montessori School**

Bruce Kinney advised that the East Cooper Montessori School use agreement has been signed.

**Dog Park**

Bruce Kinney advised that the dog park discussion is in the works. Gigi Chapman will work up a plan and cost for the park.

**Finance Committee**

The Board of Directors reviewed the Finance Committee report prepared by Sheri Cooper.

Sheri Cooper advised that she not feel that the I'On Assembly needs an audit this year

AMCS advised that as of February 29, 2008, 132 accounts were delinquent. As of March 26, 2008, 98 accounts were delinquent.

Ward Mundy made a motion to open a line of credit of \$300,000.00. John Powers seconded the motion. All in favor. Motion carried.
---

**Communications Committee**

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

Barbara Fry advised that the survey questions were forwarded to Chad Besenfelder to review. The survey is now in the I'On Company's hands.

AMCS advised that emails sent to the I'On suggestion box are received by AMCS and they in turn forward them to the appropriate member of the Board of Trustee.

The Board of Trustees reviewed the mid-year meeting. AMCS suggests door prizes to help increase the owner participation. The Board of Trustees agreed to discuss this topic at the next monthly meeting.

Alan Barbieri made a motion for John Powers to handle external community communications. Ward Mundy seconded the motion. All in favor. Motion carried.
--

**Landscape Committee**

The Board of Directors reviewed the Landscape Committee report prepared by Alan Barbieri.

The Board of Trustees discussed the option of hiring a landscape advisor. John Power and Alan Barbieri will interview potential landscape consultants.

Alan Barbieri advised that the Town of Mount Pleasant owns the areas along the streets from sidewalk to sidewalk. Alan Barbieri, John Powers, and Bruce Kinney will meet to discuss possible contribution from the Town of Mount Pleasant for maintenance. The Board of Trustees will table this discussion until the Landscape Committee can do a walk through of the community

Alan Barbieri reviewed the correspondence regarding storm drain maintenance.

Alan Barbieri received a request from several owners requesting modification to parking on McDaniel Lane. The Board of Trustees agreed that the parking is a Town of Mount Pleasant issue. Alan Barbieri will advise residents.

The Perseverance Park fountain is being repaired at no cost to the I'On Assembly. The fountain will also be leveled so the water flows evenly over the edges.

### **Covenants Committee**

The Board of Directors reviewed the Covenants Committee report prepared by Sheri Cooper.

The Board of Trustees reviewed the vehicle rules.

Sheri Cooper made a motion to accept the following motion:

#### **D-101 Vehicles**

(Amended 7/1/2002)

Except for temporary guests and visitors, only standard private passenger vehicles, including passenger vans and pickup trucks are permitted to be parked at the front of a lot or on thoroughfares. All other vehicles, including motorcycles, boats and other watercraft, campers, golf carts, recreational vehicles, and trailers shall be parked at the rear of a lot behind a home, and adequately screened to be visible only from the service lane, not from the thoroughfares.

If the rear of a lot faces a thoroughfare, then such vehicles shall be adequately screened from view with architectural and/or landscape elements in a manner approved pursuant to Article IV of the Declaration.

As defined in the I'On Code, a building's frontage is considered to be the elevation facing the primary thoroughfare unless the building is adjacent to water or marsh, in which case the frontage is the side of the building facing the water or the marsh. A thoroughfare is a public street (not a service lane) carrying vehicular traffic.

#### **D-101 Vehicles**

(Proposed Changes)

Except for temporary guests and visitors, only standard private passenger vehicles, including passenger vans and pickup trucks are permitted to be parked at the front of a lot or on thoroughfares. All other vehicles, including motorcycles, boats (less than XX feet) and other watercraft, campers, golf carts, recreational vehicles, and trailers shall be parked at the rear of a lot behind a home, in either the homeowner's parking pad, carport or garage.

As defined in the I'On Code, a building's frontage is considered to be the elevation facing the primary thoroughfare unless the building is adjacent to water or marsh, in which case the frontage is the side of the building facing the water or the marsh. A thoroughfare is a public street (not a service lane) carrying vehicular traffic.

Ward Mundy seconded the motion. Two were in favor, five opposed. Motion failed.

The Board of Trustees reviewed the need for a Board of Appeals.

Ward Mundy made a motion to have the Board of Trustees minus Ward Mundy and Sheri Cooper serve as member of the Board of Appeals. John Powers seconded the motion. All in favor. Motion carried.

**Amenities Committee**

The recommendations made to Chad Besenfelder regarding the standard of use for the Creek Club dock were missing from the current policy in place. Matt Walsh will continue to work with the I'On Company to rectify this issue.

Matt Walsh advised that it might be possible to extend the Creek Club dock.

Matt Walsh made a motion to approve a possible fishing tournament at the Creek Club. Barbara Fry seconded the motion. All in favor. Motion carried.

The Board of Trustees reviewed the proposal from the Suarez Soccer School. The Board of Trustees agreed to have the Suarez Soccer School work with the I'On Club to sponsor the program in the community. The Board of Trustees agreed to permit use of the soccer field for the Suarez Soccer School as long as the I'On Club sponsors the program and the program is open to I'On Assembly or I'On Club members only. The I'On Assembly must also be able to review the agreement at the time it is signed and review the program after one year.

Ward Mundy made a motion to deny parking for private events on any of the common areas. Sheri Cooper seconded the motion. All in favor. Motion carried.

**AB Evans**

The Board of Trustees discussed the issue regarding the AB Evans staging area on Mobile Street not being relocated by the March 31, 2008 deadline.

**Meeting Adjourned to Executive Session.**

**Next meeting will be held on Thursday, April 24, 2008 at 5:30 PM at the I'On Company Upstairs Conference Room.**

---

Barbara Fry, Secretary

AMCS Manager Report  
For On Assembly  
Prepared for the Week Ending 3/07/08

---

I forwarded Mr. Barbieri Lawn-O-Green's monthly recommendations and asked that he review them and to advise how he would like to proceed on each. The February landscape report is attached.

I advised Lawn-O-Green to proceed with the replacement of the two [2] Yoshino Cherry trees destroyed by the automobile at the Jogging Street fountain. The quote was for \$750 and involved the following: Installation of two [2] Yoshino Cherry trees to match comparably with those destroyed by the automobile. Cherry trees will be approximately 2 1/2" caliper, 10'-12' in height. Ninety [90] day Warranty of plant material, provided tree is properly irrigated during warranty period. The Association will pay Lawn-O-Green the \$750 and I will send the owner who caused the damage a letter asked for the reimbursement along with a copy of the invoice. The \$750 will be charged to the owners Association account.

I have emailed the quote from Wakefield Recreation to Mr. Powers and asked that he review it and advise how he would like to proceed. The work is for repairing the Ramble swings and the estimate is for approximately \$5,000.00. Susan Wakefield will remove the swings until the structure can be repaired because it was not safe for children to use.

I called [REDACTED] and left a message regarding the work done on their property and their contractor hosing concrete into the storm drain and causing a rut on the walking path near their home.

---

Projects AMCS is working on:

2008 Landscape Contract with Lawn-O-Green  
Perseverance Square Fountain Repairs Covered Under Warranty **ONGOING**  
Live Oak Replacement for 175 Civitas Street  
Power Washing and Painting of Infrastructure for 2008 **ONGOING**  
Playground Maintenance and Repairs for 2008 **ONGOING**  
Organization of Website Documents **COMPLETED**  
Tree Replacement on Jogging Street in the fountain park **ONGOING**  
E. Shipyard Cement in Drain and Rut on Path  
Quote for the Replacement of Oak in Circle on N. Shelmore Blvd. **ONGOING**

\*This report includes projects AMCS has completed or is currently working on however it is not limited to the items listed.

## I'On Assembly

### Landscape Concerns, Observations, Recommendations – February 2008

---

#### **The Rookery:**

##### **Areas of Concern:**

Asiatic Jasmine – under stress due to lack of consistent irrigation / watering and bicycle and pedestrian traffic. Recommend partial replacement and fertilization as soon as possible. Estimated Cost: \$500.00

CLW- This expense would be coded to budget line 6520 Landscape Enhancements/Maint. As of 1/31/08 the amount left in this category is \$18,333.34. This area is along N. Shelmore Blvd. in the curb strip in front of the entrance to the Rookery.

Approved by Alan Barbieri 3-05-08.

WORK ORDER # 479 ISSUED TO LOG

---

#### **Street Trees:**

##### **Areas of Concern:**

Fertilization – recommend fertilization of ALL street [live oak] trees in late March, rather than waiting until April.

CLW- The proposed cost for this is \$9,000. These funds were built into the 2008 budget. This expense would be coded to budget line 6525 Tree Maint. /Trimming. As of 1/31/08 the amount left in this category is \$14,262.50.

Alan Barbieri asked that this work be approved by Michael Murphy before LOG can proceed.

CLW-Emailed Steve Walker and asked that he contact Michael Murphy and verify with him that this is ok to do. I also asked that Steve let him know the specs of the fertilization as well and to forward me a written response regarding his conversation with Michael Murphy. I received a written response from Steve Walker and forwarded it to Alan Barbieri.

WORK ORDER #480 ISSUED

---

Live Oak [in traffic circle at Perseverance Street and North Shelmore] – Recommend exploring replacement as the tree is in gradual decline, showing very noticeable signs on stress on tips of limbs.

Alan Barbieri asked if this area has been deeded over to the I'On Assembly. If it has Mr. Barbieri will have the Board of Trustees work this issue with the I'On Company.

CLW-Emailed Chad Besenfelder on 3/05/08 to confirm that this area has been deeded over to the I'On Assembly. Chad Besenfelder advised on 3/06/08 that he believed the area had been turned over. I forwarded a copy of the email to Alan Barbieri on 3/06/08.

---

## **Turf Areas:**

### **Areas of Concern:**

**Soil Samples** – soil samples were performed in order to develop a customized turf program. Results of the samples will be ready at the end of February. **Status: In progress – should have customized program completed for review this week.**

---

## **Perseverance Square:**

### **Areas of Concern:**

**Fountain Liner** – is peeling and needs to be resurfaced. Liner is under warranty and we are in contact with sub-contractor to refinish the liner. **Status: In Progress.**

**Fountain Leveling** - fountain is not completely sitting “level,” resulting in water falling off disproportionately to one side. Estimated Repair Cost: \$800.00 to \$1,000.00.

**CLW-** This expense would be coded to budget line 6542 Repair Contracts. As of 1/31/08 the amount left in this category is \$15,375.

**Approved by Alan Barbieri 3/05/08, pending John Powers approval.**

**CLW-** Emailed John Powers on 3/05/08 and asked that he review proposal and advise of his decision.

**Groundcover / Trees** - recommend replacement of groundcover [vinca vine] and trees [Magnolias and Tulip Poplar Trees] with St. Augustine sod and crape myrtles: Estimated Replacement Cost: \$6,830.00 [submitted to C. Besenfelder of I’On Group]

**CLW-** This is a I’On Company expense. Alan Barbieri is waiting to see the plan from Chad Besenfelder.

---

## **Saturday Road:**

### **Areas of Concern:**

**Island** [across from Creek Club] – damaged by multi-axle truck, damaging groundcover, annuals, and irrigation. Estimated Repair Cost: \$400.00 to \$600.00.

**Approved by Alan Barbieri 3-05-08.**

**WORK ORDER # 481 ISSUED TO LOG**

---

## **Joggling Street:**

### **Areas of Concern:**

**Island** [Fountain] - damaged by automobile. Estimated Repair Cost: \$750.00.

**CLW-** I have told Steve Walker to proceed with this project as I have a letter from the resident who caused the damage advising that he would pay for it. The I’On Assembly will pay LOG and be reimbursed by the resident. Once the invoice is

received, I will send a letter with a copy of the invoice to the resident seeking reimbursement. The charge of \$750.00 will be billed to the residents I'On Assembly account.

**WORK ORDER # 477 ISSUED TO LOG**

**22 Jogging Street** – distressed street on HOA property needs to be removed.

**Removal Cost: \$800.00**

**CLW-** The owner has asked if she could hire an arborist to remove the tree at her own expense, as this would save the Association time and money.

**Approved by Alan Barbieri 3-05-08.**

**CLW-** Per Alan Barbieri's request, when I notified the owner that she could remove the tree I advised her that they may need to obtain a permit from the Town of Mount Pleasant to remove the tree.

AMCS Manager Report  
P'On Assembly  
Prepared for the Week Ending 3/14/08

---

Scheduled meeting for the Landscape Committee with WP Law to review proposed irrigation system. The Meeting will be April 4<sup>th</sup> at 9 AM in the downstairs conference room in the P'On Realty office. Meeting information was posted on the events calendar.

Sent a request to the Town of Mount Pleasant to replace the following missing stop signs:

1. Civitas Street and N. Shelmore Blvd.
2. Faye Lane and Fernandina Street.

Sent Mrs. Fry the minutes from the February 26 Board of Trustees meeting to review along with the committee reports and manager reports.

Emailed Mr. Powers and Mr. Barbieri the monthly reports from the lake contractor.

Contacted Rob Carmichael with Estate Management regarding adding carp and tilapia to the lakes. He advised that you should stock your ponds with 20% of the initial number of carp that was installed in 2007. This is due to predators, etc..lowering the number. I asked him about possibly adding tilapia. He advised that Tilapia and carp do the same thing, except tilapia will die if the water drops below 53 degrees so he recommended staying with the carp. He will send me a bid for the carp. I advised the Infrastructure Committee of this information via email and will forward the proposal to them to review upon receipt.

I have heard back from the owners of [REDACTED] who have been out of the country. [REDACTED] will contact the contractor and have them clean out the concrete that was washed in the drain along the walking path near their home. I will check this area again in a week.

I advised [REDACTED] that we would monitor the path and should it need to be repaired the P'On Assembly will seek reimbursement from them. She agreed.

Emailed Mr. Barbieri the estimate from Lawn-O-Green on the replacement of the oak in the center circle on N. Shelmore Blvd. near Perseverance Square.

---

Projects AMCS is working on:

2008 Landscape Contract with Lawn-O-Green  
Perseverance Square Fountain Repairs Covered Under Warranty **ONGOING**  
Live Oak Replacement for 175 Civitas Street  
Power Washing and Painting of Infrastructure for 2008 **ONGOING**  
Playground Maintenance and Repairs for 2008 **COMPLETED**  
Tree Replacement on Jogging Street in the fountain park **ONGOING**  
E. Shipyard Cement in Drain and Rut on Path  
Quote for the Replacement of Oak in Circle on N. Shelmore Blvd. **COMPLETED**

\*This report includes projects AMCS has completed or is currently working on however it is not limited to the items listed.

AMCS Manager Report  
P'On Assembly  
Prepared for the Week Ending 3/21/08

---

The monthly closing report was sent to the Welcome Basket Chairperson, Cynthia Rosengren and the P'On Trust.

Forwarded Sheri Cooper a copy of the 2008 budget presentation packet because I was not sure she was handed down a copy from the Finance Committee.

I emailed Alan Barbieri asking for authorization to remove the tree at the corner of N. Shelmore Blvd. & Montrose Street based on Lawn-O-Greens recommendation because it appears to be declining in health as a result of the auto accident a few years ago. Alan Barbieri authorized the work and work order # 498 was issued to Lawn-O-Green.

The turf program and Lawn-O-Green's monthly schedule was emailed to Carter Fox, per his request.

---

Projects AMCS is working on:

2008 Landscape Contract with Lawn-O-Green  
Perseverance Square Fountain Repairs Covered Under Warranty **ONGOING**  
Live Oak Replacement for 175 Civitas Street  
Power Washing and Painting of Infrastructure for 2008 **ONGOING**  
Playground Maintenance and Repairs for 2008 **COMPLETED**  
Tree Replacement on Joggling Street in the fountain park **ONGOING**  
E. Shipyard Cement in Drain and Rut on Path  
Quote for the Replacement of Oak in Circle on N. Shelmore Blvd. **COMPLETED**

\*This report includes projects AMCS has completed or is currently working on however it is not limited to the items listed.

AMCS Manager Report  
I'On Assembly  
Prepared for the Week Ending 3/28/08

---

Received authorization from Matt Walsh that it was okay to have Chad Besenfelder take back the trashcan he donated to the Rookery to be used at the Creek Club dock.

Sent an email bulletin to residents reminding them of the March 26 Landscape Committee meeting at 5:15 PM in the upstairs conference room of the I'On Reality building.

Sent Matt Walsh a copy of the Suarez Soccer School proposal and insurance certificate for him to review and advise how to proceed. The school is looking to reserve the soccer field to put on a community program.

Sent John Powers a email regarding the two pot holes along the alley in phase 6 and asked that he review the matter and advise if this is a I'On Assembly responsibility.

Sent the Board of Trustees a reminder email to let them know that their committee reports are due for the Board meeting packet by the end of Wednesday.

Attended the Infrastructure Committee meeting on Friday. We reviewed the recent work that was done at the playgrounds and the power washing and painting of the infrastructure.

Attended the handover meeting for the parcel in the I'On Square and the Amphitheater.

---

Projects AMCS is working on:

2008 Landscape Contract with Lawn-O-Green  
Perseverance Square Fountain Repairs Covered Under Warranty **ONGOING**  
Live Oak Replacement for 175 Civitas Street  
Power Washing and Painting of Infrastructure for 2008 **ONGOING**  
Tree Replacement on Jogging Street in the fountain park **COMPLETED**  
E. Shipyard Cement in Drain and Rut on Path

\*This report includes projects AMCS has completed or is currently working on however it is not limited to the items listed.

**President's Report**  
**Regular I'On Assembly Board of Trustees Meeting**  
**March 31, 2008**

1. **ECMCS**

The Use Agreement was approved by the ECMCS Board last week and has been signed by Jody Swanigan. Dave Rosengren is following up on getting the supplemental insurance policy, and I expect to have everything wrapped up in a week or so.

2. **Capital Reserve Fund**

I have been working with the firm that did the capital reserve study to better understand the impact of inflation for infrastructure replacement and earnings on I have received three updated reports with varying assumptions, but there is still some tweaking to do. My goal is to develop recommendations for the Board by our next meeting for how much we need to contribute and a funding plan.

3. **Dog Park**

Gigi Chapman has proposed a dog park for the civic lots owned TIC on Civitas near the school. Tom Graham has indicated that TIC would consider such a use on an interim basis depending on the design, funding source, neighbors' support and a better understanding on how the park would operate. I have heard other requests for a dog park, and would like to discuss where we should go from here.

**To: I'ON Board of Trustees**

**From: Finance Committee**

**Date March 18, 2008**

**Members: Annie Bonk, George Flynn & Sheri Cooper**

The Finance committee met in March to discuss:

- 1) Writing an investment policy procedure to ensure the Assembly funds earn as much interest as possible with the least amount of risk. The committee plans to invest in certificates of deposit, money market funds and treasuries.
- 2) Current collection policy is being monitored to determine if it works.
- 3) Will put together an annual financial calendar to better understand when our routine expenses occur each year. This will improve the budget and monthly review process.
- 4) The Finance committee also agrees that a transfer fee is necessary.

Updates:

- 1) The Board needs a resolution to go forward with the line of credit. The amount will be \$300,000.
- 2) Tax returns were filed for 2007. The tax paid was \$6,861 to the IRS and \$409 to South Carolina

I'ON  
MONTHLY FINANCIAL SUMMARY FEB '08

	<b>08 BUDGET</b>	<b>08 YTD BUDGET</b>	<b>08 ACTUALS</b>	<b>08 ACT TO BUD VARIANCE</b>	<b>07 ACTUALS</b>	<b>08 TO 07 ACT VARIANCE</b>
<b>REVENUE</b>						
HOA fees	\$ 637,200	\$ 637,200	\$ 526,951	\$ (110,249) (A)	\$ 443,475	\$ 83,476
Interest	10,000	1,667	321	(1,346)	344	(23)
Other	-	-	(2,128)	(2,128)	(1,091)	(1,037)
<b>TOTAL REVENUE</b>	<b>647,200</b>	<b>638,867</b>	<b>525,145</b>	<b>(113,722)</b>	<b>442,728</b>	<b>82,417</b>
<b>EXPENSES</b>						
Mgmt Fee	45,864	7,644	7,644	-	7,497	147
Legal, Audit & Tax	22,350	3,725	(220)	(3,945)	741	(961)
Neighborhood Watch	7,500	1,250	2,625	1,375	160	2,465
Supplies	4,500	750	2,199	1,449	1,252	947
Communications	9,302	1,550	2,838	1,288	-	2,838
Events	8,550	1,425	868	(557)	-	868
Creek Club & Dock Rental	11,384	1,897	1,111	(787)	1,103	8
Bad Debt	6,372	1,062	-	(1,062)	-	-
Other	1,225	204	474	270	1,275	(801)
<b>Total Admin</b>	<b>117,047</b>	<b>19,508</b>	<b>17,539</b>	<b>(1,969)</b>	<b>12,028</b>	<b>5,511</b>
Signs	4,700	783	301	(483)	1,233	(932)
Water & Sewage	20,390	3,398	5,024	1,625	2,050	2,974
Electric	50,637	8,440	7,319	(1,120)	7,904	(585)
<b>Total Utilities</b>	<b>75,727</b>	<b>12,621</b>	<b>12,644</b>	<b>23</b>	<b>11,187</b>	<b>1,457</b>
Landscaping Contract	139,200	23,200	23,200	-	21,600	1,600
Landscaping & Supplies	105,600	17,600	22,620	5,020 (B)	9,436	13,184
Lake Maintenance	21,921	3,654	2,482	(1,172)	2,256	226
Repairs	17,000	2,833	1,625	(1,208)	4,855	(3,230)
Annual Playground Repair	10,000	1,667	-	(1,667)	-	-
Annual Power washing	9,175	1,529	-	(1,529)	1,485	(1,485)
Irrigation Repairs	5,000	833	630	(203)	70	560
Pet Stations	3,710	618	1,700	1,082	1,750	(50)
Annual Walking Path Repair	3,500	583	-	(583)	-	-
Mailbox Repairs	3,500	583	214	(370)	-	214
<b>Total Maint</b>	<b>318,606</b>	<b>53,101</b>	<b>52,470</b>	<b>(631)</b>	<b>41,452</b>	<b>11,018</b>
Insurance	15,625	2,604	9,667	7,063	10,820	(1,153)
Taxes	3,500	583	-	(583)	-	-
<b>Total Ins &amp; Tax</b>	<b>19,125</b>	<b>3,188</b>	<b>9,667</b>	<b>6,480</b>	<b>10,820</b>	<b>(1,153)</b>
<b>TOTAL EXPENSES</b>	<b>530,505</b>	<b>88,418</b>	<b>92,320</b>	<b>3,902</b>	<b>75,487</b>	<b>16,833</b>
<b>RESERVE</b>	<b>116,695</b>	<b>116,695</b>	<b>116,695</b>	<b>- (C)</b>	<b>102,484</b>	<b>14,211</b>
<b>NET INCOME (EXPENSE)</b>	<b>\$ -</b>	<b>\$ 433,754</b>	<b>\$ 316,130</b>	<b>\$ (117,624)</b>	<b>\$ 264,757</b>	<b>\$ 51,373</b>

(A) Past due letters sent.

(B) Improvements to Avant Garden

(C) Reserve was fully funded for 2008 with HOA dues collections

I'ON  
MONTHLY FINANCIAL SUMMARY FEB '08

Running estimate of over(under) budget status:

2007 directory	\$	2,500
Dec 07 meeting packet		2,000
Dec 07 Water credit		(2,600)
Dec 07 Neighborhood watch		1,900
2007 taxes		4,270
Avant Garden		5,870
Creek Club overage		1,000
No audit		(5,250)
School landscaping credit		(4,000)
	\$	<u>5,690</u>

I'On Communications Committee Report  
Submitted by Barbara Fry  
March 31, 2008

**Communications Committee.** Ward Mundy, John Powers, Cynthia Rosengren and I met mid-March to begin discussions on communication needs of the community. **Our discussion on methods of communication focused on effectiveness.** Specifically, we discussed the monthly newsletter, the website, emails, phone calls/door knocking, mailbox postings and physical message boards (maybe 3 or 4 strategically placed around I'On).

The newsletter seems to be working right now. We're open to more frequent emails to the community based upon meeting the standards of the use policy we approved last month. Specific issues of concern may come up on occasion that require phone calls and/or door knocking. Mailbox postings are being used now and we may look into the use of more community message board posts. **But for immediate attention we decided to focus on the website.**

**We each had assignments:**

- **Cynthia** is working with AtHome.net to further develop the work they've done on a new I'On homepage (both public and private). She's also developing a list (that we will add to) to use as a drop-down menu to improve navigation on the site.
- **Cynthia also identified 110 I'On households that we do not have an email address for.** We will make an attempt to reduce this list but it does point out that we cannot rely on electronic communication 100% of the time, and may have to use the USPS for special communications.
- **Ward and John** found out the information in Jack Hamilton's "What's Going I'On" can be formatted as a weekly email to I'On residents should we chose to do so. It could also be posted on the website.
- **Barb** is trying to determine what board information should be put on the website and how to organize it. How to archive old data is also being examined.
- **Each of us** is trying to spend a little more time on the website to become more familiar with it workings. We'd appreciate any other board help on this.

Following is a list of other website issues that came up that need future discussion:

- Coordination of info to website calendar/newsletter/Jack's piece
- Photo posting and editing
- AMCS's roles and responsibilities

- Website Administrator's roles and responsibilities
- Education of residents on use of website (how to post photos, events, navigate...)
- Posting of "Rules" of the website (like "Principles for Civil Dialogue" piece)
- Education of HOA board members on use of "Board Only" option on website

**I'On Directory.** I also met with David Williams, Jane Martin (the new BizNet President of the Board) and Cynthia Rosengren to discuss the 2009 I'On Directory. The directory is the primary fund raiser for BizNet and they are looking at getting an earlier start for ad sales on next years' book. The HOA contributes to the directory (\$2,500 last year?) and they are planning on our support again for 2009.

**I am also still working to get with the rest of the communications group to:**

- Confirm continued interest of individuals
- Develop roles and responsibilities
- Coordinate events and sharing of resources
- Determine who else should send out email to community (Trust? Website Admin? ...)
- Responsibility of directory updates

**Living in I'On newsletter.** In the March issue, **Bruce Kinney** addressed his concerns on building up the capital reserve fund. In April, **Sheri Cooper** spoke about her role as the Chair of the Covenants Committee. I think the May headline should go to **Matt Walsh** to discuss his work on the boating committee as well as other topics he may choose.

The April newsletter issue was also sent out from the Newsletter Editor, rather than AMCS. This was seen as a more personal approach from I'On rather than coming from the management company. We are also looking into creating our own pdf files.

We have again captured 20+ **undeliverable email addresses** from the April newsletter emailing. We are working to correct them or purge them from our list. We plan to continue capturing these names on future emails to help keep the list clean.

Sounds like **the survey** may be coming together. I received notice from **John Powers** that he had managed to get 60 total questions from the I'On Company, Trust, HOA and Club down to approximately 27. John said Chad will update us on the status of the survey at the March 31 board meeting. Notice to the residents that "a survey" might be coming was given in the April newsletter.

## Landscape - Infrastructure Committee Report-Alan Barbieri

Landscape - Infrastructure Committee Report: March 24, 2008

I continue to receive reports to follow log adherence to schedules.

Cater Fox and Brad Davis will serve as extra eyes on Maybank Green. They will serve as the "early detection system".

We hold a landscape meeting on March 26 to gain input and help.

We have an irrigation due diligence meeting April 4. We want to thoroughly investigate and be ready to make proper decisions.

I continue to be concerned with the many street side oaks, which seem "stressed." Fertilization etc... is ongoing.

Understand we may want to discuss professional planning advisor. This topic is on the agenda.

**To: I'ON Board of Trustees**

**From: Covenants Committee**

**Date March 13, 2008**

**Members: Skip Runge, Ward Mundy & Sheri Cooper**

The Committee met on Thursday, March 13, 2008 to discuss 1) amending the vehicle rule 2) outstanding violations and complaints and 3) Hopetown Road center lot.

1) In an effort to design a rule that we could apply on a consistent and fair basis the covenant committee decided to try and remove the gray portion of the rule. We feel that the "adequately screened" reference was the only subjective part of the rule and therefore deleted it. In addition, we wanted to be sure the vehicles were parked in spaces designed for vehicles. Below you will find the current rule, first amended on 7/1/02, and then our proposed amendment.

**D-101 VEHICLES:  
(Amended 7/1/2002)**

Except for temporary guests and visitors, only standard private passenger vehicles, including passenger vans and pick-up trucks are permitted to be parked at the front of a lot or on thoroughfares. All other vehicles, including motorcycles, boats and other watercraft, campers, golf carts, recreational vehicles, and trailers shall be parked at the rear of a lot behind a home, and adequately screened to be visible only from the service lane, not from the thoroughfares.

If the rear of a lot faces a thoroughfare, then such vehicles shall be adequately screened from view with architectural and/or landscape elements in a manner approved pursuant to Article IV of the Declaration.

As defined in the I'ON Code, a building's frontage is considered to be the elevation facing the primary thoroughfare unless the building is adjacent to water or marsh, in which case the frontage is the side of the building facing the water or the marsh. A thoroughfare is a public street (not a service lane) carrying vehicular traffic

**D-101 VEHICLES:  
(Proposed Changes)**

Except for temporary guests and visitors, only standard private passenger vehicles, including passenger vans and pick-up trucks are permitted to be parked at the front of a lot or on thoroughfares. All other vehicles, including motorcycles, boats (less than XX feet) and other watercraft, campers, golf carts, recreational vehicles, and trailers shall be parked at the rear of a lot behind a home, in either the homeowner's parking pad, carport or garage.

As defined in the I'ON Code, a building's frontage is considered to be the elevation facing the primary thoroughfare unless the building is adjacent to water or marsh, in which case the frontage is the side of the building facing the water or the marsh. A thoroughfare is a public street (not a service lane) carrying vehicular traffic

**Per review of the covenants, any rule amendments need to be mailed to the residents at least five days before a Board vote to amend a rule.**

2) Violation/Complaint status:

- a) Shelmore & Shipyard - boat/trailer complaints waiting for vehicle rule decision
- b) Civitas - backyard and porches called to ask homeowner to straighten up - in process
- c) Sowell – occupant has catering business, was temporarily using house
- d) Shelmore – landscaping in process
- e) Shelmore area complaints about AB Evans truck noise in the early morning and all day long. Ward sent e-mail to Chad at the I'ON Company to get status on AB Evans moving out.
- f) LeeAnn – Complaint that house needs power washing

3) Letter sent to residents of Hopetown Road asking them to keep an eye out to make sure the center lot doesn't get full of junk again. Next step is to write another letter to the owner of the lot.

The committee still plans to review the remainder of the covenants and rules during 2008 and report back to the Board.

## Amenities Committee Report-Matt Walsh

Due to schedule conflicts the committee did not meet in person this past month. However, a vibrant email exchange was had. The email exchange was largely centered around the boat docks at the Creek Club. Members displayed frustration of one boat that had been using the dock for quite some time while in disrepair. This then turned into a negative situation that was not very easy to diffuse, as is often the problem with E-mail, things got a little out of hand. Ultimately this illustrates the Clubs need to listen to and work with the assembly. The committee gave to the club a list of suggested "terms of use" that were designed to avoid the situation that we had last week. Unfortunately, we are not making great headway with the Club. Chad has taken the terms into consideration, and at this time I believe some are actually going to happen. That is progress.

Issues that the Club has yet to address and will further strain on the creek club situation:

Trailer parking

Boat stickers for non trailer and/or multiple boats

Rules enforcement

I would like to take this opportunity to remind the Assembly that the Creek Club docks are owned by the Club. Through the "Recreational Easement And Agreement To Share Costs" "The Assembly shall be obligated to pay to Club Owner assessments as provided herein to cover a share of the costs incurred by the Club Owner in maintaining, repairing, replacing, operating and insuring the boating facilities". The assembly pays roughly \$400/month as our part of the assessment that was provided to the Assembly by the Club last November.

We are living up to our end of the bargain and should be given the same courtesy by the club as it relates to this matter.

Potential Dock expansion

Chad has sent me the contact information for the necessary organizations to determine if the Assembly in conjunction with the Club would be eligible for a dock expansion. I am working on looking into this as a possibility and will come back with recommendations/costs.

Potential I' On Creek Club Fishing tournament

Working on putting together a sub committee to look at the possibility of working with the club to establish an annual fishing tournament. This would prove to be a fun all inclusive civic event with proceeds going to charity. Target is for a fall 2008 tournament.

Suarez Soccer School (SSS)

Cheryl Wilson of AMCS forwarded for everyone's review a proposal from the SSS. I would suggest that perhaps the Club would be a better target for the proposal, and that we could allow the soccer field to be used. This will help the Club achieve their activities goal, and illustrates how the Assembly and the Club can and should work in concert for the best interest of Assembly members.

Respectfully Submitted,

Matthew Walsh