

**I'On Assembly  
Preliminary Board of Trustees Meeting Minutes  
May 22, 2008**

**Members Present** Bruce Kinney, Sheri Cooper, Barbara Fry, Ward Mundy, and John Powers

**Members Absent** Matt Walsh

**Guests** Annie Bonk, Chad Besenfelder, and Mike Duckworth

**AMCS** Cheryl L. Wilson

Bruce Kinney called the meeting to order.

**Minutes**

Ward Mundy made a motion to accept the April 24, 2008 Board of Trustees meeting minutes as presented. John Powers seconded the motion. All in favor. Motion carried.
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**Homeowner Forum**

Michael Duckworth of 302 North Shelmore Blvd. advised the Board of Trustees that the new bubble wall climber that was installed in the Scramble is obtrusive and does not fit with the design of the playground. The Board of Directors will review the area.

**I'On Company Report**

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

*I'On Square:*

The project at the I'On Square is complete including the irrigation repair. The I'On Company continues to work on repairing the brickwork around the park. This area is ready to be turnover from the I'On Company to the I'On Assembly.

*Perseverance Square:*

The project at Perseverance Square is complete and looks great. The irrigation system was repaired by the I'On Company.

*Canals and Lakes:*

Estate Management Group was contacted and the Westlake aerator will be repaired and should be installed next week. H.M. Northcutt prepared a maintenance plan and costs associated with the amphitheater pumps and irrigation wells. The leaking PVC pipe has been repaired. The irrigation pump suffered electric surge and the I'On Company has scheduled the repair.

*Phase 11:*

AB Evans has cleared materials from the section of staging area near Mobile Street. AB Evans are negotiating a contract for new property to relocate operations out of I'On by the end of May.

*Boating Facility:*

The I'On Company met with the I'On Assembly Boating Committee and agreed on a new maintenance plan. Mr. Besenfelder will be meeting with the I'On Club manager to discuss signage and rule enforcement. Signs and new rules should be in place around June 1.

*Phases 7 and 9:* Mr. Besenfelder will be meeting with landscape architects to plan enhancements for the Phase 7 parks and Phase 9 walking paths. He expects plans completed late this month and the work to be scheduled in June. Mr. Besenfelder would then like to schedule a walkthrough with the I'On Assembly to turn over Phase 7 and 9 and the Lafayette Canal to the I'On Assembly.

*Other Miscellaneous Updates:*

- The new I'On Club/East Cooper Montessori Charter School entrance from Mathis Ferry Road is still pending. The I'On Company met with the South Carolina Department of Transportation this week and is working with engineers to produce a traffic study.
- The South Carolina Department of Transportation denied the I'On Company's initial landscape plan for the Mathis Ferry Road roundabout. The I'On Company is working with the Town of Mt. Pleasant to create an alternative landscape plan. They hope to have an encroachment permit from the South Carolina Department of Transportation soon.
- The sidewalk installation near lot 5-51 at the corner of Mobile Street and North Shelmore Blvd. has been completed.
- The trees have been planted to screen the end of Mobile Street and Phase 11.
- The curb along lot 11 will be modified to allow two parking spaces on Rialto Road.
- Gulf Stream agreed to look again at the drain on the homeowner alley near lot 6-25. If they agree to lower the drain, it will schedule with the Rialto Road curb modification.
- The new street sign for Robert Mills Circle has been installed.
- The new weir in the Rookery suffered erosion and the I'On Company will schedule the repair.
- The palm trees along Latitude Lane have been relocated to provide room for EMS access. The I'On Company has notified the Town of Mt. Pleasant engineer Vince Anderson. The streets should have designated parking spaces soon. Pleasant Places will repair the sinkholes along the grass.

Mr. Besenfelder will gather information on the Lafayette Canal before it is deeded over to the I'On Assembly. Mr. Besenfelder advised that the depth specifications for the canals are two feet from the edge to four feet in the center.

Mr. Besenfelder will e-mail AMCS turn over information for the I'On Square and Amphitheater for the Board of Trustees to review before formal acceptance.

The Board of Trustees advised Mr. Besenfelder of the attorney office that has moved in to the downstairs I'On Square office space. Mr. Besenfelder will look into this as this type is of business is not permitted per the governing documents for the I'On Square.

The Board of Trustees reviewed the ownership of the marsh walk paths with Mr. Besenfelder. Mr. Besenfelder advised that the Rodriguez's of 46 Saturday Road have been granted a dock permit by Ocean Coastal Resource Management.

**AMCS Report**

AMCS reported the following account balances as of May 15, 2008:

Operating Account \$56,412.04

Fidelity Investment Account

Capital Reserve Funds \$481,991.78

Operating Funds in Reserves \$295,915.54

AMCS stated that the Board of Trustees meeting packet was sent out on May 16, 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.

### **President's Report**

The Board of Trustees reviewed the transfer agreement and the proposed plan to try to pass the transfer agreement.

The Board of Trustees formally accepted Alan Barbieri's resignation from the Board of Trustees. The Board of Trustees appointed Dave Rosengren to be the new Landscape Committee Chairperson. Mr. Rosengren will not fill the vacant seat on the Board of Trustees. The vacant seat will be filled at the annual meeting election.

The Board of Trustees reviewed the Board of Trustees terms of office. In December 2008, the members' seats that will be up for election will be Sheri Cooper, Ward Mundy, and Alan Barbieri.

The Board of Trustees agreed to distribute the community survey at the Mid-Year Meeting.

### **Finance Committee**

The Board of Trustees reviewed the Finance Committee reported prepared by Mrs. Cooper.

The Board of Trustees reviewed the line of credit from Harbor National Bank.

The Finance Committee will work on a new collection policy to recommend to the Board of Trustees. The Board of Trustees agreed to extend the due date for the 2008 annual homeowner association dues until June 30, 2008 at which time the delinquent accounts will be turned over to the I'On Assembly's attorney for further action.

The Finance Committee will present a budget at the next meeting for the I'On Assembly to fund for children events to be held at the Creek Club.

The Board of Trustees agreed to review the request from the Conservation Corp for funds from the I'On Assembly.

### **Communications Committee Report**

The Board of Trustees reviewed the Communication Committee Report prepared by Mrs. Fry.

### **Landscape Committee Report**

The Board of Trustees reviewed the Landscape Committee Report prepared by Mr. Rosengren.

### **Infrastructure Committee Report**

The Board of Trustees reviewed the Infrastructure Committee Report prepared by Mr. Powers.

### **Compliance Committee Report**

The Board of Trustees reviewed the Compliance Committee reported prepared by Mrs. Cooper.

Mr. Kinney will get a legal opinion on enforcing on the street boat parking within I'On.

**I'On Design Committee**

Mr. Mundy updated the Board of Directors on the I'On Design Committee.

**Amenities Committee**

The Board of Trustees reviewed the Amenities Committee report prepared by Mr. Walsh.

**External Relations**

The Board of Trustees reviewed the external relations report prepared by Mr. Powers.

**Mid-Year Meeting**

The Board of Trustees reviewed the Mid-Year Meeting notice and agenda. Mrs. Cooper will work with AMCS on the meeting packet that will be mailed to each owner.

**Storage Space**

Mr. Rosengren and Mr. Powers continue to work on finding storage space within the Scramble storage shed.

**Phase Eleven**

The Board of Trustees discussed the possible plans for phase eleven.

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

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Barbara Fry, Secretary