

**I'On Assembly
Board of Trustees Meeting Minutes
July 24, 2008**

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

AMCS Cheryl L. Wilson

Guests Dave Rosengren, Pat & Tip Jennings and Annie Bonk

Bruce Kinney called the meeting to order.

Homeowner Forum

Mr. and Mrs. Jennings had a few concerns to address to the Board of Trustees. They were:

1. The condition of the center island lot at 11 Hopetown Road. Mr. & Mrs. Jennings asked that the Board of Trustees contact the owner to clean up the lot.
2. The property at 15 Hopetown Road needs landscaping to be installed.
3. The section of the street in front of Mr. and Mrs. Jennings at 14 Hopetown Road needs to be paved.

Ward Mundy made a motion to draft a new rule in regard to requiring that a I'On Design Committee approved landscaping plan be installed at a home prior to a certificate of occupancy being issued.. The proposed amendment will be sent to the Board of Trustees to review and then the Board of Trustees could put the rule to a vote at the Annual Meeting. John Powers seconded the motion. All in favor. Motion carried.

Sheri Copper advised that the Compliance Committee has attempted to contact the owner of the lot to discuss the maintenance and upkeep that the lot needs. The Compliance Committee has not heard from the lot owner.

Bruce Kinney made a motion to authorize the Compliance Committee to begin the violation procedure on the property at 11 Hopetown Road. Ward Mundy seconded the motion. All in favor. Motion carried.

Mr. and Mrs. Jennings were asked to send John Powers an e-mail to advise what they would like done with the street in front of their home.

Minutes

Bruce Kinney made a motion to accept the May 22, 2008 Board of Trustees meeting minutes as presented. Ward Mundy seconded the motion. All in favor. Motion carried.

AMCS Report

AMCS reported the following account balances as of July 22, 2008.

Operating Account \$7,421.21

Fidelity Investment Account

Capital Reserve Funds \$483,721.67

Operating Funds in Reserves \$267,193.63

AMCS stated that the Board of Trustees meeting packet was sent out 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.

Landscape Committee

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

The Board of Trustees discussed Bud Garner of 217 North Shelmore Boulevard; offer to purchase additional landscaping for Maybank Green. Mr. Rosengren will contact Mr. Garners regarding his offer.

Bruce Kinney suggested that the Board of Trustees should look into allowing residents to donate money to purchase trees with plaques, which would be similar to the I'On Trust bench program.

Dave Rosengren will work on sprucing up the common area to the right 28 Mobile Street.

I'On Company Report

The Board of Trustees reviewed the I'On Company report prepared by Chad Besenfelder.

The Board of Trustees agreed to hire their own engineer to review the canals before they are turned over from the I'On Company to the I'On Assembly.

The Board of Trustees asked the Landscape and Infrastructure Committees to work with the I'On Company on the enhancement project for Memorial Park and Georgetown Park.

Ward Mundy advised that the governing documents for the I'On Design Committee states that the developer is responsible for operating the I'On Design Committee until the last lot is sold. Bruce Kinney will review the subject to confirm that the I'On Company has to operate the I'On Design Committee.

President's Report

AMCS advised that they had received one hundred and fifty eight proxies for 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.

Treasurer's Report

The Board of Trustees reviewed the Treasurer's Report prepared by Mrs. Cooper.

The Board of Trustees agreed to sponsor the Chili Cook off in October.

The Board of Trustees discussed purchasing recycling trash cans for events. Mrs. Cooper will bring the proposal for recycling trashcans to the Board of Trustees.

Mrs. Cooper advised that thirteen delinquent accounts have been turned over to Johnnie Dodds for collections

The Board of Trustees agreed additional insurance on the docks was not needed.

Communications Report

The Board of Trustees reviewed the communication report prepared by Mrs. Fry.

Mr. Powers briefed the Board of Trustees on the recent community meeting with the Mount Pleasant Police Department.

Mr. Powers will work on compiling hurricane preparedness information for a community meeting with the Mount Pleasant Police Department.

Mrs. Fry will work with AMCS on setting up the Board of Trustees section on the community website.

The Board of Trustees agreed to monitor the message board in case a response from a member of the Board of Trustees is needed.

Infrastructure Committee

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

Mr. Powers discussed the cost for putting some common areas on a well irrigation system and that the initial cost will be high but the well would pay for itself in the long run.

Compliance Committee

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

Docks Maintenance

Mr. Walsh advised that the Isle of Hope Road and Saturday Road crabbing docks need to be power washed and some minor repairs. Mr. Powers will forward a referred company to AMCS to get estimates.

Matt Walsh made a motion to have the soccer fields lined, for about \$100.00. John Powers seconded the motion. All in favor. Motion carried.
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External Relations

Mr. Powers advised that he is continuing to build external community relationships.

Storage Space

Mr. Rosengren and Mr. Powers continue to look into storage space in the Scramble shed and Amphitheater towers.

Board of Trustees Candidates

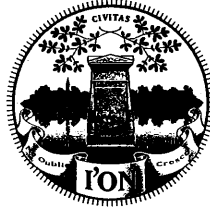
Bruce Kinney reminded members of the Board of Trustees to keep in mind new candidates for next years Board of Directors.

Next meeting will be held on Wednesday August 27, 2008 at 5:30 PM at the I'On Company Upstairs Conference Room.

Barbara Fry, Secretary

Landscape Update – July, 2008

1. **Soccer Field well:** The well on the soccer field has run dry and will either need to be dug deeper or the field transitioned to city water. It will likely pay out to dig the well deeper. John Powers and I are working with Lawn-o-Green and HM Northcutt to understand scope and cost, likely to be in the range of \$10,000 - \$15,000.
2. **Maybank Green well:** Sheri Cooper has asked that we consider the potential to dig a well and install a pump to irrigate Maybank Green. There are issues like location, noise, electrical costs, and iron stains, but the potential is likely that this could pay out. John Powers and I will work with Lawn-o-Green and HM Northcutt as per 1) above.
3. **Common area maintenance:** Amy Sage and I continue to work with LOG using the common area map we created. LOG has made significant progress around Eastlake, the Eastlake entrance, and the Low Country entrance. We have also identified several areas for enhancing the plantings. Amy and I will agree priorities for these areas and then make a recommendation to the Board.
4. **Live oak trimming:** LOG has begun their program to trim live oaks in the neighborhood; the process will take several weeks to complete.
5. **Mathis Ferry Island:** Chad Besenfelder continues to work with the Town and the State to obtain approval to plant the round-a-bout island. It may be in the Assembly's best interest to contribute to the investment. More to come.
6. **I'On Square:** We continue to work with Cheryl and LOG regarding the scope of the project to have LOG takeover maintaining the Square. The problem has been in getting clarity regarding "who is doing what" currently. Cheryl is setting up a discussion with the Square management company.
7. **Irrigation and Water Meters:** I have asked LOG for a 4 hour block with their irrigation specialist to review all irrigation systems and the location of all water meters. The objective is to complete the work done by Carter Fox and Len Hanson to reconcile areas of irrigation and billing. Chad Besenfelder will participate in the project.



Ion Development Update July 24, 2008

Square and amphitheater hand over completion:

- Bricks ordered for square retaining wall repair
- We will replace a few dead rosemary plants next week
- Amphitheater locks will be replaced with single key today. I will make copies for HOA, Trust, LOG, and AMCS.
- I will contact Cheryl Wilson to schedule final deed turnover mid August

Canals:

- Received the designs for the canal walls from RK Engineers. I am preparing information for the HOA to move forward with Lafayette Canal turnover.
- Jefferson Canal plans are complete but still waiting on renderings. Tom Graham and Structures Building will share the plans with you next Board Meeting.

Phase 7:

- Met with Wertimer Architects early this month. They are designing enhancements for Memorial and Georgetown parks
- I will send a proposal to the HOA Board next week for a shared Phase 7 marsh walk maintenance plan for 2009.

Phase 9:

- Wertimer Architects are planning improvements for Phase 9 marsh buffer and marsh walks. The cul-de-sac irrigation system failed but is repaired and I will replace the dead plants soon.

Phase 11:

- We are mowing field behind McDaniel Lane tomorrow. I replace a few fence rails but need tools to replace one more. Plan to mow the former staging area near Mobile Street. Monthly services will replace quarterly service beginning immediately. Residents called with concerns.



IDC:

- I will send the HOA Board a proposal for turning over IDC operations to the I'On Assembly. This will involve cooperation from both HOA Board and IDC to transfer successfully. I hope to have a preliminary plan ready for your review next month. I would like to turnover most operations to I'On Assembly by January 2009.

Roundabout and Club Entrance Mathis Ferry Road:

- SCDOT denied our initial landscape design for the roundabout. I met with the town and we are designing a new plan. I would like to send you our ideas before next HOA meeting for your suggestions. Would the HOA help pay for a portion of these improvements? The town is willing to help but not until next year.
- SCDOT has sent us a number of conditions before they will approve the new entrance to the club from Mathis Ferry Road. We are working with engineers and will have an update for you next meeting.

Future Improvements:

- Rialto Road curb modification almost complete to allow two additional on street parking spaces.
- Latitude lane trees and grass are improving. We will plant more grass and fill in some low areas.
- I will keep a close eye on Westlake HOA areas regarding drainage. IDC has implemented new policy for all builders to submit erosion and drainage plans when submitted landscape projects. TIC will improve the lake path along Fernandina

Please feel free to contact me if you have any questions or concerns.

Chad Besenfelder
The I'On Company

'08
MONTHLY FINANCIAL SUMMARY

	08 BUDGET	JUN '08 YTD BUDGET	JUN '08 ACTUALS	08 ACT TO BUD VARIANCE	07 ACTUALS	08 TO 07 ACT VARIANCE
REVENUE						
HOA fees	\$ 637,200	\$ 637,200	\$ 624,619	\$ (12,581) (A)	\$ 510,247	\$ 114,372
Interest	10,000	5,000	2,981	(2,019) (B)	6,403	(3,422)
Other	-	-	1,046	1,046	2,145	(1,099)
TOTAL REVENUE	647,200	642,200	628,645	(13,555)	518,795	109,850
EXPENSES						
Mgmt Fee	45,864	22,932	22,932	-	22,785	147
Legal, Audit & Tax	22,350	13,850	915	(12,935) (C)	1,591	(676)
Neighborhood Watch	7,500	3,750	3,625	(125)	1,960	1,665
Supplies	4,500	2,250	3,506	1,256	1,932	1,574
Communications	9,302	4,651	3,315	(1,336)	-	3,315
Events	8,550	4,275	3,536	(739)	5,035	(1,499)
Creek Club & Dock Rental	11,384	5,692	5,732	40	3,738	1,994
Bad Debt	6,372	3,186	-	(3,186)	-	-
Other	1,225	613	474	(139)	3,054	(2,580)
Total Admin	117,047	61,199	44,036	(17,162)	40,095	3,941
Signs	4,700	2,350	396	(1,954)	1,368	(972)
Water & Sewage	20,390	10,195	10,028	(167)	8,632	1,396
Electric	50,637	25,319	22,037	(3,282)	23,733	(1,696)
Total Utilities	75,727	37,864	32,461	(5,402)	33,733	(1,272)
Landscaping Contract	139,200	69,600	64,300	(5,300) (D)	54,250	10,050
Landscaping & Supplies	105,600	60,154	63,742	3,588	15,183	48,559
Lake Maintenance	21,921	10,961	8,071	(2,889)	8,729	(658)
Repairs	17,000	8,500	4,520	(3,980)	6,815	(2,295)
Annual Playground Repair	10,000	10,000	11,061	1,061	-	11,061
Annual Power washing	9,175	8,675	8,675	-	4,785	3,890
Irrigation Repairs	5,000	2,500	4,393	1,893	8,095	(3,703)
Pet Stations	3,710	1,855	1,700	(155)	3,710	(2,010)
Annual Walking Path Repair	3,500	1,750	-	(1,750)	2,150	(2,150)
Mailbox Repairs	3,500	1,750	604	(1,146)	-	604
Total Maint	318,606	175,744	167,064	(8,680)	103,717	63,347
Insurance	15,625	8,514	10,785	2,271	10,499	286
Taxes	3,500	3,000	7,270	4,270 (C)	2,351	4,919
Total Ins & Tax	19,125	11,514	18,055	6,541	12,850	5,205
TOTAL EXPENSES	530,505	286,320	261,617	(24,703)	190,395	71,222
RESERVE	116,695	116,695	116,695	- (E)	94,027	22,668
NET INCOME (EXPENSE)	\$ -	\$ 239,185	\$ 250,333	\$ 11,148	\$ 234,373	\$ 15,960

(A) Attorney to file lien letters in July on remaining non-payers

(B) Reflects decreased interest rates

(C) Income taxes were \$4,270 greater than budget. Used audit budget to pay taxes.

(D) Represents payment from school toward landscaping costs

ION
MONTHLY FINANCIAL SUMMARY

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

Running estimate of over(under) budget status:

2007 directory pd 2008	\$	3,220
Dec 07 meeting packet pd 2008		2,000
Dec 07 Water credit		(2,600)
Dec 07 Neighborhood watch pc		1,900
No audit		(5,250)
2007 taxes		4,270
Creek Club overage		1,281
School landscaping credit		(5,300)
	\$	<u>(479)</u>

I'On Communications Committee Report
Submitted by Barbara Fry
July 21, 2008

The Website. I met with Cheryl Wilson the week of 5/26 to review the "board" aspects of the website to see if we could benefit from their use. I think there are some very solid applications we could use to not only improve our communication to each other, but keep a "trail" of communications intact that would not be lost when a board member leaves. I plan to discuss this more at our 7/24 meeting.

Living in I'On newsletter. The June issue featured **John Powers** in his landscape/infrastructure role. He introduced Dave Rosengren as the new landscape chair. A reminder was put in about homeowner dues due by June 30th to avoid property liens. In July the lead article featured the July 4th celebration in I'On. A plug was put in to get the Transfer Fee Proxy signed and in. Also featured was a new section on "Neighborliness Matters" to try to boost civic manners.

Regarding the newsletter - for each of you - "What should be put in the newsletter in August to alert residents of any of your committee work that may affect/concern them?"

Unless someone thinks otherwise, I thought the lead article in the August newsletter would be a review of the community crime prevention meeting being held tonight (7/21).

The **I'On Community NEWS** identity was used 4 times in July. 1) To remind people of the date and place of the 1st Friday cocktail party (actually held on the second Friday due to the 4th) along with some recycling news; 2) to send out the volunteer newsletter; 3) to give notice of the Community Meeting regarding crime prevention; and 4) to announce an I'On Night at the RiverDogs on Thursday, July 31. The I'On Club has organized the event and wanted to make it available to all I'On residents.

July' 08 Infrastructure Update

Projects Completed

- a. Alley Drain repaired behind Willis residence – Lot 6-25;
- b. Dead Tree removed blocking alley behind Willis residence
- c. Bricks replaced and repaired for mailbox flooring in Scramble/I"Onsborough.
- d. Street signs repaired on McDaniel/Perserverence.
- e. Soccer Field Goals repaired and anchored.
- f. Westlake Irrigation Pump Motor repaired
- g. Joggling Fountain repaired.
- h. Sinking of pipes attached to aerators in lakes scheduled to be completed within July.
- i. Lock on Amphitheatre Tower repaired with new key. IOC now to have one key that works on both locks at both towers. AMCS to have spare keys along with HOA.
- j. Rookery Fido House on maintenance schedule for emptying.
- k. Broken sprinkler heads on Eastlake repaired.
- l. Bollards repaired in Rooker Five Points tower due to vandalism.
- m. Storm Drain near Lattitude Lane repaired by Town of Mount Pleasant (neighbors dog almost fell in with hind-quarters – homeowner let us know)
- n. Boathouse powerwashed inside and out; trash removed from fireworks; smells to be identified; off duty police to step up patrols during summer- should be completed by end of July.

Projects on Calendar/ To Do List

- o. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- p. Resurface alleys – develop a yearly schedule/calendarize for Board to review
- q. Street Lights Mapping and SC&G Updates
- r. Aerators in Lakes maintenance plan. Work with Estate Management/Develop relationships. Review Contract.
- s. Test Lake for Fecal Coli-Forms
- t. Westlake Drainage Issues
- u. Off Duty Police Reports being screened and hours adjusted (will discuss at HOA July Meeting)

- v. Proposal being developed to insulate bottom of the Boathouse to prevent nearby residents from hearing the sound from the aerator motor.
- w. Plan to obtain estimates on bike racks for the community
- x. Plan to Paint Frogmore Road pump station doors.
- y. Rope on Tower Swing to be replaced in Rookery and erosion at path of overflow drain to be repaired

Amenities Committee Report July 2008

Docks: Boating season has been great this season as compared to years past. The Committee and the IOC have done a great job at making this season a real success.

The Crab Docks are both in need of some repair. The Dock off Saturday Rd. still has some boards that need to be replaced/repared on the railing. The dock off Isle of Hope has some rub rails that need to be repaired/replaced.

As these docks are owned by the HOA (according to Chad they were deeded at the time the trails were deeded) I will be requesting permission to have these items repaired. This may or may not be something that LOG can do.

The Dock at the Creek Club needs to have a cleat replaced. I will communicate to Chad.

All the Docks are in need of cleaning. The main docks and the crab docks need to be pressure washed.

Furthermore, I will be communicating with the Conservation corps of Ion my desire to have a "Clean the Docks" day. The main purpose here is to remove abandoned Crab pots off the docks and back creek. I hope to have this complete by the next meeting.

Soccer Field: The goals and nets at the soccer field have all been repaired. Furthermore the Goals have been anchored in place to help preserve the goals. One neighbor has volunteered to design and spray the lines on the field. This would greatly improve the field. The HOA needs to purchase a line sprayer and paint. Mr. O'Connor, a landscape design architect, has volunteered to design and paint the lines.

Finally, The effort to have the docks AND the parking lot at the Creek Club transferred to the Assembly, has stalled. According to Chad the Parking lot is the issue. I continue to try to make that happen.

Regards,

Matt Walsh