

**I'On Assembly
Annual Meeting Minutes
December 10, 2009**

Members Present Bruce Kinney, Barbara Fry, John Powers, Brady Anderson, Sheri Cooper and Jody McAuley
Members Absent Matt Walsh
AMCS Jane Gottshalk and Helen L. Postell Hutson

Bruce Kinney called the meeting to order. 119 homes were represented in person or by proxy. He introduced Jane Gottshalk and Helen L. Postell Hutson with AMCS.

Minutes

Sheri Cooper made a motion to approve the 2008 annual meeting minutes as presented. John Powers seconded the motion. All in favor. Motion carried.

Board of Trustees Election

Bruce Kinney advised that there were four Board of Trustees seats up for election, each with two year terms.

Bruce Kinney asked each candidate to come forward and introduce themselves. The candidates were: Deborah Bedell, Kershaw LeClercq, Martha Morgan, Phyllis Sheffer, Jay Thompson, and John Tiller.

The nominations were closed and AMCS collected the ballots to tally the votes.

President Report

Bruce Kinney reported on the following items:

- The passing of the transfer fee in 2009 will fund new projects and add to the capital reserve fund.
- The capital reserve fund is fully funded.
- The Homeowners Association completed the landscaping of the Mathis Ferry Road round-a-bout. Mr. Kinney thanked Amy Sage and Dave Rosengren for their work on this project.
- The I'On Design Committee transition is progressing smoothly.
- All residents are urged to join the I'On Trust.

Finance Committee

Sheri Cooper reported that there are currently four homes under foreclosure. Twenty-two lien notices were sent in 2009, and there are forty-eight lots remaining that have not fully paid.

The reserve contribution is currently \$100,000.00 per year.

The financial review for 2008 has been completed.

The Homeowners Association dues will decrease from \$910.00 in 2009 to \$895.00 in 2010.

The water bill decreased by \$12,000.00 in 2009 due to the irrigation from Westlake to Maybank Green.

I'On Design Committee

Jody McAuley advised that the I'On Design Committee transition from the I'On Company to the Assembly began in 2009.

A design committee has been established and is meeting regularly.

The I'On Design Committee sponsored a hurricane seminar which was very successful.

Communications Committee

Barbara Fry reported the following:

- The 2010 community directories are available.
- The Communications Committee works with I'On Biznet and the Ambassadors to welcome new residents to the community. To date, 600 welcome baskets have been delivered.
- A new online form has been set up for the Creek Club rentals. Rentals will no longer go through AMCS, but will go directly to the Creek Club. Community days for 2010 have been posted on the website.
- The new website will be launched by the end of December.
- Barbara Fry thanked the candidates who are running for the Board of Trustees.
- Barbara Fry advised that she will continue to prepare the monthly newsletter.

Landscape Committee

Dave Rosengren reported the following projects that were completed in 2009:

- Mathis Ferry Road round-a-bout.
- Eastlake Road entrance enhancement.
- Maybank Green irrigation from Westlake.
- Perseverance Park planting.
- Northwest corner of Westlake planting and enhancements.
- Turf areas are continuing to improve.

Dave Rosengren addressed the issue of the recent plant theft. Mr. Rosengren advised that police reports have been filed and asked residents to report anyone seen removing plants.

Mr. Rosengren advised that he hopes to begin a tree maintenance program for the live oaks in the community in 2010.

Infrastructure Committee

John Powers reported the following:

- The marsh walk has been cleared of tree roots.
- Picnic tables and mulch have been added to the fire pit area.
- Pavers have been added at the turn lanes on Ionsborough Street.

John Powers thanked Dave Rosengren and AMCS for their help with the Landscaping and Infrastructure committees.

Compliance Committee

Brady Anderson advised that the attempts to contact the owners of 38 Fernandina regarding the condition of their lot have been unsuccessful. Plans are being made to have the lot cleared by Lawn-O-Green.

Brady Anderson reminded everyone that parking on the streets is a Town of Mount Pleasant issue and any complaints regarding parking should be directed to the Town of Mount Pleasant.

Brady Anderson advised that the new rule passed this year regarding cutting and adding to plants in there common area. This rule mainly pertains to marsh lots.

Brady Anderson asked that any complaints or concerns be directed to AMCS.

Developer's Report

Chad Besenfelder reported that the I'On Company is working on an exit strategy; however, the developer continues to be involved and focused on the continued development in the community.

Mr. Besenfelder advised that fifteen lots were sold in 2009, and twenty percent of the construction in Mount Pleasant in 2009 was in I'On.

There are currently sixty-five vacant lots, and twelve homes under construction.

The I'On Company is working on a marketing study which will be completed in January 2010.

I'On Trust

Anne Register thanked everyone who participated in the Giving Lights of I'On. She thanked the Board of Trustees and the Assembly for their \$6,000.00 donation in 2009 and for their support. Ms. Register thanked everyone for their support of various Trust activities in 2009. She recognized and thanked the retiring Trust Board members and recognized the incoming board members. Ms. Registered encouraged all residents to join the Trust.

Civitas Award

David Rosengren presented the 2009 Civitas Award to Libby Eble.

Meeting Adjourned.

Barbara Fry, Secretary