

**I'On Assembly
Board of Trustees Meeting Minutes
March 25, 2009**

Members Present Bruce Kinney, Sheri Cooper, Matt Walsh, Jody McAuley, Barbara Fry, and Brady Anderson

Member Absent John Powers

AMCS Jane Gottshalk, Helen L. Postell Huston

Guests Ed Clem, Dave Rosengren, Amy Sage, Steve Degnan, and Lee Ann Atkins.

Bruce Kinney called the meeting to order.

Homeowner Forum

Steve Degnen gave an update on the proposed community gardens. He is proposing several small gardens on the west side of the Amphitheater. He has met with Vince Graham and Chad Besenfelder from the I'On Company. He stated that he would like for the community to be informed of the benefits and would like feedback form the community before planning larger gardens.

Minutes

Barbara Fry made a motion to accept the February 26, 2009 Board of Trustees meeting minutes as presented. Matt Walsh seconded the motion. All in favor. Motion carried.

AMCS Report

AMCS representative reported the following account balances as of February 28, 2009:

Operating Accounts

RBC Centura Bank-Operating	\$107,904.67
Fidelity Operating	\$69,537.27
RBC CD#9416920442	\$30,000.00
RBC CD#9416920434	\$30,000.00
Harbor CD#2000522	\$45,000.00

Reserve Accounts

CD #2000343	\$32,454.39
CD #2000354	\$32,425.41
CD #2000431	\$30,732.00
Harbor CD# 2000520	\$50,000.00
Harbor CD#2000521	\$50,000.00
Fidelity Capital Reserve	\$427,042.25

The AMCS representative stated the that Board of Trustees meeting packet was sent out on March 20, 2009 to the Board of Trustees giving them a chance to review the operating statement, twelve month trend, balance sheet, open and closed work orders. The AMCS representative 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.

I'On Company Report

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

Creek Club

Chad Besenfelder stated that more research is needed to determine how the HUD which was amended in 2000 will affect homeowners.

I'On Canals

The plans for deeding over the I'On Canals to the Assembly were discussed. Bruce Kinney advised that a third party professional may be needed to assist in that process. Bruce Kinney and Chad Besenfelder agreed that the I'On Company and the Assembly would share the cost of a hired professional agreed upon by both parties.

Westlake Irrigation

The pump at Westlake is in need of repair. Chad Besenfelder has contacted a contractor to examine the pump and determine what is needed. The I'On Company will be paying for half of the cost to repair or replacement.

Lafayette Partners

Further research is being done to determine if Lafayette Partners will be held responsible for past due Homeowners Association fees.

Fire Cleanup

Brady Anderson made a motion to send a letter to the owners of 38 Fernandina stating that they will be assessed with a \$500.00 fine if demolition of the home has not been completed within thirty days of receipt of the letter. The \$500.00 fine will continue monthly until the request has been satisfied. Barbara Fry seconded the motion. All in favor. Motion carried.

The Board of Trustees discussed procedures for alerting residents of violations. Bruce Kinney asked the AMCS representative to locate a rule that was passed in 2008 that addressed landscaping issues. In cases where the landscaping was not completed by a builder, it becomes an I'On Design Committee issue.

President's Report

Creek Club

Matt Walsh stated that seventy-six percent of the cost of upkeep on the docks comes from the Association. The sale of the Creek Club has fallen through, but the Board of Trustees is working on an easement/use agreement.

Parking Plan Enforcement

John Powers is working with the Town of Mount Pleasant. The Mount Pleasant Police Department has agreed to come to I'On and ticket vehicles if they are called. They will not drive through the community to ticket vehicles otherwise. Bruce Kinney suggested considering a policy to pursue this issue.

Transfer Fee

Sheri Cooper advised that 262 property owners have not voted. Sheri Cooper advised that Cynthia Rosengren has been working on updating the master list. She suggested asking

homeowners to volunteer. Sheri Cooper will be sending out a mailing of proxies to non-resident owners.

Hurricane Seminar

Bruce Kinney presented the hurricane seminar information given to him by Kay Chitty. Ms. Chitty offered to assist if the Assembly is interested in holding the seminar. Jody McAuley offered to look into organizing this.

Treasurer's Report

Sheri Cooper advised that she will be sending out an e-mail in early April to all owners who have not paid the Association dues.

Communications Committee Report

The Board of Trustees reviewed the committee report prepared by Barbara Fry.

Website

Barbara Fry distributed a copy of topics with a drop down menu. Mrs. Fry asked the Board of Trustees to review it and make suggestions. The next website committee meeting will be April 1, 2009.

Landscape Committee

The Board of Trustees reviewed the landscape report prepared by Dave Rosengren. Amy Sage presented a proposal for landscaping and irrigation in the traffic circle at North Shelmore. Ms. Sage advised that the irrigation would provide more landscape options.

Brady Anderson made a motion to approve the proposed plan to install irrigation to the traffic circle. Barbara Fry seconded the motion. All in favor. Motion carried.

Bruce Kinney suggested presenting the landscape and irrigation plan, including all costs to the I'On Company.

Jody McAuley made a motion to approve \$2,500.00 for landscaping at the north end of Perseverance Park. Barbara Fry seconded the motion. All in favor. Motion carried.

Infrastructure Committee

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

Jody McAuley made a motion to approve \$3,325.00 for the concrete projects at 15 Hopetown Road and the walking paths at East Shipyard Road and Passmore's Way. Brady Anderson seconded the motion. All in favor. Motion carried.

Jody McAuley made a motion to approve the new playground equipment in the Ramble for \$5,807.65. Brady Anderson seconded the motion. All in favor. Motion carried.

Compliance

The Board of Trustees reviewed the Compliance Report prepared by Brady Anderson.

Amenities

The Board of Trustees reviewed the amenities report prepared by Matt Walsh. The Board of Trustees discussed the current rule requiring all reservations at the Creek Club to present a credit card.

Brady Anderson made a motion to no longer require a credit card for Creek Club reservations made by the I'On Trust. Barbara Fry seconded the motion. Three were in favor. One opposed. Motion carried.

Bruce Kinney suggested that the Trust would reimburse the Association for the costs of using the Creek Club to the I'On Company when they are using the club on the money making endeavors. The Board of Trustees will discuss this at a later date.

External Relations

John Powers continues to work with the Town of Mount Pleasant on various projects such as the traffic circle and parking violations.

Next meeting will be held on April 23, 2009 at 6:00 PM at the I'On Company Upstairs Conference Room.

Barbara Fry, Secretary

From: Chad Besenfelder [chad@iongroup.com]

Sent: Wednesday, March 25, 2009 1:14 PM

To: Jane Gottshalk

Cc: Bruce Kinney; Matt Walsh; Mcauley, Joseph; Barbara Fry; Brady Anderson; John.J.Powers@gsk.com; Dave Rosengren; Sheri Cooper; Vince Graham

Subject: I'On Development Update

I'On Assembly Board Meeting March 25, 2009. Development Update:

Creek Club Sale:

Mike Russo and partners have withdrawn their purchase proposal for the Creek Club. Earnest money has been returned. The I'On Club will continue to operate the facility.

Docks:

The I'On Company is preparing to deed the community dock to the I'On Assembly. We plan to subdivide a parcel to be recorded and deeded. Inspections and enhancements will be completed prior to turnover.

Amphitheater:

Prices are in for repairing the irrigation pump. Dave Rosengren has been a great help. HM Northcutt will perform a diagnostics on the system to confirm needed repairs and adequate equipment to extend lines to Maybank Green.

Phase 11:

Design and estimates are complete to cleanup Phase 11 and extend the pedestrian entrance from Mobile Street to Muirhead Road. The Town of Mount Pleasant is reviewing the plan and we expect the project to begin next week. I will split into three phases: 1) clear area for pedestrian path, remove gate at Mobile Street and add bollards, and handle drainage needs (2 weeks), 2) clear AB Evans staging area (3 weeks), 3) remove berms and grade to original condition (2 weeks).

Temporary Garden Plots Phase 11:

TIC and community members have begun discussion of a possible temporary garden located at Phase 11. The project is expected to start small with the addition of a garden structure, irrigation, extended fencing, small parking area, compost area, and garden plot designs. Estimates are in the works and we will have a detailed update for the Assembly next month.

Phase 7 and 9 Enhancements:

TIC met with contractors and completed design and improvement costs for turnover of all remaining open space to HOA. The plan consists of marsh walk improvements, Phase 9 cul-de-sac enhancements, and allowance package for future enhancements after development of homes are complete.

Phase 9 and 10 Infrastructure:

TIC met with Town engineers and begun inspection of installed infrastructure including streets, sidewalks, curbs, and storm drains. We expect to turn over the streets to the Town in April.

Lafayette Canal and Square Turnover:

TIC would like to schedule a walk through with HOA infrastructure committee to begin handover of the Lafayette canal to HOA. Inspection of bulkheads and canal conditions will be performed and deeds will be prepared. I would like to complete the walk through in April and make improvements if needed by the end of May for turnover. Square is ready to deed to HOA.

IDC:

TIC has begun the process of turning over IDC to the I'On Assembly and the progress is good. TIC plans to meet with AMCS to review policies and procedures during April to help transition the administrative of IDC. TIC expects the process will take some time and Jody has begun negotiation with Macky Hill to continue to serve as neighborhood design coordinator.

I'On Communications Committee Report
Submitted by Barbara Fry
March 20, 2009

Website. I plan to give an update at the board meeting on the progress thus far.

Newsletter. The March cover copy for **Living in I'On** discussed the potential sale of the Creek Club. The April issue will focus on irrigation. The May issue is open because I believe we pushed back the fireworks discussion until June. Perhaps we should focus on the IDC?

Monthly question:

"What should be put in the April newsletter to alert residents of any of your committee work that may affect/concern them?"

Some answers for April ... Amy Sage will be sending me some information about a project the landscape committee has going at the Eastlake entrance. Brady sent me some copy to remind residents of boating regulations since we're coming into that season (exactly the type of things I'm talking about...).

Minutes, Committee Reports and Agenda Items: The minutes got turned around this month in a timely manner. Jane sent a reminder to the Trustees on 3/16 to get Committee Work/ Agenda items in. Agenda will be posted on the website on Monday, 3/23 to give a few days before Wednesday's meeting.

Email Bulletin. Other than the newsletters, the bulletin was used only once in February, to advertise the Trust/I'On Club Oyster Roast.

March 2009 Landscape Committee Report

Note: The 2009 budget contains a Landscape Enhancement/Maintenance line item of \$25,000

West Lake Irrigation System: The Landscape Committee is working with Chad Besenfelder to repair the West Lake irrigation pumping system. Once this work is completed, Lawn-o-Green will begin the work to transition Maybank Green to the West Lake irrigation system.

Note regarding Maybank Green... in mid April the Spring/Summer turf program will begin. The Winter grass (rye) will brown out so that the Summer grass (Bermuda) can begin to green with the hotter temperatures.

Eastlake Road Entrance: Lawn-o-Green has completed work (~ \$2,500) to improve the Eastlake Road entrance by removing choke vines and other invasive plants. The Landscape Committee is developing plans to add trees to the West side of this entrance to improve the overall aesthetics. A request for funds will be presented during the April meeting.

Round-a-bout Update: Three landscape companies have been asked to provide bids for the beautification of the traffic circle. Currently we have one bid and looking forward to receiving the others by the beginning of next week.

Irrigation of the round-a-bout would be beneficial to maintain the landscape plantings. The Town has indicated that the responsibility for care and up-keep would belong to the I'On community. Irrigation would require applying for an SCDOT permit and boring under the roadway at a total cost of \$1,475; a 20% savings can be achieved if combined with the Maybank Green boring. Adding the irrigation zone would cost an additional \$650, and the water usage is estimated at \$120 per month. The Landscape Committee requests the irrigation plan be approved; this decision is important as it will impact the decision regarding plantings chosen for the round-a-bout.

North End of Perseverance Park: The Landscape Committee requests Board approval to spend \$2,500 to enhance the north end of Perseverance Park. Annual color will be added to the north point of the park and the existing ground cover will be replaced with grass sod. All irrigation will be reconfigured as needed within the scope of this project.

Ramble Diseased Trees: Two diseased trees have been removed from the Ramble playground and the stumps have been ground. Cost for this work was \$1,200.

March' 09 Infrastructure Update

Projects Completed

- a. Recommending the following for Assembly approval; Matt Walsh to present due to absence for 3/25/09 meeting: 1) Concrete Repair for drainage sewer grate on Hopetown Road 2) Concrete paving of E. Shipyard and Passmore's Way – Both quotes = \$3,325.00
- b. Ramble Playground recommendation is to help prevent the Turn Radius mudding problem caused by cars to do a fence high planting – Landscape Committee to recommend the plantings. Should save the Assembly over \$2000.00 in projected costs for adding fencing.
- c. Perseverance Fountain repaired and working again.
- d. Negotiated with Mike Duckworth of 174 Ionsborough Road to have LOG use bamboo out of his yard to do the plantings in the Scramble to screen the climbing wall.
- e. Enforcement of Parking is still being negotiated with the Town of Mt. Pleasant; Latest update was confirmed again that the town would not enforce the parking unless in our covenants and restrictions. Have taken the case higher to Sgt. Carter due to previous HOA minutes around enforcement opportunities. Not giving up yet. TBD; Additionally, still exploring possibility of residential only parking in certain areas of I'On. Again, TBD.
- f. Recommending the following for Assembly approval; Matt Walsh to present due to absence for 3/25/09 meeting 1) Ramble quotes for playground equipment. Quotes = \$5807.65.

Ongoing Projects on Calendar/ To Do List

- g. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- h. Resurface alleys – develop a yearly schedule/calendarize for Board to review
- i. Street Lights Mapping and SC&G Updates
- j. Test Lake for Fecal Coli-Forms
- k. Westlake Drainage Issues

Jane Gottshalk

From: Matt Walsh [matt.e.walsh@gmail.com]
Sent: Sunday, March 22, 2009 3:12 PM
To: Jane Gottshalk; Sheri Cooper; Mcauley, Joseph; John Powers; Bruce Kinney; Brady Anderson; Barb Fry
Subject: Amenities Committee report
Attachments: 2008 Actual Dock Costs.pdf; 2008 Dock Invoices.pdf

For Wednesday.

Thanks,
Matt

Amenities Committee Update:
 Amenities Committee update 3/25/09

Creek Club: Bruce to provide full update in President Report.

Docks are in need of attention. Should we do this (definitely for the crab docks) or should we see if TIC does via transition?

The current state of Limbo on the Docks is putting us behind on a summer 2009 Boating Plan. Things that need to be handled:

- new gate

- new keys

- who will admin new keys?

Olde Park - this will likely be an issue...

2009 Communication to the Neighborhood.

Bruce, What is the estimated timeline on the transfer of these assets? What can we expect from a transfer perspective?

Attached are the 2008 actuals from the dock. There should be a reconciliation of funds. Sheri, Please look at the Budget Vs. Actuals so we can determine how we should reconcile.

I am meeting with Chad in advance of the 3/25 meeting to discuss.

Maybank Green Parking and The Trust:

Apparently Anne Register feels the trust is not held to the same standards as the rest of the community. That said:

They will not be using the Maybank Green for parking after the bridge Run. I would like to add language to the Amphitheater reservation form that requires the Maybank Green for overflow parking when an event is open to the public, and anticipates more than 50 guests from outside of Ion. or something along those lines.

Anne's intent is now to have an event with a parking debacle and blame the HOA since the Trust is not getting thier way.

The Creek Club and Taking Credit Cards:

Reminder to AMCS no resident should be able to make a reservation without a CC.

What to we want to do about The Trust? Again, Anne feel as if they are not required, I am not sure why. Further, should the HOA be billing the trust for the pro rata share of the days that they use at the CC?

Important to remember that the trust is staffed and funded via transfer fee.