

**I'On Assembly  
Board of Trustees Meeting Minutes  
April 23, 2009**

**Members Present** Bruce Kinney, Sheri Cooper, Jody McAuley, Barbara Fry, and John Powers

**Member Absent** Brady Anderson and Matt Walsh

**AMCS** Jane Gottshalk, Helen L. Postell Huston

**Guests** Dave Rosengren, Amy Sage, Annie Bonk, Lorelee Strauss, and Antonia Fokas

Bruce Kinney called the meeting to order.

**Homeowner Forum**

Ms. Strauss and Ms. Fokas inquired as to the status of the clean up from the house fire at 38 Fernandina. The Homeowners Association expects demolition to begin by mid May. Other options are being explored by the Association if this does not occur. Bruce Kinney stated that the Assembly is making every effort to quickly move for demolition. The homeowners asked that the trash, debris, and personal items be removed from the area. The Assembly will keep in touch with homeowners regarding the schedule for demolition.

**I'On Design Committee**

A homeowner inquired about the Association assuming the responsibility of the I'On Design Committee. Jody McAuley responded that the transition process will take through 2009 and that homeowners will be fully informed.

**Minutes**

Bruce Kinney made a motion to accept the March 25, 2009 Board of Trustees meeting minutes as presented. Sheri Cooper seconded the motion. All in favor. Motion carried.
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**Agenda Change**

Bruce Kinney asked that the landscape report be moved to follow the AMCS report.

**I'On Company**

The Board of Trustees reviewed the I'On Company report prepared by Chad Besenfelder. The Board of Trustees discussed the areas being turned over to the Assembly from the I'On Company.

The Board of Trustees agreed that the AMCS representative will compile a list of all suggestions, issues, and concerns from the board members prior to the deeding over of any of the properties. The list will be presented to Chad Besenfelder of the I'On Company. The I'On Company and the Assembly Board of Trustees will negotiate any problems. No hand over will occur until all issues have been resolved.

**AMCS Report**

AMCS representative reported the following account balances as of March 31, 2009:  
Operating Accounts

RBC Centura Bank-Operating	\$96,854.11	No CD
Fidelity Operating	\$69,537.43	No CD
RBC CD#9416920442	\$30,000.00	05/26/2009 1.19%
RBC CD#9416920434	\$30,000.00	06/25/2009 1.19%
Harbor Bank CD#2000522	\$45,000.00	12/18/2009 2.96%
RBC CD#9416920469	\$40,000.00	07/31/2009 1.19%
RBC CD#9416920477	\$40,000.00	08/31/2009 1.39%

Reserve Accounts

Harbor Bank CD #2000343	\$32,454.39	07/24/2009 2.96%
Harbor Bank CD #2000354	\$32,426.41	08/11/2009 2.96%
Harbor Bank CD #2000431	\$30,732.00	09/30/2009 3.92%
Harbor Bank CD# 2000520	\$50,000.00	08/18/2009 2.96%
Harbor Bank CD#2000521	\$50,000.00	11/18/2009 2.96%
Fidelity Capital Reserve	\$427,403.40	Not a CD

The AMCS representative stated the that Board of Trustees meeting packet was sent out on April 17, 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.

**Landscape Committee Report**

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren. Dave Rosengren asked for landscape enhancements at the Eastlake Road entrance that includes installation and irrigation of 5 mature ball and burlap Hollies and 25 Azaleas.

Barbara Fry made a motion to approve the landscape project at the cost of \$5,239.00. Bruce Kinney seconded the motion. All in favor. Motion carried.

**Roundabout Landscaping**

Amy Sage gave an update on the landscaping for the roundabout. Lawn-O-Green and Carolina Landscape will be submitting proposals. Ms. Sage reported that she is awaiting proposals from the landscape companies. The limit for the cost of the landscaping is \$7,500.00. John Powers will be contacting others who have agreed to support this project to assist with funding. The \$7,500.00 is for landscaping only and does not include boring. John Powers will be the board liaison for this project.

**Treasurer Report**

The Board of Trustees reviewed the Treasurer’s report prepared by Sheri Cooper. Ms. Cooper reported that 121 e-mails have been sent to owners with delinquent accounts. Ms. Cooper will put a message on the message board to ask for volunteers to assist obtaining proxies for the transfer fee.

**Communication Committee Report**

The Board of Trustees reviewed Communications report prepared by Barbara Fry.

### **Infrastructure Committee Report**

The Board of Trustees reviewed the Infrastructure Committee Report prepared by John Powers. Two new pet stations will be purchased and delivered to Lawn-O-Green for installation.

### **I'On Design Committee Report**

The Board of Trustees reviewed the I'On Design Committee Report prepared by Jody McAuley. Jody McAuley discussed the upcoming hurricane seminar and the importance of hurricane awareness in I'On. Mr. McAuley would like for the hurricane seminar to kick off the I'On Design Committee transition from the I'On Company to the Assembly. Opening the seminar up to the other neighborhoods is an option. The Assembly agreed to help off-set some of the expenses.

The I'On Design Committee has organized a committee and is ready to begin the training process. The first draft of the transition should be ready in two to three months.

Jody McAuley suggested that the I'On Design Committee have an attorney available. The ability to enforce the I'On Design Committee rules and regulations will be communicated to the homeowners.

Bruce Kinney suggested that Jody McAuley be the speaker at the semi-annual meeting in June to discuss the I'On Design Committee transition with the homeowners.

### **External Relations Committee**

The Board of Trustees reviewed the External Review Committee reported prepared by John Powers. John Powers will write a paragraph for the newsletter addressing the parking issues in I'On. He will include numbers to call if there is a parking issue as well as the parking policy.

### **Amenities**

Bruce Kenny reported that the post-race concert was a success.

**Next meeting will be held on May 28, 2009 at 6:00 PM at the I'On Company Upstairs Conference Room.**

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Barbara Fry, Secretary

## IDC APRIL 2009 REPORT

IDC Report  
April 23, 2009 Meeting

**Update:** An update letter will be posted in the May issue of Living in I'on. This will be the first "public" announcement by the HOA that the IDC is transitioning from The I'on Company to the HOA.

**Hurricane Seminar:** Committee member Kay Chitty is hard at work to organize on behalf of the IDC a "Hurricane Awareness" Seminar to be held at the Creek Club on June 3<sup>rd</sup> from 7pm – 9pm. The seminar will be an RSVP event and probably include a dinner starting at 6pm.

**I recommend the HOA consider providing funding for the dinner beforehand. My guess is 50 people at a cost of \$20 per head. Total = \$1000. This may not support the entire cost, but will get the ball rolling.**

### **Discussion?**

**Transition Issues:** I met with Vince Graham this month to establish guidelines for the transition from The I'on Company to the IDC. Vince agreed that The I'on Company would remain involved throughout 2009. This is important as TIC has salaried employees to handle the design review process.

**AMCS** (Jane Gottshalk) has scheduled time to spend working directly with Chad Besenfelder. I plan on asking Jane to update the status of these meetings. (Note: If they have not begun this month we can review in May.)

**Web Site:** I plan to be active with Barb Fry and her group to work on the IDC section of the community web site during the months of May and June.

### **Questions?**

**Jody McAuley**

**From:** Chad Besenfelder [chad@iongroup.com]  
**Sent:** Wednesday, April 22, 2009 12:34 PM  
**To:** Jane Gottshalk  
**Subject:** I'ON HOA Update April 23,2009  
**I'On Assembly Board Meeting April 23, 2009. Development Update:**

**I'On Club:**

The I'On Company is exploring I'ON Club management changes. We have several qualified people interviewing and preparing business plans. The Creek Club, docks, and Tennis Swim Club will operate as normal until we finalize these changes.

**Amphitheater:**

Pumps repaired and contractor is preparing maintenance manual for HOA. TIC will turnover as soon as these documents are complete.

**Phase 11:**

Evans has cleared much of the materials. The Town and TIC decided to install the path and open access to Muirhead Road when staging is cleared.

**Temporary Garden Plots Phase 11:**

TIC created a preliminary budget for Phase 11 temporary garden plots. Other options include a small parcel of the Creek Club overflow parking area. We would like to begin planting in two weeks if there is interest.

**Phase 7 and 9 Enhancements:**

Marsh walk enhancements have begun. The project was delayed slightly due to weather. The retaining walks look great and function well.

**Lafayette Canal and Square Turnover:**

TIC performed a second walkthrough of the Square Park. TIC to complete electrical enhancements, repair three faulty irrigation heads, and provide meter information. Inspection of bulkheads and canal conditions completed by RK Engineers. I would like to complete the walk through in May and make improvements if needed for turnover.

**IDC:**

TIC has begun the process of turning over IDC to the I'On Assembly and the progress is good. TIC expects the process will take some time and Jody has begun negotiation with Macky Hill to continue to serve as neighborhood design coordinator. TIC requests an update on the web site development.

# April 2009 Landscape Committee Report

**General:** Fertilization, tree pruning, insect control, and turf improvement programs are on schedule and on budget. Mulching of the planting beds will take place in May.

**West Lake Irrigation:** Work has been completed to repair the irrigation pumping system for the West Lake common areas. As agreed the Assembly will contribute half of the repair cost (\$2,200), with the I'On Company paying the other half.

## Landscape Enhancement Status:

• Enhancement Budget	\$25,000
• Projects Completed	
○ Eastlake Entrance Vine Clean-up	\$2,500
○ Liriope Transplanting on Jogging and Rialto	\$200
○ Perseverance Park Sod	<u>\$2,500</u>
	\$5,200
• Balance	\$19,800

## Enhancement Projects Status:

- Mathis Ferry Round-a-bout: Amy Sage to update
- Maybank Green Irrigation: Now that the West Lake irrigation system has been repaired, the tie-ins to the Maybank Green irrigation system will begin. The permitting applications are in progress and the project should be completed within the next month. The approved cost for this project is \$11,500 which will be offset by the Maybank Green water budget of \$13,500 (\$900 spent thru March).
- Eastlake Road Entrance Landscaping: This requests Assembly approval to plant mature (8' tall; 4' diameter) Holly's on the West side of the entrance to provide an aesthetic backdrop. Azaleas will be used to fill in on both the West and East sides. Installed cost for this project is \$5,239.

I'ON  
MONTHLY FINANCIAL SUMMARY

	<b>09 BUDGET</b>	<b>Mar-09 YTD BUDGET</b>	<b>Mar-09 ACTUALS</b>	<b>09 ACT TO BUD VARIANCE</b>	<b>Mar-08 ACTUALS</b>	<b>09 TO 08 ACT VARIANCE</b>
<b>REVENUE</b>						
HOA fees	663,172	\$ 663,172	\$ 514,717	\$ (148,455)	\$ 566,507	\$ (51,790)
Interest	4,800	1,200	217	(983)	990	(772)
Other	0	-	2,979	2,979	(1,583)	4,562
<b>TOTAL REVENUE</b>	<b>667,972</b>	<b>664,372</b>	<b>517,914</b>	<b>(146,458)</b>	<b>565,914</b>	<b>(48,000)</b>
<b>EXPENSES</b>						
Mgmt Fee	45,864	11,466	11,466	-	11,466	-
Legal, Audit & Tax	13,096	2,599	1,753	(846)	(440)	2,193
Neighborhood Watch	9,000	1,500	600	(900)	2,625	(2,025)
Supplies	6,000	1,200	684	(516)	2,339	(1,655)
Communications	5,200	5,200	-	(5,200)	3,315	(3,315)
Events	9,000	750	392	(358)	868	(476)
Creek Club & Dock Rental	12,920	2,300	3,346	1,046	1,666	1,680
Bad Debt	20,004	5,001	-	(5,001)	-	-
Other	700	700	959	259	474	485
<b>Total Admin</b>	<b>121,784</b>	<b>30,716</b>	<b>19,200</b>	<b>(11,516)</b>	<b>22,313</b>	<b>(3,113)</b>
Signs	2,400	600	185	(415)	352	(167)
Water & Sewage	24,970	6,221	2,713	(3,508)	5,572	(2,858)
Electric	47,676	11,919	11,063	(856)	11,036	27
<b>Total Utilities</b>	<b>75,046</b>	<b>18,740</b>	<b>13,962</b>	<b>(4,779)</b>	<b>16,960</b>	<b>(2,998)</b>
Landscaping Contract	151,200	37,800	32,246	(5,554)	34,800	(2,554)
Landscaping & Supplies	120,672	26,415	13,679	(12,736)	23,363	(9,684)
Lake Maintenance	20,520	4,380	4,102	(278)	3,644	459
Repairs	27,600	6,900	199	(6,701)	2,489	(2,290)
Annual Playground Repair	10,000	10,000	2,904	(7,096)	3,327	(423)
Annual Power washing	9,500	-	-	-	-	-
Irrigation Repairs	7,500	1,875	935	(940)	665	270
Pet Stations	2,600	2,200	1,900	(300)	1,700	200
Annual Walking Path Repair	2,400	600	-	(600)	-	-
<b>Total Maint</b>	<b>351,992</b>	<b>90,170</b>	<b>55,965</b>	<b>(34,205)</b>	<b>69,987</b>	<b>(14,022)</b>
Insurance	12,400	11,900	10,361	(1,539)	10,535	(174)
Taxes	6,750	6,000	6,660	660	7,270	(610)
<b>Total Ins &amp; Tax</b>	<b>19,150</b>	<b>17,900</b>	<b>17,021</b>	<b>(879)</b>	<b>17,805</b>	<b>(784)</b>
<b>TOTAL EXPENSES</b>	<b>567,972</b>	<b>157,526</b>	<b>106,148</b>	<b>(51,378)</b>	<b>127,065</b>	<b>(20,917)</b>
<b>RESERVE</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>-</b>	<b>116,695</b>	<b>(16,695)</b>
<b>NET INCOME (EXPENSE)</b>	<b>\$ 0</b>	<b>\$ 406,846</b>	<b>\$ 311,766</b>	<b>\$ (95,080)</b>	<b>\$ 322,154</b>	<b>\$ (10,388)</b>

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MONTHLY FINANCIAL SUMMARY

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

**Monthly Board Meeting Location.** I have heard back from Father John and the church is available for our monthly meetings. I gave him some advance dates through the summer and with the exception of the June meeting at the Creek Club, he's fine. We should decide if we want to give the church a try.

**Website.** I plan to give an update at the board meeting on the progress thus far. I do need each of you to update any documents (if any) your particular committees currently use and will want to use on the new site.

**Newsletter.** The May cover copy for **Living in I'On** will focus on the IDC. The June issue will probably focus on a fireworks discussion.

**Monthly question:**

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

Some answers for May ... Sheri gave me a piece regarding late HOA dues payments and the possibility of a lien for non-payment. Anything else ...

**Email Bulletin.** Other than the newsletters, the bulletin was used in April to alert residents of the I'On Bike Races.