

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

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

Member Absent John Powers and Matt Walsh

AMCS Jane Gottshalk

Guests Amy Sage, Ed Clem, and LeAnn Adkins

Bruce Kinney called the meeting to order.

Homeowner Forum

Ed Clem congratulated the Board of Trustees on getting the transfer fee passed. Carter Fox thanked the Board of Trustees for the landscaping work on the Maybank Green.

Mr. Fox discussed the property lines as they relate to the D-108 rule. Bruce Kinney advised that homeowners need to obtain permission from the Board of Trustees to maintain Homeowners Association property that is near to or bordering their property.

Lee Ann Adkins discussed a letter that she had sent to the Board of Trustees regarding the Creek Club usage easement.

A resident discussed the legal aspect of the Homeowners Association taking over the I'On Design Committee. Jody McAuley advised that the Assembly is currently taking an active role in I'On Design Committee functions. Bruce Kinney advised that any change to the I'On Code will have to go before the Town of Mount Pleasant for approval.

Minutes

Barbara Fry made a motion to approve the May 28, 2009 Board of Trustees meeting minutes and the June 2008 Mid-Year meeting minutes as submitted. Sheri Cooper seconded the motion. All in favor. Motion carried.
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I'On Company Report

Chad Besenfelder was not in attendance. The Board of Trustees reviewed the I'On Company report prepared by Chad Besenfelder. Sheri Cooper inquired as to what became of the plans for the Westlake path.

Bruce Kinney will advise Chad Besenfelder that the Board of Trustees wishes to wait until September for the turnover of Phases seven and nine, the Amphitheater, and Square Park. Amy Sage advised that there is some erosion on Duany Road. She will follow up with John Powers.

Bruce Kinney will contact John Powers as to the status of the canal inspections.

AMCS Report

AMCS representative reported the following account balances as of July 30, 2009:

Operating Accounts

RBC Centura Bank-Operating	\$20,326.26 No CD
Fidelity Operating	\$69,740.75 No CD
RBC CD#9416920442	\$30,088.15 08/24/2009 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%
RBC CD#9416920514	\$40,000.00 09/30/2009

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%
Tidelands CD#1008023	\$245,000.00 10/30/2009 2.75%
First Reliance Bank CD#3056653	\$95,000.00 11/30/09 2.49%
Ameris CD# 9111545672	\$87,695.10 11/01/09 1.98%

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

AMCS representative reported that an inspection of all mailboxes is underway and repairs are being made as needed.

Landscape/ Infrastructure Committees

The Board of Trustees reviewed the Landscape Committee report prepared by Amy Sage. The Joggling fountain pump has been replaced. Amy Sage reported that plants have been taken from the I'On entrance and Perseverance Square. Lawn-O-Green has been replacing these plants as needed. Amy Sage advised that Lawn-O-Green removed some trees that fell on the marsh walk. The logs from these trees are available to homeowners.

Mathis Ferry Traffic Circle

Bruce Kinney advised that the Town of Mount Pleasant has not responded to his letter requesting financial assistance for the Mathis Ferry round-a-bout landscaping. Bruce Kinney will ask John Powers to follow up with the I'On Company regarding the request made to them by the Assembly for financial assistance for the round-a-bout. Amy Sage advised that \$7,500.00 has been approved for landscaping the round-a-bout. The Board of Trustees agreed to proceed with this project as planned. Lawn-O-Green will be notified to begin in September.

Frogmore Bridge

AMCS Representative reported that the marsh walk bridge at Frogmore Drive needs to be replaced due to erosion from the storm rain. Barbara Fry agreed to send out an email blast warning residents that the bridge was unstable and to exercise caution when in the area.

Bruce Kinney made a motion to replace the marsh walk bridge behind Frogmore Drive not to exceed \$2,200.00 without approval from the Board of Trustees. Brady Anderson seconded the motion. All in favor. Motion carried.

President's Report

Rule D-109-Common Area Use.

Bruce Kinney distributed a proposed addition to Rule D-109.

Once the amendment change is approved by the Board of Trustees, all homeowners will be notified by mail. Mr. Kinney advised that the Homeowners Association will only approve requests to landscape property that is owned by the Homeowners Association. Mr. Kinney advised that the Homeowners Association owns the property to the critical line of the marsh walk. The Board of Trustees will review these lines with the I'On Company.

Bruce Kinney advised that the Board of Trustees received a letter from the I'On Trust thanking the Board of Trustees for helping with the Fourth of July celebration.

Bruce Kinney asked the Board of Trustees to begin thinking about preliminary discussion with the Town of Mount Pleasant regarding opening a road from I'On to Muirhead Drive. This topic will be discussed further at the next Board of Trustees meeting.

Treasurer's Report

The Board of Trustees reviewed the financial report prepared by Sheri Cooper. Ms. Cooper advised that the lien process is underway for delinquent accounts. The next attempt at collection will be small claims court.

Ms. Cooper advised that the 2008 financial review process is underway. The report should be completed by September 2009.

Communications Committee

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

Compliance Committee

Brady Anderson that the landscaping on the vacant lots is improving. Mr. Anderson will respond to the residents on Saturday Road who cut the landscaping behind their homes.

Mr. Anderson will contact Chad Besenfelder of the I'On Company to review the property lines.

I'On Design Committee

Jody McAuley advised that the design committee has been finalized. Jody McAuley announced that Julie O'Connor, an architect and I'On resident has joined the committee.

The Association continues to work closely with the I'On Company during the transition but the I'On Company during the transition, but the I'On Company is still in control of the I'On Design Committee.

Jody McAuley advised that the I'On Design Committee will want a link to its own webpage on the I'On website.

Meeting Adjourned.

Barbara Fry, Secretary

I'On Company Update

PD Amendment

- Town Council passed a PD Amendment removing eave height restrictions for I'On homes defined in the I'On Code. Overall building height has not changed. No changes to garage heights or restrictions made.
- Seamon Whiteside and Associates are completing a study and design draft for the fourth access along Mathis Ferry Road. The Town Council has allowed TIC to defer the submittal until further study completed. The Ponsbury location is not permitted due to tree locations along Mathis Ferry Road. Next Town Council meeting scheduled August 11, 2009. Please contact Chad Besenfelder for more information by email chad@iongroup.com.

Development:

- AB Evans completed Phase 11 clearing. Pleasant Places will maintain monthly.
- Pleasant Places completed Muirhead and Mobile pedestrian entrance. Some minor cleanup is needed and landscape additions planned. TIC is working with SCE&G to install streetlight(s).
- Jefferson Canal enhancements completed and ready for turnover to HOA.
- Phase 9 cleanup will be finished this week. Erosion damaged repaired and drainage improvements complete
- New irrigation systems planned for Memorial and Georgetown Parks in Phase 7 scheduled for installation next month
- Currently 7 new homes are under construction and 9 new homes are under design review. We expect an additional 6 new homes will begin construction this year
- Please contact Chad Besenfelder if you have any questions about home building or development.

HOA Property Turnover:

- TIC is ready to deed over Amphitheater and Square Park. TIC available to meet anytime for a final walkthrough and deed transfer. Please contact Chad Besenfelder at chad@iongroup.com to schedule a date.
- TIC preparing deeds for Phase 7 and 9 marsh walk and alley transfer. TIC would like to schedule a walkthrough in August and transfer over.
- Please send TIC your recommendation for canal inspections for HOA transfer by emailing Chad Besenfelder. TIC is prepared to deed both canals to HOA.

I'ON ASSEMBLY
INCOME EXPENSE SUMMARY
MAY 31, 2009

	09 BUDGET	JUN 09 YTD BUDGET	JUN 09 ACTUALS	09 ACT TO BUD VARIANCE	JUN 08 ACTUALS	09 TO 08 ACT VARIANCE
REVENUE						
HOA fees	\$ 663,172	\$ 663,172	\$ 612,007	\$ (51,165) (A)	\$ 624,619	\$ (12,612)
Interest	4,800	2,400	2,502	102	4,170	(1,668)
Other	0	-	1,892	1,892	(162)	2,054
TOTAL REVENUE	667,972	665,572	616,401	(49,171)	628,626	(12,225)
EXPENSES						
Mgmt Fee	45,864	22,932	22,932	-	22,932	-
Legal, Audit & Tax	13,096	5,098	3,041	(2,057)	915	2,126
Neighborhood Watch	9,000	3,500	1,500	(2,000)	3,625	(2,125)
Supplies	6,000	2,900	1,874	(1,026)	3,506	(1,632)
Communications	5,200	5,200	-	(5,200)	3,315	(3,315)
Events	9,000	4,500	4,335	(165)	3,536	798
Creek Club & Dock Rental	12,920	5,840	5,657	(183)	5,732	(75)
Bad Debt	20,004	10,002	-	(10,002) (B)	-	-
Other	700	700	959	259	474	485
Total Admin	121,784	60,672	40,298	(20,374)	44,036	(3,738)
Signs	2,400	1,200	185	(1,015)	396	(211)
Water & Sewage	24,970	12,443	5,432	(7,010) (C)	10,031	(4,599)
Electric	47,676	23,838	22,681	(1,157)	22,037	644
Total Utilities	75,046	37,481	28,298	(9,183)	32,464	(4,166)
Landscaping Contract	151,200	75,600	70,004	(5,596)	64,300	5,704
Landscaping & Supplies	120,672	60,330	86,198	25,868	63,742	22,456
Lake Maintenance	20,520	10,760	7,647	(3,113)	8,071	(424)
Repairs	27,600	13,800	8,241	(5,560)	5,124	3,117
Annual Playground Repair	10,000	10,000	6,403	(3,597)	11,061	(4,658)
Annual Power washing	9,500	9,500	-	(9,500)	8,675	(8,675)
Irrigation Repairs	7,500	3,750	1,202	(2,549)	4,392	(3,191)
Pet Stations	2,600	2,200	2,812	612	1,700	1,112
Annual Walking Path Repair	2,400	1,200	2,853	1,653	-	2,853
Total Maint	351,992	187,140	185,359	(1,781)	167,064	18,295
Insurance	12,400	12,400	10,246	(2,154)	10,785	(539)
Taxes	6,750	6,000	6,660	660	7,270	(610)
Total Ins & Tax	19,150	18,400	16,906	(1,494)	18,055	(1,149)
TOTAL EXPENSES	567,972	303,692	270,861	(32,831)	261,619	9,242
RESERVE	100,000	100,000	100,000	-	116,695	(16,695)
NET INCOME (EXPENSE)	\$ 0	\$ 261,880	\$ 245,540	\$ (16,340)	\$ 250,312	\$ (4,772)

(A) Over 80 titleholders have not paid their annual dues or are on a payment plan. Lien notices to be sent in July.

(B) Nothing has been charged to bad debt for 2009

(C) Water was budgeted equally throughout 2009 but most of the use occurs in the summer months. Variance should become smaller throughout the summer.

July 2009 Landscape Committee (LC) Report

Landscape Status:

Juggling Fountain

Missing plants

Fallen Trees over the Marsh Path

Landscape Enhancement Status:

Mathis Ferry Round-a-bout

Cost:

- \$25 is the total amount spent to date for the Town permit application fee.

Insurance:

- To ensure the HOA will not incur any new liability, Patrick Smith, the insurance agent for the HOA was contacted by Bruce.

Permits:

- Both the SCDOT and the Town have approved the permit requests.
- SCDOT permit approval includes: maintenance of the landscaping and irrigation shall be provided by the I'On HOA and its landscape representative.
- Town permit approval includes a change in one of plant.

Current Issues:

- The HOA board has sent the Town of Mount Pleasant a formal request asking for a financial commitment.
- Has the I'On Company (Chad Besenfelder) given any indication whether it will make a financial commitment to the HOA for installation?

I'On Communications Committee Report
Submitted by Barbara Fry
July 16, 2009

Website. We've made a lot of progress. We have the Public Home page laid out and we're working on the Private Home page. Most of the menu navigation has been developed which is very heavy on hyper-links to well maintained sites. We have a few people interested in developing "Modules" that will allow us to add some interesting content to the site and spread out the responsibility somewhat. Once I get the information I requested from each of you the Board section of the site should get fleshed out.

Newsletter. The August cover copy for **Living in I'On** will present a review of the June 3rd Hurricane Meeting Jody arranged. Since August is the "real" beginning of the storm season, we thought links to important information would be good to provide to residents who did not attend. If anyone wants the September cover, please let me know.

Use of Community Email List. I have made an arrangement with The I'On Trust and Anne Register that I will send out notices from the Trust under the AssemblyNEWS identity to help publicize their events rather than being sent out under the CommunityNEWS identity. The notices will not be edited by me and will go out without cover. They will probably average less than one per month.

Monthly question:

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

Email Bulletin. Other than the newsletter, the bulletin was used in June to send out a Trust reminder for the 4th of July activities. In July we publicized the ECCO Food Drive, alerted the residents of the two New Rules we had approved, and gave details of the new Transfer Fee that was passed.

Round-a-bout Landscaping. I put together a draft letter for Bruce's signature asking the Town of Mt Pleasant to give us tax dollars for landscaping of the round-a-bout on the North Shelmore entrance. Should be interesting to see how that all comes out...

To Minny ... I will be gone the end of July and most of August to Minneapolis with limited internet access. I will check in every other day so would appreciate your patience. I can also be reached at 843-793-9937.