

**I'On Assembly  
Board of Trustees Meeting Minutes  
September 1, 2009**

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

**Member Absent** John Powers

**AMCS** Jane Gottshalk

**Guests** Amy Sage, Dave Rosengren, Annie Bonk, Chad Besenfelder, and Mike Russo

Bruce Kinney called the meeting to order.

**Homeowner Forum**

Mike Russo addressed the Board of Trustees regarding the recent sale of the Creek Club. Mr. Russo and I'On resident Stephen Speer purchased the Creek Club, docks, parking lot on CV-6 and lot on CV-5. The closing was August 5, 2009. Mr. Russo advised that the Creek Club will operate as usual through the end of the year. The Creek Club will close from December 12, 2009 through January 15, 2010 for renovations. The existing kitchen will be upgraded to a full service catering kitchen. There will be an onsite office with a full time employee onsite. All renovations should be completed by the end of January. The lot to the left of the Creek Club will be landscaped. Mr. Russo suggested having a neighborhood event after the renovations have been completed.

Barbara Fry suggested providing residents with a Creek Club update in the October newsletter. Mrs. Fry will work with Mr. Russo to prepare a newsletter announcement for the community.

**Minutes**

Barbara Fry made a motion to approve the 2009 mid-year Board of Trustees meeting minutes as submitted. Bruce Kinney seconded the motion. All in favor. Motion carried.
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Barbara Fry made a motion to approve the July 23, 2009 Board of Trustees meeting minutes as submitted. Brady Anderson seconded the motion. All in favor. Motion carried.
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**I'On Company Report**

Chad Besenfelder advised that the I'On Company withdrew the PD Amendment request to relocate the fourth access along Mathis Ferry Road. The I'On Company requested the future access be relocated due to trees along Mathis Ferry Road.

Mr. Besenfelder advised that the East Shore Athletic Club has assumed management of the I'On Club. The I'On Club will continue to handle reservations for the Creek Club.

Sheri Cooper requested documents from Chad Besenfelder to show when each amenity was turned over to the Assembly. Chad Besenfelder advised that he will provide the requested documents to Ms. Cooper. Sheri Cooper asked about the Westlake path and Chad said the I'On Company still needs to re-grade the eastside.

Mr. Besenfelder advised that two lots in I'On have closed in the past month and that the real estate activity seems to be increasing.

Mr. Besenfelder advised that Phase 11 has been cleared and construction will begin soon on a modular home on Jane Jacobs Street. Most of Phase 9 landscape enhancements are complete. Irrigation is being installed around Georgetown Park and I'On Memorial Park.

Mr. Besenfelder advised that the enhancements are complete at Jefferson Canal. The I'On Company is ready to deed the canals as well as the Amphitheater to the Assembly. Mr. Besenfelder will contact John Powers regarding the engineer inspection of the canals. Mr. Besenfelder advised that he has the master drainage study, the current canal master plan, the original construction plans of the canals from RK Engineers and the maintenance plans from the Conspan (concrete bridges over the canals). Mr. Besenfelder advised that he will make these documents available to John Powers.

Mr. Besenfelder advised that he has completed the financial reconciliation of the dock costs being paid by the Assembly. This topic will be addressed further during the Amenities Committee Report. Bruce Kinney inquired as to a breakdown of the insurance costs on the docks. It would benefit the Homeowners Association financially to add the docks to the liability policy that the Homeowners Association holds rather than to pay the I'On Club for a portion of the insurance.

Bruce Kinney advised that the Town of Mount Pleasant responded that they will not assist with the landscaping cost for the Mathis Ferry Road round-a-bout. The Town Administrator advised in his response that the project was requested and designed by the I'On developer. Mr. Kinney advised Mr. Besenfelder of the obligation of the I'On Company to assist with landscaping costs for this project. Mr. Kinney asked Mr. Besenfelder to request financial assistance for this project from the I'On Company. Mr. Besenfelder agreed to do so and offered to contact the Town of Mount Pleasant again on behalf of the Homeowners Association. Mr. Besenfelder will report back to the Board of Directors.

### **AMCS Report**

AMCS representative reported the following account balances as of July 31, 2009:

#### **Operating Accounts**

RBC Centura Bank-Operating	\$41,088.69	No CD
Fidelity Operating	\$69,771.29	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#9416920477	\$40,000.00	08/31/2009 1.39%
RBC CD#9416920514	\$40,000.00	09/30/2009

#### **Reserve Accounts**

Harbor Bank CD #2000343	\$32,934.26	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 August 28, 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 new mailboxes have been ordered.

The AMCS representative advised that they are working on obtaining contract prices for 2010 budget items. Sheri Cooper advised that she will be preparing the I'On budget for 2010.

The Board of Trustees discussed the current contract with Lawn-O-Green. Dave Rosengren advised that a third of the monthly landscape contract is for curb maintenance. The Board of Trustees discussed alternatives to having the curbs maintained by Lawn-O-Green.

### **Landscape Committee**

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren and Amy Sage.

Jody McAuley made a motion to move forward with the landscaping of the Mathis Ferry Road round-a-bout with planting to begin by early October. Brady Anderson seconded the motion. All in favor. Motion carried.

Ms. Cooper asked if there would be an RFP for landscaping and Mr. Walsh supported that effort. Dave Rosengren was going to look into it.

### **Infrastructure Committee**

The Board of Trustees reviewed the Infrastructure Committee report prepared by John Powers. The Board of Trustees discussed Estate Management's proposal for weighted tubing for the aerator hoses in Eastlake. Dave Rosengren suggested turning off the aerator system in Eastlake and then evaluating the condition of the ponds prior to making a decision on the weighted tubing proposal.

Mr. Rosengren will discuss this option with John Powers and report back to the Board of Trustees.

### **President's Report**

The recreational easement issue will be discussed during the Amenity Committee Report.

### **New Road at Muirhead Drive**

Mr. Kinney advised that the process of adding a connecting road from I'On to Muirhead Drive should begin with discussions among the neighboring communities. Mr. Kinney tabled further discussion on this topic until a later date.

### **Treasurer's Report**

The Board of Trustees reviewed the financial report prepared by Sheri Cooper. Ms. Cooper advised that the financial review should be completed by next month.

### **Communications Committee**

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

### **Compliance Committee**

The Board of Trustees reviewed the Compliance Committee report prepared by Brady Anderson. The Board of Trustees discussed amending Rule D-109 regarding the assessment of fines. Mr. Kinney will write an amendment to this rule to present to the Board of Trustees.

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

The Board of Trustees reviewed the I'On Design Committee report prepared by Jody McAuley.

### **Amenities Report**

The Board of Trustees reviewed the Amenities Report prepared by Matt Walsh. Chad Besenfelder presented Matt Walsh with an insurance cost reconciliation for 2007, 2008, and year-to-date 2009.

Matt Walsh made a motion to accept the developer's reconciliation of the 2007, 2008, and year-to-date 2009 insurance costs as presented by the I'On Company. Bruce Kinney seconded the motion. All in favor. Motion carried.

Matt Walsh made a motion to bring all past due invoices for the Creek Club current under the existing Easement Agreement between the I'On Assembly and the I'On Club. Jody McAuley seconded the motion. All in favor. Motion carried.

Bruce Kinney advised that prior to the sale of the Creek Club he asked Tom Graham to make the following three changes to the recreational easement:

1. Agree to only close the docks for maintenance reasons, and not for private functions.
2. Agree to a formula whereby the Creek Club would pay some of the maintenance costs for the boating facilities, (now all the cost are paid by the I'On Club and Assembly).
3. Clean up the ambiguity about the easement's term. The agreement says that it is perpetual, and in another place it says it can be terminated by either party at the end of 30 years.

Mr. Kinney discussed pursuing these three requests with the new Creek Club owners.

Mr. Kinney suggested that the Assembly only pay the Creek Club for days that are actually used. Mr. Kinney asked that this discussion continue with Mr. Russo.

### **Upcoming Elections**

Bruce Kinney advised that there will be four vacant Board seats to be voted on at the annual meeting. Mr. Kinney suggested that the president should be an existing board member and not a newly elected one.

Barbara Fry made a motion to ask George Flynn to be in charge of the upcoming elections. Bruce Kinney seconded the motion. All in favor. Motion carried.

**Meeting Adjourned.**  
**Next meeting will be held on September 24, 2009.**

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Barbara Fry, Secretary

FINANCIAL ASSEMBLY  
BALANCE SHEET  
JUL 31, 2009

**ASSETS**

Operating Cash	\$	41,089
Operating CD's		155,088
Operating Money Market		69,771
Operating Assets		<u>265,948</u>

Reserve CD's 623,788

**Total Assets** \$ 889,736

**LIABILITIES & FUND BALANCE**

Liabilities \$ 3,255.00

Reserves 623,788

Fund Balance

Prior years' income 39,686

2009 Net Income 223,008

Total Fund Balance 262,693

**Total Liabilities & Fund Balance** \$ 889,736

# August 2009 Landscape Committee (LC) Report

## Landscape Enhancement Status:

• Enhancement Budget	\$25,000
• Enhancement Projects Completed	
○ Eastlake Entrance Vine Clean-up	\$2,500
○ Liriope Transplanting on Jogging and Rialto	\$200
○ Perseverance Park Sod and Flower Beds	\$2,500
○ Eastlake Entrance New Plantings	\$6,052
○ Ionsborough Alley Plantings	\$200
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	\$11,452
• Balance of Enhancement Budget	\$13,548

## Mathis Ferry Round-a-bout Project:

- Status:
  - The only funds committed to this project is a \$25 Town permit application fee
  - Projected costs for this project are \$1,400 for the irrigation boring and \$7,345 for the installation of plantings and irrigation. In addition the projected annual irrigation expense is \$540 and the projected annual plant replacement allowance is \$500.
  - Patrick Smith, Assembly insurance agent, has indicated that the Assembly will not incur any new liability by completing this project
  - SCDOT and TOMP have approved permit requests to complete this project
  - In a letter from Mac Burdette, Mount Pleasant Town Administrator, the Town declined to contribute funds for the installation and maintenance of this project
  - The I'On Company has not committed funds for the completion of this project
- Issues/Next Steps:
  - Does the Assembly Board intend to negotiate further with the Town regarding funding the round-a-bout project?
  - Does the Assembly Board intend to negotiate further with the I'On Company regarding funding the round-a-bout project?
  - If the answer to each of these questions is “no”, is the Assembly Board ready to approve the funding to install and maintain the round-a-bout project?

## August' 09 Infrastructure Update

### Projects Completed

- a. Attached is a proposal to replace the air hoses with weighted tubing for the Eastlake Boathouse area. Currently, we have non-weighted tubing that is anchored with cinder blocks. Due to kids swimming and pulling up the lines, resulting in floating supply lines, Estate Management believes replacing these lines with weighted hose would prevent this issue from happening. The proposal is priced at \$4,356.00. Recommendation from the Infrastructure Committee is to accept the proposal and do the work. The guarantee on the work is 5 years excluding kids diving in and pulling up the hoses. This should be much more difficult to achieve and is the solution proposed by Estate Management.
- b. Follow up needed by Chad Bessenfelder and the I'On Company for the Lafayette and Jefferson Canals. Both, Haley Whatley of Earthsource Engineering and Jim Ducker of Thomas and Hutton Engineers made a proposal to inspect the Lafayette and Jefferson Canals. I'On Company needs to provide the following for the engineering company to make recommendations on the Lafayette and Jefferson Canals.
  - **Master Drainage Study**
  - **Current Canal Maintenance Plan**
  - **The original Construction Plans of the canals from RK Engineers**
  - **Maintenance Plans for the Conspan (concrete bridges over the canals - does the Town of Mt. Pleasant maintain?)**
- c. Jakes Lane Mailbox Area repaired and looks great. It has drainage and the flooding and mud problem for residents has been fixed.
- d. Power washing and painting of lake bridges completed.
- e. Repaired again some blacked out street lights by SC & G. Now homeowners who are suspected of black out street lights in the future will receive memo below.
- f. Tested Lake for Fecal Coli-Forms – all normal.
- g. 27 Edenton had a storm drain issue. The washout between the area beside 27 and 23 Edenton collapsed. AMCS has notified Storm Water Maintenance, and they are going out to look at it. TBD. Hopefully TOP will look at it since it seems to need quick attention due to trees that are in a poor position due to ground slowly eroding away.
- h. Frogmore Bridge on the path has been replaced. The Town hasn't repaired the drainage, but they told AMCS that it could take months before that's done. When that happens, they will need to take out the bridge, but they will restore it to the way it was. The new bridge looks great.
- i. Bollard put up on Edenton and Joggling Turn Point due to lot being worn and pothole being formed.



- j. Chad Bessenfelder met with Structures to fix drainage problem on Edenton and Fairhope roads.
- k. Responded to 57 Eastlake Road request on encroaching tree limbs. LOG trimmed and repaired.
- l. Mailboxes slowly being replaced instead of painting due to cost savings – will be slow process as to which mailboxes will be replaced over time.
- m. Railing issues at Boathouse repaired.

#### Ongoing Projects on Calendar/ To Do List

- n. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- o. Resurface alleys – develop a yearly schedule/calendarize for Board to review
- p. Street Lights Mapping and SC&G Updates

I'On Communications Committee Report  
Submitted by Barbara Fry  
September 1, 2009 (August report)

**Website.** Nothing new since last month. We plan to schedule a meeting with AMSC in early September to review progress to date.

**Newsletter.** The September cover copy for **Living in I'On** reminded residents of the importance of the upcoming Town of Mt Pleasant election this fall (Mayor and Town Council) and encouraged residents to become aware of the issues. The October issue cover will hopefully announce the new website.

**Monthly question:**

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

**Email Bulletin.** Other than the newsletter, the email bulletin was used in July to promote the ECCO Food Drive, notify resident of changes to landscaping rule D-109, notify residents of the Transfer Fee Amendment passing, and to warn residents of the hazard on the marsh trail walking bridge behind 15 Frogmore.

## IDC APRIL 2009 REPORT

IDC Report  
September 01, 2009

**Update:** IDC Committee continues to work with The P'On Company on new home construction, renovation and landscaping.

North Shelmore

Jody McAuley and Chad Bessenfelder met with Amanda Mole and Leslie King from the Kiawah Island ARB on Wednesday to discuss their process.

**I request some time to review the current transition strategy with the HOA.**

**Items:**

**Cost to transition**

**Hiring a Consultant**

**North Shelmore Construction Problems**

**Technology Update**

**Questions?**

**Jody McAuley**

## Amenities Committee Update

September 1, 2009

### Creek Club Reconciliation:

Met with Chad to determine the totals and best go forward strategy for the Insurance reconciliation for 2007, 2008, and YTD 2009. Chad to present proposal at the next meeting.

Have exchanged Emails with M. Russo. Business as usual through YE 2009. I'On Club will run administration.

Mr. Russo has alerted me that the club will be closed from December 12<sup>th</sup>, through January 15<sup>th</sup>.

The HOA needs to begin to work with MR. Russo on Dates for next year.

As the Club is clearly not an HOA amenity, should the Easement be governed by the compliance and Finance committees going forward?