

**I'On Assembly
Board of Trustees Meeting Minutes
March 25, 2010**

Members Present Sheri Cooper, Jody McAuley, Deborah Bedell, Jay Thompson, Brady Anderson, and Phyllis Sheffer
Members Absent Kershaw LeClercq
AMCS Jane Gottshalk
Guests Ed Clem, Skip Runge, Amy Sage, Dave Rosengren, Bill Settlemeier, Annie Bonk, Lori Feeham, and John Powers

Jody McAuley called the meeting to order.

Homeowners Forum

Bill Settlemeier of 47 Jogging Street addressed the Board of Trustees regarding the Community Garden rules that all Community Garden participants are asked to sign. Mr. Settlemeier's issue is with the last paragraph of the document which contains a hold harmless agreement. Mr. Settlemeier advised that the Community Garden is the only activity in I'On supported by the Homeowners Association that is bound by this liability agreement.

Jody McAuley advised that he has discussed this issue with the Association's attorneys, and that this is a topic that will be discussed further.

Lori Feeham of 13 Prescient Street addressed the Board of Trustees regarding the possible expansion of the East Cooper Montessori School. Ms. Feeham attended the Planning Commission meeting on March 24, 2010 where this issue was addressed. Mrs. Feeham asked the Assembly Board to communicate with the homeowners any plans that the East Cooper Montessori School has for expansion. The Board of Trustees advised that they were not aware of expansion plans prior to the meeting on March 24, 2010.

Minutes

Sheri Cooper moved to accept the Board of Trustees minutes for February 25, 2010 as presented. Deborah Bedell seconded the motion. All in favor. Motion carried.
--

Landscape Committee

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren. Dave Rosengren advised that the Landscape Committee has met with the Tree Clinic. They will begin their tree maintenance in the common areas, and with the North Shelmore Boulevard right-of-way trees. The work is scheduled to begin in April.

Dave Rosengren advised that extensive repairs are being made to the irrigation at the Mathis Ferry round-a-bout at the North Shelmore Boulevard entrance.

Phyllis Sheffer inquired as to the sidewalk repairs that are needed. Dave Rosengren advised that the sidewalks are a Town of Mount Pleasant issue. Dave Rosengren also advised that the Town is not responsible for the repair of the brick sidewalks in the Square.

Amy Sage advised that Lawn-O-Green will be onsite four days a week beginning in April.

Dave Rosengren advised that homeowners need to be responsible for water run-off from their homes causing muddy areas on the paths and grass. Dave Rosengren advised that all new homes built on Westlake have storm water management incorporated in the design of the homes.

The Board of Trustees discussed the unfinished foundation on Mises Street that has the rebar which poses a safety issue. The owner has not responded to letters from the Homeowners Association. Brady Anderson will pursue this issue.

The Board of Trustees discussed forming a parent group as a neighborhood watch for children in I'On.

AMCS Report

AMCS representative reported the following account balances as of February 28, 2010:

Operating Accounts

RBC Centura Bank-Operating	\$77,843.46 No CD
Fidelity Operating	\$19,851.02 Money Market
Ameris CD#114514433	\$46,119.39 07/05/10 1.98%
RBC CD#9416920637	\$40,000.00 03/31/10 .25%
RBC CD#9416920645	\$40,000.00 05/31/10 .45%
RBC CD#9416920653	\$40,000.00 06/30/10 .45%
RBC CD#9416920661	\$40,000.00 07/31/10 .45%
RBC CD#9416920688	\$30,000.00 08/30/10 .55%

Reserve Accounts

Harbor Bank CD #2000343	\$33,289.79 07/24/2010 2.13%
Harbor Bank CD #2000354	\$33,069.04 06/11/2010 1.98%
Harbor Bank CD #2000639	\$31,960.55 03/30/2010 1.98%
Harbor Bank CD# 2000697	\$50,287.03 02/19/2011 2.00%
Harbor Bank CD#2000670	\$51,119.26 11/18/2010 1.98%
Tidelands CD#1008023	\$248,401.24 04/30/2010 2.35%
First Reliance Bank CD#3056653	\$96,454.23 05/30/10
Ameris CD# 9111545672	\$88,785.22 05/01/10
RBC Money Market	\$23,995.62

The AMCS representative stated that the Board of Trustees meeting packet was sent out on March 19, 2010 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.

AMCS representative reported that the onsite office hours will be Mondays from 1:00 PM to 4:00 PM and Wednesdays from 9:30 AM- 12:30 PM. The manager will also be available to meet with I'On residents by appointment. The onsite manager office will be ready on Monday, March 29, 2010.

President Report

The Board of Trustees reviewed the President's report prepared by Jody McAuley. Mr. McAuley reviewed the two main Board of Trustees initiatives for 2010, parking and communications. Phyllis Sheffer advised that a parking and safety symposium will be held at the Creek Club on Tuesday, April 13th at 6:00 PM. Don Calabrese, Mount Pleasant Crime

Prevention officer and Chief Williams, the Mount Pleasant Fire Chief will be in attendance to speak and answer questions.

Sheri Cooper moved for the Homeowners Association to provide \$1,000.00 for a mail notification and refreshments for the Parking and Safety Symposium. Brady Anderson seconded the motion. All in favor. Motion carried.

Insurance

Jody McAuley advised that he spoke with Patrick Smith from Nationwide regarding the Homeowners Association insurance coverage. The insurance company made a recommendation to display signage at the playground areas.

Jody McAuley advised that he will contact Nationwide and request a more comprehensive evaluation listing specific locations where signage is needed. This evaluation will be submitted to the Association's attorney for recommendations for wording of the signs.

Planning Commission Meeting

Jody McAuley advised that the Planning Commission denied the proposed fourth entrance to I'On as presented at the March 24th Planning Commission meeting. The Board of Trustees will continue to communicate with the I'On Company for updates on this issue.

The Planning Commission approved the I'On Company's request to allow ADU's as permitted use in I'On. The parking requirements included two onsite spaces for each private dwelling and once onsite space for each accessory dwelling. The detached ADU space requirement calls for a 625 square foot footprint, not to exceed a total of 850 square foot.

I'On Design Committee

Jay Thompson advised that he attended the march I'On Design Committee meeting. This was the second meeting with the hired architects and Mr. Thompson advised that the meetings are going very well.

Compliance Committee

The Board of Trustees reviewed the compliance report prepared by Brady Anderson. Mr. Anderson advised that he will submit a friendly reminder for the April newsletter requesting that boat owners refrain from leaving their boats on the street. Brady Anderson advised that the parking issues will be addressed at the Parking and Safety Symposium in April.

Treasurer's Report

The Board of Trustees reviewed the financial reports prepared by Sheri Cooper. Sheri Cooper advised that she had sent ninety e-mails reminding homeowners to pay their dues. Since then \$30,000.00 has been collected.

Sheri Cooper advised that anyone on a payment plan must pay at least \$100.00 per month and the entire account must be paid off by the end of the year.

Sheri Cooper advised that \$6,000.00 from the transfer fee funds has been applied to reserves. Two-thirds of the transfer fee funds will offset the reserve contribution for 2011. The remaining third will be used for community projects.

The compilation which was done by Baldwin and Associations has been completed.

Sheri Cooper advised that she purchased three one year CD's from Ameris for \$100,000.00.

Communications Committee

The Board of Trustees reviewed the Communications report prepared by Deborah Bedell, which focused on some of the tools on the new website.

The Homeowners Association Board mailbox is available for homeowners to address board members regarding Homeowners Association matters.

Deborah Bedell advised that there is a need for clarification in the Terms of Use and suggested the following changes:

The bulletin board is not to be used to bring Assembly business to the attention of the Board.

The bulletin board is designed to post and discuss notices of . . .

The Board of Trustees agreed with these suggested changes to the terms of use.

Deborah Bedell advised that a board member message board has been established for "board only" communication.

Deborah Bedell advised that an icon has been added that allows notification if someone feels that a comment posted on the message board is inappropriate.

Security System

John Powers advised that he has spoken with a Homeowners Association community that has installed security cameras and has had great success with security concerns in their neighborhood. The price will be \$10,000.00 to \$30,000.00. John Powers requested approval from the Board of Trustees to proceed with obtaining bids for security cameras. The Board of Trustees agreed to have John Powers move forward with this project.

External Relations

The Board of Trustees reviewed the external relations report prepared by Phyllis Sheffer. Ms. Sheffer advised that she and John Powers have submitted a proposal to Brad Morrison of the Department of Transportation to have at least twenty parking spaces removed.

John Powers advised that residents are encouraged to contact the Mount Pleasant Police Department to report illegally parked vehicles.

Meeting Adjourned.

Next meeting will be on April 22, 2010.

Jay Thompson, Secretary

Landscape Committee Report – March 2010

Tree Pruning: The Landscape Committee has awarded the right-of-way and common area tree pruning/shaping contract to *The Tree Clinic*. The Landscape Committee has agreed with the contractor that the year 1 focus will be to complete all common areas and the N. Shelmore right-of-way trees. Work should begin in April.

Water Leak: The Assembly Treasurer has advised the Landscape Committee of a significant increase in water usage at the N. Shelmore entrance. Upon troubleshooting with LOG it has been determined that there is a leak in the irrigation system under the entrance roadway. The Landscape Committee has authorized LOG to repair the leak; projected repair expense is \$2,500.

President's Report – March 25th, 2010

I. Board Initiatives for 2010

a. Parking

- i. Develop a committee (Phyllis Shafer, Matt Walsh)
- ii. Establish issues (Parking, traffic, speed)
- iii. Formulate Solutions (Stickers, Tickets, speed humps, signs)
- iv. Implement Procedures (MPPD, Neighborhood Compliance)
- v. Make permanent

b. Communications

- i. Develop a committee (Deborah, Barb, Cynthia)
- ii. Establish issues (Seamless, convenient flow of information)
- iii. Formulate Solutions (Web page, home mail delivery)
- iv. Implement Procedures (Neighborhood awareness)
- v. Make permanent

II. Welcome Jane to the Neighborhood (letter sent to Barb Monday)

III. Insurance

Jody, Per our recent conversations, here is a recap of the coverage issues we discussed.

In regards to the insurance review done 1/29/10 of this year by our large loss department, I sent you a copy of the report via email yesterday. As you can see, there was only one recommendation made. This was to display signage at the playground areas. The sign should indicate who is permitted, rules, who is responsible and all other guidelines. The report shows the community is very well maintained.

The 7-20-06 drowning loss has been settled. The case was closed on 9/8/09 and the total payout was \$345,208.

Directors and Officers coverage is included in the policy with 2,000,000 per occurrence limits. In the event these limits were exhausted, there is an additional 3,000,000 coverage under the umbrella policy. The definition of who is insured under this provision includes: You, your directors or officers, your employees and committee members, and your property or real estate manager. Officers names do not need to be listed individually.

The I'On Community Garden is also covered under this policy. The garden is on common land which is already covered under the master. Premise liability applies to all association property. With the rules and info you sent me in regards to the garden, it shows this is well planned and the community garden does not need to be specifically added to the policy as it falls under the homeowner's association.

Please let me know if there are any other questions. Good luck with the gardens.

Thank you,

Patrick M Smith
Agent
810 Johnnie Dodds Blvd.
Mt Pleasant, SC 29464

smithp15@nationwide.com
Phone: (843) 881-1381
Fax: (843) 881-1548

- IV. Town Meeting
 - a. ADU's
 - b. Entrance / Ponsbury

I'ON ASSEMBLY
INCOME EXPENSE SUMMARY
FEB 2010

	2010	FEB 10	FEB 10	10 ACT TO BUI	10 ACT TO BUD	FEB 09	10 TO 09 ACT	10 TO 09 ACT
	BUDGET	YTD BUDGET	ACTUALS	VARIANCE	% VARIANCE	ACTUALS	\$ VARIANCE	% VARIANCE
REVENUE								
HOA fees	\$ 656,035	\$ 550,000	\$ 437,524	\$ (112,476)	-20.45%	\$ 514,717	\$ (77,193)	-15.00%
Interest	1,692	282	437	155	54.89%	477	(40)	-8.36%
Other	0	-	4,305	4,305	100.00%	2,720	1,586	58.30%
TOTAL REVENUE	657,727	550,282	442,267	(108,015)	-19.63%	517,914	(75,647)	-14.61%
EXPENSES								
Mgmt Fee	45,864	7,644	7,644	-	0.00%	11,466	(3,822)	-33.33%
Legal, Audit & Tax	19,000	5,000	1,034	(3,966)	-79.31%	1,753	(719)	0.00%
Neighborhood Watch	6,000	1,100	1,000	(100)	-9.09%	600	400	100.00%
Supplies	4,000	400	410	10	2.58%	684	(273)	-39.99%
Communications	5,000	-	50	50	0.00%	-	50	0.00%
Events	8,000	330	125	(205)	-62.12%	392	(267)	100.00%
Creek Club & Dock Ren	15,756	2,626	-	(2,626)	-100.00%	3,346	(3,346)	-100.00%
Bad Debt	24,996	4,166	-	(4,166)	-100.00%	-	-	0.00%
Other	5,325	1,000	-	(1,000)	-100.00%	959	(959)	-100.00%
Total Admin	133,941	22,266	10,264	(12,002)	-53.90%	19,200	(8,937)	-46.54%
Signs	500	50	-	(50)	0.00%	185	(185)	0.00%
Water & Sewage	10,268	1,724	3,678	1,954	113.36%	2,713	965	35.57%
Electric	52,596	8,766	8,000	(766)	-8.73%	11,063	(3,063)	-27.69%
Total Utilities	63,364	10,540	11,679	1,139	10.80%	13,962	(2,283)	-16.35%
Landscaping Contract	152,644	25,960	25,960	-	0.00%	32,246	(6,286)	-19.49%
Landscaping & Supplies	130,339	20,800	13,595	(7,205)	-34.64%	13,679	(84)	100.00%
Lake Maintenance	19,596	3,166	2,363	(803)	-25.36%	4,102	(1,739)	-42.39%
Repairs	20,498	3,384	300	(3,084)	-91.13%	199	101	50.94%
Annual Playground Rep.	5,000	-	-	-	0.00%	2,904	(2,904)	0.00%
Annual Power washing	8,000	-	-	-	0.00%	-	-	0.00%
Irrigation Repairs	5,004	834	665	(169)	-20.26%	935	(270)	0.00%
Pet Stations	4,000	2,000	92	(1,908)	0.00%	1,900	(1,808)	100.00%
Annual Walking Path Re	3,996	666	-	(666)	-100.00%	-	-	0.00%
Total Maint	349,077	56,810	42,975	(13,835)	-24.35%	55,965	(12,990)	-23.21%
Insurance	11,000	10,900	11,771	871	7.99%	10,361	1,410	13.61%
Taxes	5,750	5,000	4,460	(540)	0.00%	6,660	(2,200)	-33.03%
Total Ins & Tax	16,750	15,900	16,231	331	2.08%	17,021	(790)	-4.64%
TOTAL EXPENSES	563,132	105,516	81,148	(24,368)	-23.09%	106,148	(25,000)	-23.55%
RESERVE	94,334	94,334	94,334	-	0.00%	100,000	(5,666)	0.00%
NET INCOME (EXPEN	\$ 261	\$ 350,432	\$ 266,784	\$ (83,648)	-23.87%	\$ 311,766	\$ (44,982)	-14.43%

COMMUNICATIONS COMMITTEE REPORT—March 2010

I met with Barb Fry, Newsletter editor, and Cynthia Rosengren, website administrator, to discuss communications issues in the community, with primary focus on the website.

I would like to update the board on three items:

- 1—The new Terms of Use: controversy and proposed revisions
- 2—The new HOA Board Mailbox
- 3—The new intra-Board discussion forum

March' 10 Infrastructure Update

- a. Proposal to continue with bids for Security System using Cameras to be placed in I'On. Interviewed another neighborhood in South Carolina. This neighborhood has 13 cameras in place and uses a web based system. They received three bids with quotes for the system ranging from 10,000 to 35,000 dollars. This neighborhood moved to this particular Security System because of vandalism, drug use, and theft in their neighborhood. It was hoped that it would help and they did not think it would solve all their problems. To their surprise, almost all the problems went away. The security system has solved three recent crimes in the neighborhood. They have put up signage announcing their neighborhood is monitored by cameras. They have a written policy in place for privacy concerns. The policy is reactive not proactive with limited access by Board Members. Insurance was recommended for these type systems. Implementation when choosing a company is important. More discussion will take place to continue process and accept bids at March Board Meeting.
- b. Proposal changed from Brick Headers to asphalt and a basketball goal to be placed at Ramble to improve aesthetics due to turning radius issues with cars causing repeated damage. AMS to get quote
- c. Parking proposal presented to Town of Mt. Pleasant to remove some parking spaces due to safety issues. Committee meeting took place in I'On for recommendations. Full review of Parking Plan and historical perspectives were reviewed. Town of Mt. Pleasant will walk proposal and respond to ideas.
- d. Miscellaneous repairs: 1)loose/broken board on one of the minor bridges on the West side of Frogmore on the creek trail. 2)One of the frogs in the playground on Hopetown tightened down. 3)The "One Way" sign in I'On square replanted.

Ongoing Projects on Calendar/ To Do List

- e. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- f. Resurface alleys – develop a yearly schedule/calendarize for Board to review
- g. Street Lights Mapping and SC&G Updates
- h. Removal and additions of some parking spaces in neighborhood
- i. Security System request for proposal and bids to be submitted

Hi Jane,

Hope you are doing well. Here is my info for External Relations:

Will discuss Committee that was formed to explore solutions for parking and speeding issues. I will also discuss upcoming community meeting at the Creek Club that will feature speakers Officer Calabrese and Fire Chief Williams.

Committee Chair- John Powers

Members are: Myra Brooks, Betty Haynes, Gibson Tyler, Annie Bonk, Ed Dyckman, Anthonia Fokas, LeAnn Adkins Bib Stahl and Gordon Struass.

We have had two meetings the first one was held at Ed Dyckman's home 126 W Shipyard to discuss parking violations and speeding violations. The meeting was conducted by me and we decided to talk to John Powers for more information regarding what was done in the past. Gordon Strauss suggested we schedule a meeting with the Mayor and Mac Burdette and he presented a chart that he picked up at Town Hall that showed all of the parking spaces that are currently marked on the streets.

The next meeting was held at Myra Brooks home on March 12 and John Powers presented information regarding communication between him and the Town regarding parking violations and he also gave us a recap of suggestions to remove some parking spaces to help make the community safer. He suggested we set up a meeting with Brad Morrison (Director Department of Transportation with Mount Pleasant) to discuss further.

John Powers and I had a meeting with Brad Morrison today March 16 at 9:30 and discussed parking violations, removal of parking spaces and concerns from neighbors. Brad said he would review the information that John gave him and will have Vincent Anderson (Engineer for the town) take a look at the recommendations and get back in touch with us to discuss.

John and I also talked to Chief Williams (Mount Pleasant Fire Chief) regarding the parking violations and concerns and I invited him to attend our community meeting on April 13 to answer questions and meet the community. He put it on his calendar.

I scheduled a community meeting at The Creek Club on April 13 from 6:00 until 8:00 and invited Officer Calabrese (Crime Prevention Officer for Mount Police Department) to discuss safety in our neighborhood and help us form a neighborhood watch program. Chief Williams will speak from 6:00 until 6:45 and take questions then Officer Calabrese will present his program.

Officer Calabrese will also attend our Bike Race from 1:00 until 6:00 on April 16 and will bring volunteers from the Police Department to meet neighbors and answer questions.

Phyllis Sheffer

843-881-5485

www.charlestonlawnandgardens.com 843-324-8194