

**I'On Assembly  
Board of Trustees Meeting Minutes  
April 22, 2010**

**Members Present** Jody McAuley, Brady Anderson, Jay Thompson, Kershaw LeClercq, and Phyllis Sheffer  
**Members Absent** Sheri Cooper and Deborah Bedell  
**AMCS** Jane Gottshalk  
**Guests** Steve Brock, Barbara Fry, Annie Bonk, Amy Sage, Dave Rosengren, Patrick Smith with Nationwide Insurance

Patrick Smith from Nationwide Insurance gave a presentation outlining I'On Assembly's insurance coverage of the common areas. The Association's current coverage is for the period of February 12, 2010 to February 12, 2011. The Homeowners Association's property coverage includes:

- The Boathouse is covered for \$95,800.00.
- Jefferson Bridge is covered for \$76,700.00.
- Lafayette Bridge is covered for \$60,200.00.
- Amphitheater is covered for \$33,700.00.
- Walking Bridge Westlake North is covered for \$63,900.00.
- Walking Bridge Westlake South is covered for \$63,900.00.

Patrick Smith advised that I'On Assembly has two million dollars in liability coverage plus a three million dollar umbrella per occurrence on all common area property.

The D&O insurance provides coverage for all directors, officers, and committee members with respect to duties being performed for I'On Assembly.

Patrick Smith advised that the East Cooper Montessori School is covered under the state's policy.

Mr. Smith advised that signage is needed at the playgrounds and soccer fields, and he will provide wording for these signs.

Jody McAuley requested a list of general liability issues to be aware of for the present and future Board of Trustees.

Jody McAuley called the meeting to order.

**Homeowner Forum**

Steve Brock advised that he feels the "Terms of Use" requirement on the message board is inappropriate. Mr. Brock also advised that he feels that the ADU process was not handled properly by the Board of Trustees. Mr. Brock advised that he feels the Board of Trustee's support was given to ADU's without having rules in place to govern their usage.

The Board of Trustees discussed Steve Brock's letter to Town Council dated April 13, 2010. The Board of Trustees noted inaccuracies in the letter and decided that further discussion of the letter was unnecessary.

**Minutes**

Phyllis Sheffer moved to approve the March 25, 2010 minutes as presented. Brady Anderson seconded the motion. All in favor. Motion carried.

### Communications Committee Report

Barbara Fry presented the Terms of Use Enforcement Policy to the Board of Trustees for review. Ms. Fry asked for the Board of Trustees' approval of this policy for managing postings on the community website Bulletin Board that violate the Terms of Use. The BOT discussed the Enforcement Policy and recommended a minor change.

Brady Anderson moved to approve the Communications Committee Report of the Terms of Use Enforcement Policy dated April 19, 2010. Jay Thompson seconded the motion. All in favor. Motion carried.

### Landscape Committee Report

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren. Mr. Rosengren advised that Lawn-O-Green will be in town five days a week beginning in May.

Dave Rosengren advised that the Tree Clinic would like to obtain business from private residents while they are working in the community. Dave Rosengren advised that he hopes that a long term relationship can be established between the Tree Clinic and the community. He advised that the Town of Mount Pleasant has repaired some of the sidewalks on Eastlake that have been damaged by tree roots.

### AMCS Report

AMCS representative reported the following account balances as of March 31, 2010:

#### Operating Accounts

Fidelity Operating	\$19,852.61	Money Market	
RBC Centura Bank – Operating	\$96,986.94	NO CD	
Ameris CD#114514433	\$46,119.39	7/05/2010	1.98%
RBC CD#9416920637	\$40,011.23	5/11/2010	.25%
RBC CD#9416920645	\$40,000.00	5/31/2010	.45%
RBC CD#9416920653	\$40,000.00	6/30/2010	.45%
RBC CD#9416920661	\$40,000.00	7/31/2010	.45%
RBC CD#9416920688	\$30,000.00	8/30/2010	.55%
RBC CD#9416920709	\$40,000.00	10/31/2010	.55%
RBC CD#9416920696	\$40,000.00	9/30/2010	.55%

#### Reserve Accounts

Harbor CD 2000343	\$33,289.79	7/24/2010	2.13%
Harbor CD 2000354	\$33,069.04	6/11/2010	1.98%
Harbor CD 2000720	\$32,275.89	11/31/2011	1.88%
Harbor CD # 2000697	\$51,287.03	2/19/2011	2.00%
Harbor CD # 2000670	\$51,119.26	11/18/2010	1.98%
Tidelands CD # 1008023	\$248,401.24	4/30/2010	2.35%
First Reliance Bank			
CD # 3056653	\$96,454.23	5/30/2010	2.49%
Ameris CD # 9111545672	\$88,785.22	5/01/2010	1.98%
Ameris CD # 9112945219	\$30,000.00	9/01/2010	1.44%
Ameris CD # 9114424944	\$35,000.00	12/01/2010	1.44%
Ameris CD # 9115103996	\$35,000.00	11/01/2010	1.44%
RBC Money Market	\$23,089.84		

The AMCS representative stated that the Board of Trustees meeting packet was sent out on April 16, 2010 to the Board of Trustees. The AMCS representative asked the Board of Trustees if there were any questions regarding the reports. There were no questions from the Board of Trustees.

### **Amenities/ Infrastructure Committee**

Kershaw LeClercq advised that the large sign at the boat dock is being replaced. He advised that he has started looking at possibilities for office and meeting space for the I'On Assembly. Mr. LeClercq has looked at a space above the Chocolate Shop in the Square. Jody McAuley encouraged Kershaw LeClercq to continue to check locations. The Board of Trustees discussed the possibility of building a community center for I'On Assembly use. Jody McAuley advised that he has spoken with the I'On Company regarding civic lots that are available.

The Board of Trustees discussed forming a committee to explore options for building an I'On Assembly meeting space. The Board of Trustees also discussed sending out a survey to the community for resident input. Jody McAuley suggested meeting with the past Board of Trustees presidents to discuss this issue. He will contact the past presidents and set up a meeting.

### **President Report**

#### **ADU's**

Jody McAuley advised that he would like for the Town of Mount Pleasant to present the final ADU amendment to the Board of Trustees prior to making their final decision.

#### **New Entrance at Ponsbury Road**

After the Planning Commission denied the proposed fourth entrance to I'On, this proposal was recommended for approval by Town Council at the meeting on April 13. Jody McAuley advised that he will meet with the principal of East Cooper Montessori School next week to discuss the traffic flow involving the school.

#### **External Relations**

Phyllis Sheffer advised that the Traffic and Safety symposium was held at the Creek Club on April 13, 2010. Chief Williams, the fire chief and Officer Calabrese from the Mount Pleasant Police Department answered questions and gave advice on safety precautions to use in the community. Phyllis Sheffer advised that Officer Calabrese is the I'On liaison to the Mount Pleasant Police Department.

#### **Flag Pole**

The Board of Trustees discussed the flag that needs to be replaced at the I'On entrance. The Board of Trustees agreed to keep the wooden flag pole in place. AMCS will be in charge of having the flag replaced. Jody McAuley suggested having a plaque made to be placed at the foot of the flagpole to commemorate the history of the flagpole. Kershaw LeClercq advised that the flag and flagpole maintenance should be added to the yearly infrastructure calendar.

#### **Compliance Report**

The Board of Trustees reviewed the Compliance Report prepared by Brady Anderson. Mr. Anderson discussed the ongoing problem of boats being parked on the streets. The Compliance Committee will continue to monitor this problem and post warnings on illegally parked vehicles.

#### **Treasurer Report**

The Board of Trustees agreed to fund the community Easter Egg Hunt in the future.

#### **Meeting Adjourned.**

**Next meeting is scheduled for May 27, 2010.**

## **Landscape Committee Report – April 2010**

**N. Shelmore Entrance Irrigation Leak:** The irrigation leak under the N. Shelmore entrance road has been repaired. The repair cost was \$1,767 versus a projected expense of \$2,500. We will watch water billing with the Finance Committee to ensure water usage is reduced.

**Tree Pruning:** The Tree Clinic has begun the tree pruning project and most common areas have been completed. The work on the remainder of the common areas and the first portion of right-of-way trees (N. Shelmore) will begin next week. The Landscape Committee is satisfied with the work completed to date.

**Landscape Contractor:** Lawn-O-Green is on site 4 days per week and busy with spring clean-up, shrub pruning, weed control, turf management, and fertilization.

I'ON ASSEMBLY  
INCOME EXPENSE SUMMARY  
MAR 2010

	2010 BUDGET	MAR 10 YTD BUDGET	MAR 10 ACTUALS	10 ACT TO BUD VARIANCE	10 ACT TO BUD % VARIANCE	MAR 09 ACTUALS	10 TO 09 ACT \$ VARIANCE	10 TO 09 ACT % VARIANCE
<b>REVENUE</b>								
HOA fees	\$ 656,035	\$ 600,000	\$ 562,296	\$ (37,704)	A -6.28%	\$ 514,717	\$ 47,579	9.24%
Interest	1,692	423	1,275	852	201.35%	477	798	167.45%
Other	0	-	8,654	8,654	B 100.00%	2,720	5,934	218.18%
<b>TOTAL REVENUE</b>	<b>657,727</b>	<b>600,423</b>	<b>572,225</b>	<b>(28,198)</b>	<b>-4.70%</b>	<b>517,914</b>	<b>54,311</b>	<b>10.49%</b>
<b>EXPENSES</b>								
Mgmt Fee	45,864	11,466	11,466	-	0.00%	11,466	-	0.00%
Legal, Audit & Tax	19,000	6,000	845	(5,155)	C -85.91%	1,753	(908)	0.00%
Neighborhood Watch	6,000	1,200	1,100	(100)	-8.33%	600	500	100.00%
Supplies	4,000	1,400	473	(927)	-66.24%	684	(211)	-30.88%
Communications	5,000	-	50	50	0.00%	-	50	0.00%
Events	8,000	497	125	(372)	-74.85%	392	(267)	100.00%
Creek Club & Dock Ren	15,756	3,939	2,071	(1,868)	-47.43%	3,346	(1,275)	-38.11%
Bad Debt	24,996	6,249	-	(6,249)	D -100.00%	-	-	0.00%
Other	5,325	1,000	489	(511)	-51.10%	959	(470)	-49.03%
<b>Total Admin</b>	<b>133,941</b>	<b>31,751</b>	<b>16,619</b>	<b>(15,132)</b>	<b>-47.66%</b>	<b>19,200</b>	<b>(2,581)</b>	<b>-13.44%</b>
Signs	500	100	-	(100)	0.00%	185	(185)	0.00%
Water & Sewage	10,268	2,586	5,687	3,101	E 119.93%	2,713	2,974	109.61%
Electric	52,596	13,149	11,940	(1,209)	-9.20%	11,063	876	7.92%
<b>Total Utilities</b>	<b>63,364</b>	<b>15,835</b>	<b>17,627</b>	<b>1,792</b>	<b>11.32%</b>	<b>13,962</b>	<b>3,665</b>	<b>26.25%</b>
Landscaping Contract	152,644	33,640	38,940	5,300	F 15.76%	32,246	6,694	20.76%
Landscaping & Supplies	130,339	35,200	18,500	(16,700)	G -47.44%	13,679	4,821	100.00%
Lake Maintenance	19,596	4,749	5,554	805	16.95%	4,102	1,451	35.38%
Repairs	20,498	5,101	726	(4,375)	G -85.77%	199	527	265.31%
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	1,251	1,760	509	40.69%	935	825	0.00%
Pet Stations	4,000	2,000	1,127	(873)	0.00%	1,900	(773)	100.00%
Annual Walking Path Re	3,996	999	300	(699)	-69.97%	-	300	0.00%
<b>Total Maint</b>	<b>349,077</b>	<b>82,940</b>	<b>66,907</b>	<b>(16,033)</b>	<b>-19.33%</b>	<b>55,965</b>	<b>10,942</b>	<b>19.55%</b>
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%
<b>Total Ins &amp; Tax</b>	<b>16,750</b>	<b>15,900</b>	<b>16,231</b>	<b>331</b>	<b>2.08%</b>	<b>17,021</b>	<b>(790)</b>	<b>-4.64%</b>
<b>TOTAL EXPENSES</b>	<b>563,132</b>	<b>146,426</b>	<b>117,383</b>	<b>(29,043)</b>	<b>-19.83%</b>	<b>106,148</b>	<b>11,235</b>	<b>10.58%</b>
<b>RESERVE</b>	<b>94,334</b>	<b>94,334</b>	<b>94,334</b>	<b>-</b>	<b>0.00%</b>	<b>100,000</b>	<b>(5,666)</b>	<b>0.00%</b>
<b>NET INCOME (EXPEN</b>	<b>\$ 261</b>	<b>\$ 359,663</b>	<b>\$ 360,508</b>	<b>\$ 845</b>	<b>0.23%</b>	<b>\$ 311,766</b>	<b>\$ 48,742</b>	<b>15.63%</b>

A. Although HOA revenue is under budget, we are ahead of 2009 collections.

B. Majority represents prepaid HOA fees for 2011.

C. Compilation charge will be \$3,000 in April well.

E. Water expense increase due to leak which was repaired in March.

F. Difference due to Montessori school payment for their share of landscaping contract not received until April.

G. Under budget for the most part, due to timing.

## **April' 10 Infrastructure Update**

- a. Ongoing request for proposal for Security System using Cameras to be placed in I'On.
- b. Ongoing - No resolution to Ramble to improve aesthetics due to turning radius issues with cars causing repeated damage.
- c. Ongoing - No response yet on Parking proposal presented to Town of Mt. Pleasant to remove some parking spaces due to safety issues.
- d. Anticipate putting a little "Creek Club ->" sign beneath the street sign on the corner of Hospitality and Shelmore.
- e. Joggling Street Fountain scheduled for repair;
- f. Anticipate putting a new sign by the boat launch

### 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

**From:** Jay Thompson [jay@thompsoneng.com]

**Sent:** Tuesday, April 20, 2010 3:04 PM

**To:** Jane Gottshalk

**Subject:** I'On - IDC Report

Jane, below is my report for the IDC, sorry to be late. Thank you

The IDC continues to receive a surprisingly large number of new construction requests. The three member review board is working well, in that all are able to review electronically submittals that are time sensitive. One area of concern is submittal and review of documents for changes to existing properties. As the community matures and residences wish to make improvement it is important for all to remember ANY changes must be submitted to the IDC for review and approval (the I'On Code remains the governing document for the IDC, even for changes). This is particularly an issue with submittals for what a residents may consider a minor alteration, i.e. paint color change, landscape modification, etc. All of these require a submittal. The submittal for these type of changes is very simple and does not necessarily require a fee. While in the past minor submittals may have had to wait for regular IDC meeting to review, the three of us are committed to responding in a timely manner. Recently there have been issues of partial submittals which have caused concerns to other residences – the committee is reviewing at our 4/22 meeting and I will have a verbal update at the Board Meeting.

***Jay Thompson***

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