

**I'On Assembly
Board of Trustees Meeting Minutes
September 23, 2010**

Members Present Jody McAuley, Phyllis Sheffer, Jay Thompson, Kershaw LeClercq, Bill Settlemyer, and Brady Anderson
Members Absent Sheri Cooper
AMCS Jane Gottshalk
Guests Annie Bonk, Louise Rainis, Dave Rosengren, and Amy Sage

Jody McAuley called the meeting to order.

Homeowner Forum

Annie Bonk commented about the Creek Club usages by multiple groups on the same day. Kershaw LeClercq advised that the 2010 contract with the Creek Club states that the Homeowners Association is allowed one event per day. Kershaw LeClercq advised that provision would be amended in the 2011 contract. He also advised that he is working on getting a list of available dates for 2011 so that the Homeowners Association can begin scheduling events.

Annie Bonk also advised that James Parris who is renting the office space in the square is keeping curtains closed on an empty shop due to a conflict with the manager of the Square. Annie Bonk advised that he tried in the beginning to be a good neighbor, but now he has become happy with the peace and quiet of the empty space. She wanted the Board of Trustees to know that he is trying to work with the management company for the Square and comply with their rules.

Minutes

Kershaw LeClercq moved to approve the August 19, 2010 minutes as presented. Brady Anderson seconded the motion. All in favor. Motion carried.

AMCS Report

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

Operating Accounts

Fidelity Operating	\$19,863.52	Money Market
RBC Centura Bank – Operating	\$119,766.94	NO CD
RBC CD#9416920645	\$40,050.33	9/10/2010 .45%
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	\$33,536.67	7/24/2010	2.13%
Harbor CD 2000354	\$33,454.08	5/13/2011	1.98%
Harbor CD 2000720	\$32,275.89	3/31/2011	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	\$251,328.98	10/30/2010	2.35%
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 %
Community First #0280005429	\$89,200.68	5/18/2012	2.23%
1 st National Bank CD	\$60,000.00	6/04/2011	1.90%
1 st National Bank CD	\$36,691.07	12/04/2011	2.10%

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

Landscape Committee

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren and Amy Sage. The committee report explains the owner responsibility for maintaining the areas between the sidewalk and curb as defined in the I'On Code. The Landscape Committee asked for the Board of Trustees' support in enforcing these requirements with the homeowners.

The Board of Trustees proposed that the Landscape Committee first identify the locations that need to be addressed followed by a letter from the Board of Trustees to these homeowners advising them of the problem and suggestions for a solution.

Dave Rosengren advised that he and Amy Sage will follow up with the Board of Trustees at the October Board of Trustees meeting. The Landscape Committee will work with Lawn-O-Green on ideas for planting in these areas.

<p>The Board of Trustees reviewed a proposal from the Tree Clinic proposal for "Emergency Client Status" for I'On. Kershaw LeClercq seconded the motion. All in favor. Motion carried.</p>
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Phyllis Sheffer advised that she will look into the possibility of similar agreements with other business entities.

Dave Rosengren advised that the landscape enhancement budget will have funds available for some additional projects before the end of the year. Dave Rosengren will discuss these projects with the Board of Trustees at the October meeting.

President's Report

I'On Trust Update

Jody McAuley advised that a letter informing the community of the Board of Trustees' plans to become partners with the Trust was posted in the August newsletter.

FHFA Proposal

Jody McAuley discussed the recent proposal from the FHFA which would "restrict Fannie Mae, Freddie Mac, and Federal Home Loans from investing in mortgages with private transfer fees covenants."

Jody McAuley advised that he has discussed this issue with the Developer. He also advised that he has sent letters, contacted Congressman Henry Brown, and joined forces with the Community Association Institute to help to defeat this proposal.

Jody McAuley feels that progress has been made and that the Board of Trustees has done everything possible to prevent this proposal from being passed. The deadline for submitted comments is October 15th.

I'On Design Committee

The next I'On Design Committee meeting will be September 30th.

Compliance Committee

The Board of Trustees reviewed the Compliance Committee Report prepared by Brady Anderson.

Communications Committee

Bill Settlemyer advised he met with Barbara Fry and Cynthia Rosengren to discuss ways to enhance the relationships between the I'On Square and Biznet businesses and the I'On residents. They discussed businesses that would like to come to I'On and other ways to build the business community.

External Relations

Phyllis Sheffer advised that Don Calabrese from the Mount Pleasant Police Department is interested in speaking to the community again to address any safety/security concerns and to get feedback from the residents regarding their feeling about the efforts of the Mount Pleasant Police Department. Officer Calabrese wants to keep communication open between the Mount Pleasant Police Department and I'On Community. Jody McAuley suggested reaching out to the police department to show appreciation for their attention to I'On.

Meeting Adjourned.

Next meeting will be held on October 21, 2010.

I'ON ASSEMBLY
INCOME EXPENSE SUMMARY
AUG 2010

	2010 BUDGET	August 2010 YTD BUDGET	August 2010 ACTUALS	10 ACT TO BUD VARIANCE	10 ACT TO BUD % VARIANCE	August 2009 ACTUALS	10 TO 09 \$ VARIANCE	10 TO 09 % VARIANCE	
REVENUE									
HOA fees	\$ 656,035	\$ 653,000	\$ 629,547	\$ (23,453)	A -3.59%	\$ 636,445	\$ (6,898)	-1.08%	
Interest & Late Fees	1,692	1,128	5,597	4,469	396.16%	4,093	1,504	36.74%	
Other	0	-	11,522	11,522	B 100.00%	3,524	7,999	227.00%	
TOTAL REVENUE	657,727	654,128	646,666	(7,462)	-1.14%	644,062	2,604	0.40%	
EXPENSES									
Mgmt Fee	45,864	30,576	30,576	-	0.00%	30,576	-	0.00%	
Legal, Audit & Tax	19,000	15,000	16,902	1,902	12.68%	9,943	6,959	69.98%	
Neighborhood Watch	6,000	5,000	5,600	600	12.00%	3,000	2,600	86.67%	
Supplies	4,000	2,400	4,440	2,040	85.01%	2,149	2,292	106.66%	
Communications	5,000	-	245	245	-100.00%	-	245	-100.00%	
Events	8,000	7,332	7,098	(234)	-3.19%	7,335	(237)	-3.23%	
Creek Club & Dock Ren	15,756	10,504	6,475	(4,029)	C -38.36%	6,937	(462)	-6.66%	
Bad Debt	24,996	16,664	-	(16,664)	D -100.00%	-	-	0.00%	
Other	5,325	1,000	489	(511)	-51.10%	959	(470)	-49.03%	
Total Admin	133,941	88,476	71,826	(16,650)	-18.82%	60,899	10,926	17.94%	
Signs	500	350	1,115	765	218.47%	185	930	502.52%	
Water & Sewage	10,268	6,976	13,908	6,932	E 99.37%	7,083	6,826	96.38%	
Electric	52,596	35,064	32,717	(2,347)	-6.69%	30,695	2,022	6.59%	
Total Utilities	63,364	42,390	47,740	5,350	12.62%	37,963	9,777	25.75%	
Landscaping Contract	152,644	99,268	98,108	(1,160)	-1.17%	95,176	2,932	3.08%	
Landscaping & Supplies	130,339	99,100	98,785	(315)	-0.32%	95,063	3,722	3.91%	
Lake Maintenance	19,596	13,264	11,090	(2,174)	-16.39%	12,724	(1,633)	-12.84%	
Repairs	20,498	13,636	4,633	(9,003)	F -66.03%	13,466	(8,833)	-65.60%	
Annual Playground Rep.	5,000	5,000	520	(4,480)	F -89.61%	6,403	(5,884)	-91.89%	
Annual Power washing	8,000	8,000	750	(7,250)	F -90.63%	2,600	(1,850)	-71.15%	
Irrigation Repairs	5,004	3,336	4,515	1,179	35.33%	1,597	2,917	182.62%	
Pet Stations	4,000	4,000	9,140	5,140	G 128.50%	2,812	6,328	225.04%	
Annual Walking Path Re	3,996	2,664	1,980	(684)	-25.68%	2,853	(873)	-30.60%	
Total Maint	349,077	248,268	229,519	(18,749)	-7.55%	232,694	(3,174)	-1.36%	
Insurance	11,000	11,000	11,569	569	5.17%	10,246	1,323	12.91%	
Taxes	5,750	5,000	4,460	(540)	-10.80%	6,660	(2,200)	-33.03%	
Total Ins & Tax	16,750	16,000	16,029	29	0.18%	16,906	(877)	-5.19%	
TOTAL EXPENSES	563,132	395,134	365,113	(30,021)	-7.60%	348,461	16,652	4.78%	
RESERVE	94,334	94,334	94,334	-	0.00%	100,000	(5,666)	-5.67%	
NET INCOME (EXPEN	\$ 261	\$ 164,660	\$ 187,218	\$ 22,558	13.70%	\$ 195,601	\$ (8,382)	-4.29%	

A. Demand notices were sent, monies coming in.

B. Majority represents prepaid HOA fees for 2011.

C. Billings are a few months behind.

debt is expensed)

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

F. Under/over budget for the most part, due to timing.

G. Additional pet stations have been requested by residents, increasing # of bags bought as well.

Landscape Committee Report – September 2010

1) Right-of-Way Between Sidewalk and Curb/Pavement:

The Landscape Committee has heard negative comments regarding the condition of some of the grass areas of the right-of-way between the sidewalk and curb/pavement. In many cases the grass is patchy at best and the adjacent homeowner has not provided adequate irrigation/watering. A walk down Civitas Street will provide several examples, and there are other similar situations in the neighborhood.

As background the following (*in italics*) can be found in the I'On Code:

Landscape Review and Installation Standards

5. All areas of adjacent rights-of-way must be landscaped, and if sodded, done with Centipede sod.

Initial Planting Requirements

Land in the rights-of-way between the property lines and edge of paving must be planted or sodded as a part of the landscape by the owner of the adjacent property.

Irrigation

All landscaped areas must be properly irrigated.

Maintenance

Proper maintenance includes watering, mowing, weeding, edging, fertilizing, pruning, insect control, removal and/or replacement of dead or diseased plant materials...

The Assembly has taken ownership to mow, edge, and fertilize the right-of-way, but it remains the responsibility of the adjacent homeowner to properly plant and irrigate/water this area. A reminder of this homeowner responsibility was included in the July **Living in I'On** community newsletter, however few if any homeowners have responded.

The Landscape Committee is willing to identify homes which require resodding and/or irrigation of the right-of-way. However for any program for improvement to be effective, the I'On Assembly would need to be willing to send letters to identified homeowners which a) remind them of the responsibilities listed in the I'On Code, b) request they make the necessary improvements, and c) be willing to follow up with any homeowner who chooses to ignore the request.

The Landscape Committee would like to engage the Assembly Board in this discussion during the September meeting. We understand that for any number of reasons the Assembly Board may decide not to pursue this issue at this time. However due to the comments received we felt it appropriate to at least begin the discussion.

2) **Emergency Storm Clean-up:**

Please review the attachment from **The Tree Clinic** (the contract arborist for I'On tree pruning) which offers the I'On neighborhood the opportunity to receive "emergency client status" in the event of a hurricane. If accepted by the I'On Assembly, once the storm passes The Tree Clinic would automatically and immediately bring a crew into the I'On neighborhood and begin clearing roads, lanes and alleyways. There is no cost incurred to retain this emergency client status; costs are only incurred when a damaging storm moves through the area and road clearing begins. **The Tree Clinic** has agreements of this type in place for The Citadel, Country Club of Charleston, and Bishop Gadsen. Although the Town of Mount Pleasant will clear roads within the I'On neighborhood, there is no guarantee of the priority level that I'On would receive. Additionally the Town will not clear the homeowner lanes and alleyways. The Landscape Committee recommends that the Assembly Board accept this agreement with **The Tree Clinic**.

From: Mcauley, Joseph [joseph.mcauley@wellsfargoadvisors.com]
Sent: Monday, September 13, 2010 4:08 PM
To: 'jgottshalk@amcs-inc.com'
Subject: September Presidents Report
President's Report – September 2010

- I. 2011 Elections
- II. I'On Trust – Update
- III. FHFA Proposal

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