

**I'On Assembly
DRAFT (UNAPPROVED) Annual Meeting Minutes
December 13, 2011**

Kershaw LeClercq called the meeting to order. 175 homes were represented in person or by proxy. There was a quorum.

Minutes

Phyllis Shaffer moved to approve the December 7, 2010 annual meeting minutes as presented. Jay Thompson seconded the motion. All in favor. Motion carried.

Board of Trustees Election

Kershaw LeClercq introduced the four candidates running for the three vacant board seats. The candidates are: Deborah Bedell, Aryn Linenger, Phyllis Sheffer, and Jay Thompson.

A homeowner asked Phyllis Sheffer if elected, if she would again vote in favor of turning over the website administrative duties to AMCS. She said that she would continue to support her vote to have the management company as website administrator.

Voting for candidates took place after the four individuals made their presentations to the meeting.

I'On Trust

Louise Rainis, President of the I'On Trust thanked everyone for their continued support, and for the financial support of the Homeowners Association. Ms. Rainis announced that 357 homes participated in the "Giving Lights of I'On", and that \$8,600.00 was raised for the Dee Norton Lowcountry Children's Center. Ms. Rainis recognized and thanked all of the current I'On Trust board members as well as the current board members for 2012. Mrs. Rainis also thanked Anne Register and Becky Van Wie who serve on the executive staff of the I'On Trust.

President's Report

Kershaw LeClercq advised that although the I'On Company presented a workable plan for the development for Phase 11, the Board of Trustees was never able to reach an agreement with the I'On Company regarding monetary compensation for the Assembly. Kershaw LeClercq advised that a Phase 11 development plan will most likely be re-visited in the future.

Kershaw LeClercq advised that negotiations with the Town of Mount Pleasant regarding the underground utilities were successful. The Town of Mount Pleasant agreed to relocate the power lines on Mathis Ferry Road between Eastlake and Muirhead underground.

Finance Report

Craig Wren advised that collection efforts in 2011 are going well. He thanked Ed Clem and Annie Bonk for their work on the Finance Committee.

Communications Committee

LaVon McNaughton advised that Steve Degnen has been asked to chair the Signage Task Force.

LaVon McNaughton thanked Doreen Ronchi and the I'On Ambassadors for distributing the directories, and announced that Doreen Ronchi will be the new Online Directory Editor for the website. LaVon McNaughton advised that the Board of Trustees made the decision at the

November Board of Trustees meeting to have AMCS as the sole website administrator. Ms. McNaughton advised that she asked Cynthia Rosengren and Barbara Fry to remain on the Communications Committee and to continue their roles as directory and newsletter editors, but they chose to resign from these positions. LaVon McNaughton advised that there will not likely be an increase in the website expense for 2012.

Landscape Committee

Dave Rosengren advised that Lawn-O-Green will continue as the landscape contractor in 2012. They are onsite three times per week in the winter months and five times per week during the summer months.

Dave Rosengren thanked the Assembly Board of Trustees and identified the following projects completed in 2011:

- The third phase of the tree pruning project has been completed. This work included the pruning of over 80 grand oaks and 650 juvenile live oaks, which are located in the common areas and right-of-way areas.
- The Landscape Committee worked closely with Lawn-O-Green to manage and monitor the irrigation water usage. I'On spent nearly \$24,000.00 in 2010 on common area irrigation water. Through the 2011 October billing cycle, this cost was reduced by 55%. The resultant reduction in spending is over \$10,700.00, or an estimated 1,000,000 gallons of water saved.
- Enhancements were made to Perseverance Park, ground cover was replaced with St. Augustine sod, and the irrigation system was re-worked.
- Northeast corner of Eastlake-a barrier landscape bed was planted with daylilies, knockout roses, and society garlic.

Projects being considered for 2012:

- Improve the sitting area at the Square by adding sod and paving stones.
- Re-sod a portion of Eastlake shore to prevent erosion.
- Consider changes to the Rialto/Krier Lane parking area before the trees are too large to allow parking.
- Vine mitigation in natural areas throughout I'On.

Infrastructure Committee

John Powers thanked the I'On residents for their attention to infrastructure items in need of repair.

John Powers thanked the I'On Square Association for their \$2,000.00 contribution to the Assembly for enhancement in the Square.

Projects in 2011:

- Working with the Town of Mount Pleasant to repaint all of the parking spaces.
- Addition of plantation mix to the pathways around Westlake.
- Continuing to work on electrical issues with the Perseverance Park fountain.
- Beginning plans to replace five of the existing crosswalks.

John Powers suggested that homeowners “adopt a lantern” to clean and maintain the streetlights closest to their homes.

Compliance/External Relations Committee

Phyllis Sheffer introduced Benny Firestone from I'On Biznet. Mr. Firestone advised that Biznet helps businesses in and around I'On connect with the community. Community activities sponsored by Biznet include:

- Tree of Lights
- St. Patrick's Day Street Party
- I'On Bike Race

Biznet funds half of the expenses for the I'On Directory. Mr. Firestone thanked Anne Bonk for her work on the preparation and distribution of the welcome baskets.

Phyllis Sheffer advised that she has organized a Compliance Committee which meets once per month. This committee identifies parameters set by the covenants and works with homeowners to remain in compliance of the guidelines set forth in the covenants.

Phyllis Sheffer introduced Kevin Gorsline as the head of the Neighborhood Watch program. Mr. Gorsline and the Neighborhood Watch work closely with Officer Calabrese with the Mount Pleasant Police Department.

Neighborhood Watch plans for 2012 include:

- National Night Out
- Programs for teens-implement community service.
- Programs for adults on safety

Phyllis Sheffer thanked all of the volunteers who serve on these committees.

I'On Design Committee

Jay Thompson advised that a recent I'On Design Committee issue involved an I'On builder who began construction on a spec home without I'On Design Committee approval. Jay Thompson advised that the Homeowners Association can take steps to halt unauthorized construction. Jay Thompson also advised that the Town of Mount Pleasant no longer requires the I'On Design Committee approval to grant a building permit, so it is the responsibility of the Homeowners Association to enforce the rules relating to the I'On Design Committee.

Jay Thompson advised that the I'On Company is in the process of transitioning the administrative I'On Design Committee duties to the Homeowners Association.

Jay Thompson advised that although the new guidelines for construction hours have been submitted to the I'On Design for approval, the Guild Builders are under contract with the I'On Company and are currently bound by the rules as stated in this contract. Jay Thompson advised that homeowners are encouraged to attend I'On Design Committee meetings.

A homeowner suggested posting a list of all active I'On Design Committee applications on the website.

Civitas Award

Barbara Fry and Cynthia Rosengren presented the 2011 Civitas Award to John Powers.

Homeowner Questions

Several homeowners questioned the Board of Trustees on their decision to have the management company maintain the community website. Kershaw LeClercq advised that there will not be a significant change to the current website. The Board of Trustees did allow for additional funds to be budgeted for possible website revitalization in the event that the 2012 Board of Trustees chooses to implement changes to the website.

A homeowner stated his opinion that I'On homeowners should not be allowed to bill the Assembly for services provided to the community.

Kershaw LeClercq advised that administrative changes to the website were made due to personality conflicts within the Communications Committee. LaVon McNaughton advised that these changes were not a result of personality conflicts, and that Barbara Fry and Cynthia Rosengren chose to resign from the newsletter, website, and Communications Committee. LaVon McNaughton advised that she listened to the community and would like to see the website reach a larger demographic.

A homeowner expressed dissatisfaction in budgeting \$25,600.00 for security in 2012.

A homeowner commented that 2011 seemed to be a good year for low crime and vandalism.

Sally Raver thanked Kershaw LeClercq for his service as Board President for 2011.

Next annual meeting date is tentatively scheduled for December 11, 2012.

Board of Trustees Election

The vote tally was:

Bedell	132
Linenger	86
Sheffer	52
Thompson	122

The 2012 new Board of Trustees members are: Deborah Bedell, Jay Thompson, and Aryn Linenger.

Meeting Adjourned.