

**I'On Assembly
Board of Trustees Meeting Minutes
March 24, 2011**

Members Present Kershaw LeClercq, Ted Webb, Phyllis Sheffer, Craig Wrenn, LaVon McNaughton, and Sally Raver
Member Absent Jay Thompson
AMCS Jane Gottshalk
Guests Louise Rainis, Dave Rosengren, Amy Sage, Barbara Fry, Ward Mundy, John Bigler and Ed Clem.

Kershaw LeClercq called the meeting to order.

Homeowner Forum

Dave Rosengren advised that even though there has been recent vandalism in the neighborhood, that he is against use of surveillance and the neighborhood watch. He advised that the thefts have occurred at homes with unlocked doors and garages. He advised that although he does not condone the vandalism, he is concerned about the image of the neighborhood and home values. Dave Rosengren suggested dealing with the issues by reminding residents to keep outdoor lights on and locking doors. He also suggests that adults should make an effort to meet the kids in the neighborhood. He would like to see I'On kept open and accommodating and is concerned about the message that would be conveyed with the installation of surveillance cameras.

Ed Clem advised that he realizes that all boards have had problems with collections, but he feels that too much money is being spent on attorney fees for collections. AMCS advised that homeowners are billed for attorney fees, but it is hard to track how much of the attorney fees are actually paid by the homeowner.

John Bigler addressed the Board of Trustees regarding the noise from children playing basketball in the yard behind his. He advised that he has talked to the neighbor, but nothing has changed. Kershaw LeClercq advised that the Board of Trustees will discuss this issue and determine if any action needs to be taken.

Minutes

Ted Webb moved to approve the February 24, 2011 minutes as presented. Phyllis Sheffer seconded the motion. All in favor. Motion carried.
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I'On Trust

The Board of Trustees reviewed the I'On Trust report prepared by Louise Rainis. Ms. Rainis asked the Board of Trustees for future program ideas.

AMCS Report

AMCS representative reported the following account balances as of February 28, 2011:

Operating Accounts

Fidelity Operating	\$239,877.63	Money Market
RBC Centura Bank – Operating	\$185,184.24	NO CD
RBC CD#9416920776	\$40,000.00	08/22/2011 .45%

Reserve Accounts

Harbor CD 2000343	\$33,704.46	7/24/2011	.90%
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	\$52,312.60	2/19/2012	2.00%
Harbor CD 2000759	\$65,478.66	5/18/2012	1.44%

Tidelands CD # 123714	\$40,000.00	10/30/2011	1.15%
Tidelands CD # 123728	\$40,103.69	11/30/2011	1.50%
Tidelands CD # 123729	\$40,103.69	01/30/2012	1.50%
Tidelands CD # 123730	\$40,103.69	02/28/2012	1.50%
Tidelands CD # 123711	\$40,000.00	07/30/2011	1.15%
Tidelands CD # 123713	\$40,000.00	08/30/2011	1.15%
Ameris CD # 9113497189	\$35,522.99	06/01/2012	1.63%
Ameris CD # 9112945219	\$30,362.33	05/01/2011	1.42%
Ameris CD #9115103996	\$35,339.94	11/01/2011	1.44%
Community First #0280005429	\$90,405.77	05/18/2012	2.23%
1 st National Bank CD	\$60,568.86	06/04/2011	1.90%
1 st National Bank CD	\$37,075.39	12/04/2011	2.10%
RBC Money Market	\$90,089.04		

The AMCS representative stated that the Board of Trustees meeting packet was sent out on March 21, 2011 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.

Infrastructure Committee

The Board of Trustees reviewed the Infrastructure Committee report prepared by John Powers. John Powers advised that a “Rookery Maintenance Plan” was done in 1997 by Newkirk Environmental Consultants.

A follow-up to that plan “Rookery Recovery Plan” was done in 2008. John Powers advised that Craig Richard an I’On resident has been following this plan since it was done. AMCS has asked Newkirk Environmental for a proposal for a yearly maintenance evaluation for the Rookery.

Dave Rosengren advised that Lawn-O-Green has cleaned out the trash in and around the Rookery lake and will continue to do so as needed.

Security Cameras

The Board of Trustees reviewed two proposals obtained by John Powers for security cameras. John Powers recommended cameras at the I’On entrances and at the Boathouse. He advised that these security systems have been successful in other communities.

Ward Mundy introduced a significantly less expensive surveillance camera that is mobile and can be adjusted to a particular area.

The Board of Trustees asked Ward Mundy to provide a proposal for these cameras at the Rookery entrances and the Boathouse.

The Board of Trustees feels that some level of security is needed in the community, and funding for the security cameras could come from the transfer fee income.

New Furniture for The Square

Sally Raver advised that she has contacted several companies regarding new furniture for the Square. The Board of Trustees agreed that new furniture would enhance the entrance to I’On.

Sally Raver moved to approve the purchase of three tables and twelve chairs for approximately \$4,200.00 contingent on receiving \$2,000.00 from the Square Association. Phyllis Sheffer seconded the motion. All in favor. Motion carried.

President' Report

Kershaw LeClerc addressed an e-mail sent to the Board of Trustees by Ed Clem in which he expressed his concerns relating to the Board's action to redeem early all of the CD's purchased from Tideland Bank. Early redemption of these CD's resulted in losing \$900.00 in interest that would have been earned. Kershaw LeClerc advised Mr. Clem that the Board of Trustees appreciates his opinion, but the Board of Trustees acted on the advice of the Homeowners Association's attorney to move the CD's from Tideland Bank.

Phase Eleven

Kershaw LeClerc advised that the Phase Eleven committee has met several times since the last Board of Trustees meeting. The developer presented a preliminary plan for the committee to consider. The following is the committees' feedback to this plan:

1) **Lot Lay-out.** We support the lots as they are planned for Jane Jacobs and Mobile (with the exception of changing the mansion flat near Muirhead into a single residence).

2) **Multi-family (mansion flats).** Our committee is split on this proposal, but from the feedback we have received from the community, we think it's a non-starter. We realize eliminating multi-family units will reduce the density you proposed. We have given a response in point 5.

3) **Quality control.** We would like for the HOA to control the IDC--- either by turning it over to the HOA board or by giving us a voting majority. We feel this is a good way to have ongoing input on building quality and style.

We would like an assurance of your intent to quickly develop phase 11 upholding the high standards set in the rest of I'On. We would also like to know how many houses you would consider building yourself.

We would like for construction traffic to be tightly controlled using a temporary entrance from Muirhead Road.

4) **Green Space.** We would like to see several green space enhancements. We would like for the linear buffer park to be extended along McDaniel Lane. We ask that a nicely landscaped walking and picnicking park for residents and pets be built on the two lots across from the Civic area and added to the Civic area. This would be different than the Maybank area and the Soccer field and would be a unique feature for Phase 11. We would hope to incorporate any of the large trees currently in phase 11, where feasible.

5) **Southstar "Square."** We're proposing a different concept for the Southstar Lane area. We would like to see you develop the lane into a Savannah style "square" surrounded by single-family homes with zero lot lines, some common walls, and interesting facades. You have done this successfully yourself at Morris Square and Mixson, as have others in Seaside, downtown Charleston and Savannah. Southstar lane would be closed to thru traffic, but large enough to allow emergency vehicles to enter. We think this could be a very cool new gathering place for the neighborhood.

6) **Giving Back to the Community.** We would like for you to share this development windfall with the HOA either in kind, through the building of a community center, or in cash, for the HOA to use as some future amenity.

The Board of Trustees feels that an entrance form Muirhead is essential to this plan. The Board of Trustees discussed making the Muirhead entrance a requirement for the Board of Trustees' support of this project.

Dave Rosengren suggested meeting with the Town of Mount Pleasant planners and administrators to address the plan from a business standpoint instead of a political one.

Kershaw LeClercq advised that the next step will be to send the committee's feed back to the developer.

Landscape Committee

The Board of Trustees reviewed the Landscape Report prepared by Dave Rosengren and Amy Sage. Dave Rosengren advised that he and Amy Sage are working with Lawn-O-Green to determine how much water is being used at each meter, and determine if water usage can be reduced.

Craig Wrenn asked if the irrigation system would ever need to be replaced. Dave Rosengren advised that the irrigation system has been modified and repaired and parts have been replaced. The entire system should not need replacing. Dave Rosengren advised that there is a pump at Eastlake and one at Westlake. Replacement of either pump would most likely come from the replacement reserve fund.

Compliance Committee

The Board of Directors reviewed the Compliance/Public Relations report prepared by Phyllis Sheffer. Phyllis Sheffer advised that there will be a neighborhood watch meeting on April 7th. She advised that there has been a large response from neighbors who are interested in starting a neighborhood watch.

Treasurer Report

The Board of Trustees reviewed the Treasurer report prepared by Craig Wrenn.

Communications Committee

The Board of Trustees reviewed the Communications Committee report prepared by LaVon McNaughton. LaVon McNaughton advised that the Communications Committee will be meeting in the near future.

Amenities Report

Ted Webb advised that there was a meeting with Mike Russo and Peggy Thames from the Creek Club in March. The following notes are from that meetings:

Creek Club Meeting Notes March 2, 2011

Present Mike Russo, Peggy Thomas, Annie Bonk, Barry Bonk, Ann Register, and Ted Webb
AMCS Jane Gottshalk

Mike Russo and Peggy Thomas met with the I'On Assembly Homeowners Association members to discuss some issues and concerns regarding the Homeowners Association usages of the Creek Club.

Background

Mike Russo explained the use agreement between the Homeowners Association and the Creek Club that is currently in place. The Homeowners Association can reserve the Creek Club fifty-two days per year.

There is a monthly fixed price. This agreement is negotiated on a yearly basis. The reservations must meet the following criteria:

- The event cannot be a sales event.
- No political fundraiser, but candidates can hold meetings if they are I'On residents.

- The event must be a civic or I'On Community event.

Questions

Is it possible to have more than one Homeowners Association event or activity on a designated date reserved by the Homeowners Association.

Answer: there is significant cost involved with keeping the Creek Club open all day (electricity, air conditioning, etc.). There are times during the day when the Creek Club is shown to potential renters and it needs to be clean during those times.

Is there a possibility of allowing simple meetings on a non-community day if the Creek Club is not rented?

Answer: Mike Russo said that he can be flexible with those times, and Homeowners Association days can be swapped around if necessary.

Mr. Russo also said that the Jacob Bond House will be ready soon and it can accommodate smaller meetings, events, and possibly a potluck supper. This space would be a good last minute option for Homeowners Association events. Mr. Russo also offered the space for Homeowners Association board meetings if necessary.

How can the Homeowners Association reservations be posted to the events calendar?

Answer: Peggy Thomas suggested having the person receiving the approval send a copy of the approval to the I'On Community website. Ask the website administrator to add the reservation to the events calendar.

Can a key be picked up in advance for Creek Club reservations?

Answer: Mike Russo advised he is concerned about vandalism. He will check prices to obtain "Do Not Duplicate" keys. He will also make a list of instructions that could go with the keys.

Meeting Adjourned.

Next meeting will be held on April 28, 2011 at 6:30 PM.

**I'On Trust Report for the I'On Assembly HOA Board Meeting
March 24, 2011**

The Trust has received the HOA payment for \$5,000 for the first quarter of 2011 to support our events and activities. We are most grateful!

Upcoming events include:

March

A concert at the Creek Club on March 23 by the CSO Spiritual Ensemble, a group that was organized by our I'On neighbor, Lee Pringle. The performance will feature "Spiritual Masterworks" that highlight four major eras in our country's history when the spiritual was used to motivate and empower those who were oppressed. The event is free and open to the entire community.

April

Screen on the Green on April 1 at the Amphitheatre. On the eve of the Cooper River Bridge Run, the featured movie will be "Chariots of Fire," a family friendly movie that has become a classic. The story centers around running. The movie will begin about 7:30, and popcorn will be provided. The event is free and open to the I'On community and guests.

Cooper River Bridge Run Concert on April 2 at the Amphitheatre. Entertainment will be provided by the Calvin Taylor Trio with a guest appearance by Greg Walker from the Blue Dogs. The concert begins at 3:30 and lasts until 6:30 p.m. O'Brien's and Crushed Fine Wine will be on hand with beverages and sandwiches for sale. Attendees may bring their own refreshments as well. Support for the event is provided by Lucey Mortgage Corporation and Places Real Estate, two fine businesses that are owned and managed by I'On neighbors.

I'On Trust Lecture Series on April 11 at the home of Julie and Bill Hussey, 329 North Shelmore Blvd. Our speaker will be from Water Missions International. The Trust Lecture Series is being sponsored for the third year by our friends at SunTrust Bank, whose Charleston area City Exec lives in I'On.

Women's Coffee on April 12 at the home of Louise Rainis, 163 East Shipyard Road. This is a popular monthly women's activity for neighbors in I'On.

March 2011 Infrastructure Update

- a. Opportunity to revisit drafts/proposals for Security Cameras (all exploratory at this time). Packets to be included at Assembly Meeting for 3/24/11 Board Members. John Powers to present a third option explored with local homeowner support.
- b. Boathouse vandalism has been repaired
- c. Recommendation to repair Maybank Green Parking Signs recently vandalized. AMCS scheduled repairs
- d. Rookery Maintenance Project Update for Assembly Meeting. Attachment to be included in packets of Board Members. Newkirk Environmental request for proposal to inspect the Rookery once a year and make a determination if anything needs to be done has been submitted. Craig Richard has been volunteering and managing the rookery per the recent 2008 Newkirk Environmental Plan proposed the past two years (see packet). Many of the willows and other woody plants have thrived and several of the smaller islands have rebounded. Craig has been actively managing the water level to flush in the winter and maintain level lower in summer. Craig has added man made nesting structures, wood duck boxes, and egret decoys. Nesting birds have continued to decline despite these efforts. As the plan notes these colonies are cyclical. The birds I'On had came from Drum Island and have moved on. Neighborhood needs to continue to manage this project which Craig is happy to do. Craig does not recommend we do anything different at this time.
- e. Jogging Street Fountain and Perserverance Street Fountain maintenance being completed. Both fountains drains being cleaned. Issues addressed are keeping the pumps from clogging due to excessive algae buildup.
- f. Ionsborough Fountain purchased and scheduled to be installed
- g. Cleats replaced at Creek Club Docks
- h. Chad Bessenfelder met with Square Association about repairs to Square Brick Sidewalks. No update as yet
- i. Chad Bessenfelder agreed to move mailboxes near phase 11 behind Perseverance Street. Work not completed as yet. Recommendation was to repair drainage area at mailboxes behind 3 Perseverance Street. Currently in Phase 10 and still owned by I'On Company.

Ongoing Projects on Calendar/ To Do List

- j. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- k. Bollards for Phase 11 entrance on Mobile Street Proposal Project - Work with Chad Bessenfelder
- l. Plantation mix
- m. Review of SCEG Lights Maintenance
- n. Creek Trails Maintenance
- o. Hopetown Cooking Pit

- p. Estate Management work with lakes
- q. Power Washing on schedule
- r. Resurface alleys – develop a yearly schedule/calendarize for Board to review
- s. Parking proposal presented to Town of Mt. Pleasant to remove some parking spaces due to safety issues – need update
- t. Repair and new Teakwood Picnic Tables in the Square (contribution by Square Association of \$2000.00 towards purchase)

March Landscape Committee Projects/Comments

- Patience Park sod installation project has been completed
- Planting installation at NE corner of East Lake has been completed
- Annual common area turf aeration and soil enhancement to begin in April
- Scope of common area grand tree and right-of-way juvenile tree pruning project has been finalized; work will take place over the next 2 – 3 weeks
- Deep root fertilization of right-of-way juvenile live oaks and common area grand trees will take place over the next 2 – 3 weeks
- Landscape Committee to put priority on working with LOG to manage irrigation programming in an effort to reduce water usage
- Lawn-o-Green crews go to 4 days per week in April