

**I'On Assembly
Board of Trustees Meeting Minutes
April 28, 2011**

Members Present Kershaw LeClercq, Ted Webb, Phyllis Sheffer, Craig Wrenn, LaVon McNaughton, Jay Thompson, and Sally Raver
AMCS Jane Gottshalk
Guests Louise Rainis, Amy Sage, Annie Bonk, and Jerry Ballinger

Kershaw LeClercq called the meeting to order.

East Cooper Montessori School

Alys Campagine and Julie Hussey from East Cooper Montessori School spoke to the Board of Trustees concerning the expansion of the East Cooper Montessori School. Ms. Campagine and Ms. Hussey presented plans for the temporary expansion including landscaping. The temporary expansion will include additional middle school space and will be completed by August 2011. The permanent structure is expected to be completed within three years. The expansion plan will allow for seven to eight more students in each grade.

East Cooper Montessori School will be scheduling an open house at the school for I'On residents to learn more about the expansion plans and to ask questions. Jay Thompson advised that the commercial buildings in I'On must go through the same I'On Design Committee approval process as the private residences.

Homeowner Forum

Jerry Ballinger, who is a new I'On resident and lives at 127 Civitas Street addressed the Board of Trustees with concerns about parking issues from some of the businesses in the Square. He suggested that bollards be installed on the side of his property to prevent cars from parking there. The Board of Trustees will look into it.

Minutes

Sally Raver moved to approve the March 24, 2011 minutes as presented. LaVon McNaughton seconded the motion. All in favor. Motion carried.

I'On Trust

The Board of Trustees reviewed the I'On Trust report prepared by Louise Rainis. Ms. Rainis advised that the I'On Trust is pleased that the community is supporting the Trust activities.

AMCS Report

AMCS representative reported the following account balances as of March 31, 2011:

Operating Accounts

Fidelity Operating	\$239,893.00	Money Market
RBC Centura Bank – Operating	\$234,592.65	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%
Ameris CD #9113497189	\$35,522.99	6/01/2012	1.63%
Ameris CD #9112945219	\$30,362.33	5/01/2011	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	\$93,467.21		

The AMCS representative stated that the Board of Trustees meeting packet was sent out on April 25, 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.

Landscape Committee

The Board of Trustees reviewed the Landscape Report prepared by Amy Sage. Sally Raver complimented Dave Rosengren and Amy Sage on the work they are doing with the Landscape Committee.

Kershaw LeClercq complimented Sally Raver on the new furniture in the Square. Amy Sage advised that mulch is being installed in that area. John Powers and AMCS met with Chad Besenfelter to discuss a mailbox cluster that was relocated due to the construction of a new home.

President' Report

Kershaw LeClercq reported that the I'On Design Committee will present an updated plan for Phase 11 at the next meeting of the Phase 11 committee. Once that plan has been approved by the committee, there will be a neighborhood meeting to present the plan to the community.

Security Proposal

Phyllis Sheffer advised that the Mount Pleasant Police Department notified the I'On Assembly at a meeting in March that the Mount Pleasant Police Department will no longer be allowed to provide off duty officers to patrol in I'On. The Board of Trustees contacted a private security company, Tidewater Security, who is comprised of former law enforcement officers and military professionals. The Board of Trustees agreed to hire Tidewater Security to patrol the neighborhood in the same manner as in the past. Tidewater Security will begin patrolling the neighborhood immediately.

I'On Design Committee

The Board of Trustees reviewed the I'On Design Committee reported prepared by Jay Thompson.

Jay Thompson made a motion that the I'On Design Committee establish a list of architects and designers who are approved for use in I'On. The I'On Design Committee is to establish criteria for inclusion of architects and designers on the approval list, including fees for review of submissions. Ted Webb seconded the motion. All in favor. Motion carried.

Kershaw LeClercq asked that the I'On Design Committee work with the East Cooper Montessori School on the design of the new addition.

Public Relations/Compliance Committee

The Board of Directors reviewed the Compliance/Public Relations report prepared by Phyllis Sheffer. Phyllis Sheffer advised that there was a large turn out for the neighborhood watch kick off meeting on April 7th. The next meeting will be held May 5th at the Montessori School. The Board of Trustees discussed adding Neighborhood Watch Signs to the entrances to the neighborhood. Phyllis Sheffer requested a meeting with Mike Russo to discuss how to handle boats that are left at the boat ramp overnight.

Treasurer Report

The Board of Trustees reviewed the Treasurer report prepared by Craig Wrenn. Craig Wrenn advised that he plans to look closer at the budget where incidental changes should be applied, such as vandalism.

Replace Reserve Report

The Board of Trustees reviewed the Replacement Reserve Report, below prepared by Sally Raver and Ted Webb.

MillerDodson Replacement Reserve Report

MillerDodson did a thorough review of the property defined as the I'On Assembly and presented an extensive assessment of the value, replacement costs and schedule of replacement. The only item they recommend for 2011 is to seal the asphalt on the paths the Assembly owns in Phase I.

The Assembly needs to have architectural drawings or engineering site plans for the entire neighborhood. We should assemble a library of site and building plans to keep in a secure fireproof location.

Two ways of determining the funds necessary to build up the Reserves are the Cash Flow and Component methods. The Component method sets aside money per category. I feel it is too specific, and the Assembly loses the flexibility of being able to respond to issues as they arise. In either case the company recommends that we increase the amount we contribute to the Reserves every year. At the present we set aside \$94,534 per year. In the Cash Flow method the Assembly should set aside \$105,337, and in the Component method, \$109,168.

They presented a very detailed schedule of work that would need to be done in our neighborhood for the next 30 years. This is a projection as their experience and available guidelines have established a predictable life for most infrastructure items.

What I find more interesting are all the things that are not included that we need to budget for possible repair and/or replacement. They are as follows:

- Items valued at less than \$5,000
- Long life exclusions – Components when properly maintained can be assumed to have a life equal to the property as a whole and are normally excluded.
- Masonry has an unlimited life, but periodic repointing is required and is included
- Unit (homeowner) improvements
- Utility exclusions – It is assumed that the utility companies will maintain their services.
- Maintenance activities – one-time only repairs and capital improvements
- Government exclusions – roads, parking, curbs, storm water run offs, mailboxes
- Irrigation system – Maintenance, repair and replacement need to be done yearly.

They also recommend that the company that maintains our lakes take periodic soundings to determine the actual siltation rate. If it varies from their assumptions, we would need to adjust the money estimated for dredging.

Ted Webb and I both reviewed the report. We found they were somewhat in juxtaposition as they were both cautious and optimistic.. They assumed a 1% earning on our Reserves as well as a 1% inflation. The idea of the two of those rising at the same rate is somewhat idealistic. The other issue we had was there was no planning for a major catastrophe, i.e., a hurricane or tornado going through our neighborhood.

We recommend adopting the report, including the repair schedule. We, also, suggest the Board be more active in preparing the budget for the I'On Assembly to include a more thorough look at the repairs and maintenance of the infrastructure. There is a large risk given that the Replacement Reserve does not cover anything smaller than \$5,000. It would only take a few problems to put us in a deficit.

Sally Raver

The Board of Trustees will review and make a decision whether or not to adopt this report and repair schedule.

Communications Report

The Board of Trustees reviewed the Communications Report prepared by LaVon McNaughton.

Meeting Adjourned.

Next meeting will be held on May 26, 2011 at 6:30 PM.

I'On Trust Report for the I'On Assembly HOA Board Meeting May 19, 2011

The Trust produced a second House Concert for 2011 on May 13. We were especially pleased to feature one of our talented I'On neighbors, Susan Conant, who performed her original compositions on the flute accompanied by Pianist Lin Raymond and Vocalist Sophia Zimmerman, both from the local area. We also appreciate the generosity of Marilyn and Jennings Austin in sharing their home for the occasion.

Upcoming Events

May

Memorial Day Weekend Concert and Picnic in the Park, May 29, 5-7 p.m. at the Westlake Amphitheater. The River City Dixieland Band will perform, and a neighborhood pot luck meal will be featured. The Trust will provide fried chicken and paper goods. Games and old fashioned "Sunday in the Park" activities will be included. This event is open to the larger community as well.

June

Screen on the Green is planned for a weekend early in June. The date is to be determined. A family-friendly movie will be featured. The Trust will provide popcorn.

Women's Coffee is scheduled for Tuesday, June 14, 10 a.m. until noon, at the home of Peggy Watt. 107 Ionsborough Street.

July

July 4th Celebrate I'On for 2011 is being planned again as one of the most favorite traditional celebrations in the neighborhood. A morning parade, a Salute on the Square, and an evening concert are all included.

Other Activities

The Trust is also involved in expanding volunteer involvement in the community and is investigating fall programming that will include collaborative efforts with other I'On entities. Details about these will be available in June.

May Treasurer's Report

Budget:

The Income Statement and Yearly Spreadsheet which breaks down yearly totals in the monthly packet reflects current 2011 budget items with year to date totals, variences and yearly budget totals. The Finance committee will meet in the near the future to discuss the 2012 budget.

Line of Credit:

During the January 2011 meeting, the Board opted not to renew the line of credit from Harbor National Bank. I make a motion for the Board to revisit the line of credit during the May 2011 meeting and pass the motion to renew the line of credit to allow the Assembly instant access to funds in the event of a natural disaster or any other unforeseen crisis.

Thank you,

Craig

From: Dave Rosengren [msurosey@comcast.net]

Sent: Tuesday, May 17, 2011 7:40 PM

To: Phyllis Sheffer; Ted Webb; Jay Thompson; LaVon McNaughton; Craig Wrenn; Sally Raver; Kershaw LeClerc

Cc: Amy Sage; Jane Gottshalk

Subject: Landscape Committee Input

Assembly Board: The Landscape Committee has nothing new to report this month as we continue to work on common area maintenance, irrigation water usage and tree pruning. We will be in attendance at the board meeting to respond to any questions which you might have.

On a separate topic, we have heard that the l'On Company is converging on a proposal for Phase 11. As you consider this proposal, please consider adding completion of common areas in Phases 7, 9 and 10 as part of any agreement the Board might make with the l'On Company. Specifically...

- Phase 7
 - completion of the park at the corner of Robert Mills and Duany
 - refurbishment of landscaping around the cemetery
 - adequate completion of the marsh walk along Phase 7
- Phase 9
 - installing a landscape plan at the 90 degree turn on Duany
 - refurbishment of the circle at the end of Duany
 - adequate completion of the marsh walk along Phase 9
- Phase 10
 - completion of the park bounded by Jogging, Jane Jacobs and Mises

At present the Assembly has some degree of leverage with the l'On Company to get these common areas adequately completed. This leverage will diminish if/when the Assembly Board agrees to a Phase 11 proposal from the l'On Company.

The Landscape Committee is available to discuss this at the Board's request.

Dave Rosengren

May 2011 Infrastructure Update

- a. Maybank Green Parking Signs repaired
- b. Jogging Street Fountain and Perseverance Street Fountain maintenance not completed, however scheduled for completion.
- c. Chad Bessenfelder meeting completed and agreements made: Chad to add a bollard to empty lot near Phase 11 off Mobile Street; mailbox clusters to be moved at Ponsbury/Sowell and behind Perseverance Street near Jane Jacobs; Park Plan for Robert Mills Circle to be finalized; Square Association to be responsible for Brick Repairs in front of businesses.
- d. Estate Management reported on East Lake. The company is confident the water quality is good enough to continue the management plan currently provided. Recommendation is to not provide additional aeration at this time. Estate Management is concerned with nutrient loads this time of year when the water starts to warm up however the East Lake does not show signs of stress. All hoses have been removed and should reduce potential mischief as in past years with folks pulling the hoses up for fun when swimming. The hoses on Westlake have been resunk.
- e. Asphalt behind 69 Ponsbury in the Alley has been widened by one foot for car access/turn radius
- f. New Teak Furniture delivered to the Square. Old Teak Furniture redistributed to the Soccer Field
- g. Camera Surveillance Project beginning implementation phase

Ongoing Projects on Calendar/ To Do List

- h. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- i. Plantation mix
- j. Review of SCEG Lights Maintenance
- k. Creek Trails Maintenance
- l. Power Washing on schedule
- m. Parking proposal presented to Town of Mt. Pleasant to remove some parking spaces due to safety issues – need update

Message from Compliance Chair Phyllis Sheffer

Additional Security Services and Patrol for the Neighborhood

On April 28, 2011 the I'On Board of Trustees decided to use Tidewater Security Agency to patrol the neighborhood to help provide additional security during the summer months, just as the Off-Duty Mount Police Department men and women have done in the past.

- Tidewater Security Agency is a veteran owned business comprised of former Law Enforcement Officers and Military professionals with diverse backgrounds which include Personal Protection, Threat Management, and Crime Prevention. Tidewater will perform the same functions that the Off-duty Mount Pleasant Police have done in the past, especially foot patrols in the Rookery and on the paths to ensure a safe neighborhood. They will also work with our Neighborhood Watch Coordinator and the Mount Pleasant Crime Prevention Officer.

Their services include

- Awareness notifications
- Attending monthly Neighborhood Watch meetings
- Providing incident reports documenting any activity
- Shift patrols throughout the neighborhood
- Tidewater Agents have the authority to make arrests with the assistance of Mount Pleasant Police who will always transport anyone arrested.

Tidewater Agents had meetings with Mount Pleasant Police Captain Carl Ritchie and Officer Donald Calabrese to discuss ways in which they could all work together to keep I'On safe for everyone. Tidewater shares their shift schedules with Captain Ritchie and Officer Calabrese and Captain Ritchie communicates shift information with all of Mount Pleasant Police Officers. In

the event of a 911 call or arrest by Tidewater the first step is to call Mount Pleasant Police for assistance. Tidewater and Mount Pleasant Police share reports on any activity that occurs.