

I'On Assembly
Board of Trustees Meeting Minutes
May 19, 2011

Members Present Kershaw LeClercq, Ted Webb, Phyllis Sheffer, Craig Wrenn, LaVon McNaughton, Jay Thompson, and Sally Raver

AMCS Jane Gottshalk

Guests Chad Bensenfelder, Vince Graham, Tom Graham, Dave Rosengren, Len Hanson, Ed Clem, Barbara Fry, Bruce Kinney, John Powers, Louise Rainis, Amy Sage, Ken Shortridge, Ken Vanek, and William McLaughlin

Kershaw LeClercq called the meeting to order.

Homeowner Forum

Ed Clem advised that he is in favor of the new security company that was recently hired to patrol I'On and he supports their efforts.

Ken Vanek advised that he is impressed with Tidewater Security, and he hopes that their presence in I'On will reduce vandalism.

Minutes

Changes to the April 18, 2011 Board of Trustees are as follows: The addition under Security Patrol, "Jason Bell, Owner of Tidewater Security Company is the son of Phyllis Sheffer. Ms. Sheffer recused herself from the discussion regarding the hiring of Tidewater Security."

Sally Raver moved to approve the April 18, 2011 minutes as amended. LaVon McNaughton seconded the motion. All in favor. Motion carried.

I'On Company Report

Phase Eleven presentation. Vince Graham from the I'On Company presented the I'On Company's plans to the Board of Trustees for the development of Phase Eleven. Mr. Graham began the proposal with the I'On Company's plan to change the zoning of the Civic Lot at the corner of North Shelmore Boulevard and Hopetown Road to three individual lots. This civic space would be moved to "The Garden District" known as Phase Eleven. This civic site would be 20,000 square feet and would be given to the I'On Assembly.

The I'On Company is proposing thirty-one homes in the Garden District. These would include a blend of large and small homes, including four attached townhouses and one mansion flat that would include four dwellings. All homes would be subject to the rules, regulations, and guidelines of the I'On Code.

Mr. Graham proposed a gazebo at Jane Jacobs to slow traffic, and a pedestrian alley from Perseverance to Jane Jacobs. Mr. Graham advised that he hopes to create new spaces in this area while building on the quality of design in I'On. Mr. Graham advised that accommodations have been made for cars and additional parking. There will be a minimum of two off street parking spaces per lot and a total of thirty-seven on street spaces.

Ken Shortridge of 15 McDaniel Lane expressed concern regarding the parking for the four proposed homes on Southstar Lane. He is also concerned about the small area for turning radius at the alley behind those homes. Mr. Shortridge asked if the multi-family dwellings would violate the original plan for I'On. Vince Graham advised that the I'On Company would need to ask for an amendment from the Town of Mount Pleasant for these to be approved.

Bruce Kinney advised that he is in favor of a “square” area in the Garden District as well as the multi-family dwellings. He encouraged the Board of Trustees to be open-minded to the new concepts in this plan.

Bob Fry commented that he feels the multi-family dwellings would be a positive addition to I’On, and that they would provide an opportunity for current I’On resident to down size. Mr. Fry also feels that Southstar Square adds a positive element to the design.

Barbara Fry commented that Southstar Square is an exciting concept and could be used for concerts as well as a gathering place.

Vince Graham advised that on-street parking spaces will be available on Jane Jacobs and Mobile Streets. He also advised that he will ask the Town of Mount Pleasant for approval of a temporary opening to Muirhead Drive during construction, but the Assembly would need to approach the Town of Mount Pleasant to request a permanent Muirhead Road entrance.

Kershaw LeClercq reminded everyone that the Phase Eleven development is only four to five percent of the homes in I’On. He thanked everyone for their feedback and said that all concerns are being taken to heart.

AMCS Report

AMCS representative reported the following account balances as of April 30, 2011:

Operating Accounts

Fidelity Operating	\$89,901.79	Money Market
RBC Centura Bank – Operating	\$242,456.60	NO CD
RBC CD#9416920776	\$40,000.00	08/22/2011 .45%
NAFH National Bank	\$150,093.28	Money Market

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	3/31/2012	1.30%
Harbor CD 2000697	\$52,312.60	2/19/2012	1.98%
Harbor CD 2000759	\$65,478.66	5/18/2012	1.44%
Sovereign Bank CD#9841	\$30,000.00	6/30/2011	.26%
W. Alliance CD#9906	\$40,000.00	9/29/2011	.71%
W. Alliance CD#9914	\$40,000.00	9/29/2011	.71%
W. Alliance CD#9949	\$40,000.00	9/29/2011	.71%
Flagstar Bank CD#9973	\$60,000.00	3/29/2012	1.05%
Harbor CD#3000280	\$30,000.00	9/29/2011	.90%
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	\$90,450.77	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	\$100,062.47		

The AMCS representative stated that the Board of Trustees meeting packet was sent out on May 16, 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.

I'On Trust

The Board of Trustees reviewed the I'On Trust report prepared by Louise Rainis. Ms. Rainis advised that volunteers are needed for the events, and the Trust is compiling a volunteer base. Ms. Rainis asked the Board of Trustees for ideas on ways to expand the volunteer base.

Ms. Rainis advised that the Trust submitted a 1099 to the IRS for 2010.

Sally Raver advised that having someone climb a tall ladder to hang the flag at the Amphitheater for Trust Events is a liability issue.

Louise Rainis advised that the flag should be up for concerts and other Trust events. John Powers offered to work with Louise Rainis and the Trust to find a solution to hanging the flag.

Infrastructure Committee

The Board of Trustees reviewed the Infrastructure Committee report prepared by John Powers. The Infrastructure Committee report stated that the Camera Surveillance Project is beginning the implementation phase. John Powers advised that this project is on hold and not going forward at this time.

Landscape Committee

The Board of Trustees reviewed the Landscape Report prepared by Dave Rosengren and Amy Sage. Dave Rosengren advised that the Landscaping Committee is continuing to track water usage.

President' Report

Kershaw LeClerc reported that he feels that the I'On Company presented a workable plan for Phase Eleven development. He feels that there has been positive feedback from the Assembly, and that most of the concerns can be worked out. Kershaw LeClerc advised that his main concern is what the Assembly will be getting back. Jay Thompson advised that it is important for the Assembly to ask that all phases be completed.

Dave Rosengren advised that the most important issue regarding the Phase Eleven development is the Muirhead Road Entrance. He feels that if this is not done during the construction of the project, it will not get done. He urged the community to use any leverage with the Town of Mount Pleasant to gather information from professionals in order to assist the Assembly's efforts to gain approval for this entrance.

Kershaw LeClerc advised that he will ask the Board of Trustees to vote on their recommendation of this Phase Eleven plan in two weeks, prior to the mid-year meeting.

Dave Rosengren suggested that the Board of Trustees identify a small group of homeowners to devise a strategy on how to approach the Phase Eleven plan and how to go forward with development, including, the Muirhead Road entrance and a possible community center.

Tree Pruning

Kershaw LeClerc advised that progress has been made in discussions with SCE&G to have the power lines on Mathis Ferry Road buried. Kershaw LeClerc advised that he is going to meet with the Town of Mount Pleasant Administrator and will keep the Board of Trustees informed on the progress.

I'On Design Committee

The Board of Trustees reviewed the I'On Design Committee reported prepared by Jay Thompson. Jay Thompson advised that the next I'On Design Committee meeting will be held on May 26th. One request for painting has been submitted for this meeting. Last month seven house were submitted for approval and all seven were denied. Kershaw LeClerc advised that the I'On Company turned down his request for the Assembly to have voting majority of the I'On Design Committee for the Phase Eleven development.

Public Relations/Compliance Committee

The Board of Directors reviewed the Compliance/Public Relations report prepared by Phyllis Sheffer. Phyllis Sheffer advised that seventeen homeowners attended the April Neighborhood Watch meeting. The meetings are held on the first Thursday in the month at 6:30PM.

Phyllis Sheffer advised that Captain Richie from the Mount Pleasant Police Department is working closely with Tidewater Security. She advised that she has had information cards with emergency phone numbers printed to give to the borough captains. Phyllis Sheffer advised that some residents have complained about the Tidewater Security uniforms, they are currently black and printed with "Agent". She said that Tidewater Security officers are willing to change their uniforms, but the Board of Trustees agreed to leave everything as is for now.

The Tidewater Security patrolling schedule in the neighborhood is random, and more frequent during the summer months.

Treasurer Report

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

Craig Wrenn moved to approve the \$300,000.00 line of credit with Harbor National Bank. Sally Raver seconded the motion. All in favor. Motion carried.
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Communications Report

The Board of Trustees reviewed the Communications Report prepared by LaVon McNaughton. LaVon McNaughton advised that the Communications Committee met and discussed creating a safety advocate position, but after some discussion, realized that the safety issues are being covered under the neighborhood watch.

The Rookery

Sally Raver advised that a neighbor is concerned with the water quality in The Rookery lake. A proposal was obtained from NewKirk Environmental to maintain The Rookery and make any maintenance recommendations on a yearly basis. The proposal amount was for \$6,000.00 per year. Sally Raver suggested holding off on this since this was not a budgeted item for 2011.

Meeting Adjourned.

Next meeting will be the Mid-Year Meeting that will be held on June 15, 2011 at the Creek Club.

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

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.

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.

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

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