

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

Members Present	Kershaw LeClercq, Phyllis Sheffer, Craig Wrenn, LaVon McNaughton, Jay Thompson, and Sally Raver
Member Absent	Ted Webb
AMCS	Jane Gottshalk
Guests	Dave Rosengren, Ed Clem, Louise Rainis, Amy Sage, Louise Rainis, Katie Barber, Bill Settlemyer, Jane Vander Velde, Gary and Donna Feldman, and Sandy Farkas

Kershaw LeClercq called the meeting to order.

Homeowner Forum

Dave Rosengren asked the Board of Trustees for the current status of their decision regarding their support of the Phase 11 plan. Kershaw LeClercq advised that this will be discussed later in the meeting.

Diane Rae advised that marked parking spaces are needed on Duany, Robert Mills, and Jane Jacobs roads.

Katie Barber advised that parking on both sides of the street is dangerous and asked that parking only be allowed on one side of the street during construction hours. Ms. Barber also asked if parking dumpsters on the street could be prohibited.

Jane Vander Velde advised that homeowners are waiting to hear any news from the Board of Trustees regarding Phase 11. Ms. Vander Velde stressed the importance of communication between the Board of Trustees and the community. Ms. Vander Velde also advised that she and other neighbors are not happy with the temporary trailers being used by the East Cooper Montessori School. She feels that the community was not informed in advance that the trailers were going to be used, and that they do not conform to I'On Rules. Ms. Vander Velde also asked if the Homeowners Association could have the streetlights cleaned.

Bill Settlemyer suggested that the Homeowners Association having control over the I'On Design Committee should be a condition for the Board of Trustees' support of the Phase 11 plan. Mr. Settlemyer advised that a garage sale sign was left at the I'On entrance for several weeks. He advised that this is not a good first impression of I'On.

Gary and Donna Feldman advised that the house for sale on Hospitality is not being maintained, and the pool is hazardous in its present condition.

Sandy and Jane Farkas comment on the amount of vandalism occurring in the neighborhood. Dr. Farkas has contacted Mount Pleasant Police Department and Tidewater Security regarding the vandalism at the docks. Phyllis Sheffer advised that Mike Russo has signed a waiver to allow Tidewater Security to patrol the docks.

Katie Barber asked if there is anything that can be done to solve some of the parking issues. She would like to see proactivity on the part of the Board of Trustees.

Sally Raver advised that the Infrastructure Committee will be meeting with Brad Morrison from the Town of Mount Pleasant Transportation Department on August 5th to discuss the parking issue.

Dave Rosengren advised that the Town of Mount Pleasant owns the roads and makes the decision regarding parking. He advised that the Board of Trustees has no authority to make changes to the current parking spaces.

Ed Clem advised that he sent a letter to the Board of Trustees regarding the East Cooper Montessori School trailers and he asked for the Board of Trustees response.

Jane Vander Velde asked the Board of Trustees to re-visit the issue regarding the curb strip maintenance. It is the homeowners responsibility to plant and water these areas, but the Board of Trustees could asked the Landscape Committee to address these areas and offer planting and maintenance suggestions to the homeowners.

Minutes

Jay Thompson moved to approve the May 19, 2011 minutes as amended. LaVon McNaughton seconded the motion. All in favor. Motion carried.

I'On Trust Report

The Board of Trustees reviewed the I'On Trust report prepared by Louise Rainis. Ms. Rainis advised that the Fourth of July fireworks were put on by an I'On resident. The Trust does not conduct the fireworks displays due to liability issues.

AMCS Report

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

Operating Accounts

Fidelity Operating	\$89,912.45	Money Market
RBC Centura Bank – Operating	\$158,936.46	NO CD
RBC CD#9416920776	\$40,000.00	08/22/2011 .45%
NAFH National Bank	\$150,298.57	Money Market

Reserve Accounts

Harbor CD 2000343	\$33,704.46	7/24/2011	.90%
Harbor CD 2000354	\$33,054.88	5/13/2011	1.98%
Harbor CD 2000720	\$32,888.40	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%
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	\$61,139.97	06/04/2012	1.90%
1 st National Bank CD	\$37,075.39	12/04/2011	2.10%
RBC Money Market	\$113,965.27		
Harbor National Reserves	\$30,298.39		

The AMCS representative stated that the Board of Trustees meeting packet was sent out on July 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 Dave Rosengren and Amy Sage. Dave Rosengren advised that Lawn-O-Green is continuing to maintain their summer schedule in I'On. The Landscape Committee is considering a future project involving the five oak trees at Rialto and Krier Lane. The trees will eventually be too large for these spaces, so the Landscape Committee has discussed removing them and is considering other options for this area.

The Tree Clinic is continuing to work on the third and final phase of the tree pruning project. Dave Rosengren advised that Lawn-O-Green has provided a proposal to hydroseed the lot of the house on Fernandina that burned. The Board of Trustees can make the decision whether or not to have Lawn-O-Green proceed with this.

Infrastructure Committee

The Board of Trustees reviewed the Infrastructure Committee report prepared by John Powers. The Board of Trustees discussed Lawn-O-Green's proposal for \$3,850.00 to add plantation mix to the path around Westlake. Sally Raver suggested waiting until later in the year to make a decision on this to make sure that funds for this project will be available in the Infrastructure Committee budget.

President' Report

Kershaw LeClerc reported that the Board of Trustees is continuing to discuss the I'On Company's plan for the Phase 11.

Kershaw LeClerc made a motion to accept the I'On Company's concept of Phase 11 as presented at the Mid-Year Homeowners Association meeting in June 2011 subject to a monetary contribution to the Homeowners Association from the I'On Company and final approval of the plan that comes out of the planning commission. Sally Raver seconded the motion. All in favor. Motion carried.

School Buildings

Kershaw LeClerc advised that the East Cooper Montessori School did acquire the proper permits and approval for the trailers that were brought in temporarily for additional classrooms. Jay Thompson advised that the school submitted a plan to the I'On Design Committee. The I'On Design Committee is requiring additional landscaping and for the air conditioning units to be screened with lattice.

The long term goal is to raise enough money from the additional forty students to fund the new building. The goal to move from the trailers to the new building is three years.

Kershaw LeClerc advised that Jody Swanigan, principal of East Cooper Montessori School that he wants an aggressive plan to build the new facility. Kershaw LeClerc advised that he was told by Jody Swanigan that she contacted everyone in advance who was affected by the location of the trailers.

Dock Regulation

The Board of Trustees reviewed the new dock regulations from Mike Russo and agreed to table the discussion for a later date. The Board of Trustees would like to discuss this with the Homeowners Association attorney prior to making a decision.

Mathis Ferry Trees

Kershaw LeClerc advised that the Town of Mount Pleasant has agreed to relocate the power lines on Mathis Ferry Road between Muirhead and Eastlake underground. This project should be completed within two years.

I'On Design Committee

Jay Thompson moved to submit the following new construction hours policy to the I'On Company for approval. Phyllis Sheffer seconded the motion. All in favor. Motion carried.

This includes both new and renovation. Home owners are not required to conform to the hours if done by as DIY projects (no paid work/workers). Emergency work required to protect life and/or property is not restricted:

Monday through Friday: 7:30am to 6pm (any type of work)

Monday through Friday: to 8pm (interior only, if openings closed and noise not evident)

Saturday: 8:30am to 4pm (any type of work)

Sunday: 9am to 4pm (interior only, if openings closed and noise not evident)

Federal Holidays: No work

Failure to follow above is subject to following penalties:

First Offense – Warning

Second Offense – Contractor fined \$250, payable within one week

Third Offense – Contractor fined \$1,000, payable within one week

Fourth Offense – Contractor will lose approval for working in I'On

For renovation work, the home owner is responsible for payment of the fines stated above.

Jay Thompson moved for the I'On Design Committee to adopt the following written standards for approval for Architects/Designers that are permitted to design. Phyllis Sheffer seconded the motion. All in favor. Motion carried.

New and renovation projects are as follows:

IDC – Architect/Designer Approval

The Board recommends the IDC adopt written standards for approval for Architects/Designers that are permitted to design New and Renovation projects:

- A. Firms/individuals that perform design work on new and/or renovation projects under the control of the IDC will be approved. Projects submitted by non-approved firms/individuals will be rejected, without comment, and require resubmittal. Any and all review fees will be forfeited.
- B. Firms/Individuals desiring approval will be required to submit the following information and perform the following. At the IDC's sole discretion additional information can be required. IDC approval is final and not subject to review:
 - a. Resume of firm and/or individuals that are in responsible charge.
 - b. Portfolio – The submittal will include copies of prior designs, including a minimum of three completed projects that representative of the style consistent with I'On Design Standards/Community Patterns.
 - c. Site visit – All applicants are required to attend a minimum of 4 hours of site inspection of the community. The applicant will arrange to perform site visit with at least one of the professional members of the IDC. Cost of the site visit, including payment of fee to design professional, is responsibility of applicant.
 - d. Approval will be continuous until the firm/individual is found in violation of IDC rules, as stated below. Once approval is lost the firm/individual is required to re-apply for approval, as stated above. The following are grounds for loss of approval, IDC can expand this list at IDC discretion:
 - i. Failure to insure contractor constructs project *as designed* is ground for immediate loss of approval.

- ii. Failure to secure approval after two (2) submittals is grounds for immediate loss of approval.
 - e. Application fee is initially set at \$1,200 (non-refundable) and may be adjusted annually by the IDC.
 - i. Firms/individuals that have had a project approved within the last 3 years may submit written request for approval to the IDC. There is no fee for this request. If application is not approved by IDC, the firm/individual will be required to submit for approval, as stated above, including payment of the fee.
 - f. Master Architects/Designers are grandfathered in, for as long as they are not in violation of the IDC rules above.
- C. Fee Schedule (subject to change) is as follows: (**NOTE: Fees MUST accompany submittal. Submittals without proper fee payment will be destroyed.**)
- a. New Construction - \$1,500
 - i. Resubmittal - \$400 (only two resubmittals permitted)
 - ii. Revisions from approved - \$400 (minimum, actual fee determined by IDC based upon complexity)
 - b. Renovation - \$800
 - i. Resubmittal - \$200 (only two resubmittals permitted)
 - ii. Revisions from approved - \$200
 - c. Landscape Revision Plantings – No cost
 - d. Landscape Revision, Pool, Hardscape, Fencing, etc. - \$300
 - e. Change Paint Color – No cost

Neighborhood Watch

The Board of Trustees discussed the proposal from Tidewater Security to patrol the neighborhood July through December. The proposal was for \$25,200.00 and included two officers working four hour shifts at \$35.00 per hour for fifteen days per month. The Board of Trustees agreed to cut back to one officer per shift working only weekends and holidays beginning in August, and to re-visit this schedule at the August Board of Trustees meeting.

Communications Report

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

LaVon McNaughton suggested to Principal Jody Swanigan that she write a letter to the I'On Community for the newsletter in order to improve relations between East Cooper Montessori school and the community following the community uproar regarding the trailers. Her letter will appear on the Montessori News page of the August I'On Newsletter.

Meeting Adjourned.

Next meeting is scheduled for August 25, 2011.

I'On Trust Report for the I'On Assembly HOA Board Meeting July 28, 2011

Again this year, the Trust produced a very successful July 4th CelebratI'On which included a morning parade and Salute on the Square. The Salute featured a ceremonial flag-raising and the reading of the Declaration of Independence. We were privileged to have three members of the armed services participate in the reading and to have the Color Guard from the Naval Nuclear Power Training Command in Goose Creek. In the late afternoon, hundreds of neighbors and their friends gathered at the Amphitheatre for our Band Blast 2011 Concert and special activities for the children. All in all, it seemed a perfect celebration of the 235th birthday of the United States.

Upcoming Events for the Fall

- House Concerts in September and November
- SunTrust Lecture Series
- Screen on the Green
- Halloween in the 'Hood
- Veterans' Day Concert
- Giving Lights of I'On
- Holiday Festival
- Women's Coffees

And we continue to work on our **volunteer recruitment project**. To date, we have 111 neighbors signed up!

We appreciate the second quarter's payment of \$5,000 from the Assembly to support our programming efforts in 2011.

July 2011 Infrastructure Update

- a. New compressor was installed at the Saturday Rd. retention pond to repair Diffuser (under warranty – no cost to the Assembly; AMCS instrumental in helping to provide documentation to cover the repairs under warranty).
- b. Recommendation from Infrastructure Committee will be made at July Board Meeting for adding 1” depth [topcoat] to pathways around West Lake. The cost has been proposed from Lawn O Green to be \$3,875.00 to complete the work. Pathways in this area have not been “top coated” in the last 5 to 6 years, and are in desperate need of plantation mix.
- c. Recommendation from the Infrastructure Committee to discuss re-painting the parking spaces in I’On at the July Board Meeting.
- d. Power Washing and repainting of the Amphitheatre has been scheduled.
- e. Eastlake Pump Maintenance: H. M. Northcutt performed its annual inspection on the pump at Eastlake. Accepted recommendation for replacing the shaft seals for the pump.
- f. Bollard added to entrance at Phase 11 off Mobile Street;

Ongoing Projects on Calendar/ To Do List

- g. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- h. Plantation mix needs
- i. Review of SCEG Lights Maintenance
- j. Creek Trails Maintenance
- k. Power Washing on schedule
- l. Parking proposal presented to Town of Mt. Pleasant to remove some parking spaces due to safety issues – Meeting with Brad Morrison on 8/5/11

The following items will be in the next newsletter. Also quote for security cameras will be presented at the August 28 meeting.

Mailbox Vandalism

Mailboxes are considered federal property, and federal law (Title 18, United States Code, Section 1705), makes it a crime to vandalize them (or to injure, deface or destroy any mail deposited in them). Violators can be fined up to \$250,000, or imprisoned for up to three years, for each act of vandalism.

If you have information on mailbox vandalism, call the Postal Inspection Service to report it. Your cooperation helps apprehend violators. You may provide your information or complaints to your local postmaster or your nearest Postal Inspector. The Postal Inspection Service office that serves 29464 can be contacted at:

Postal Inspection Service
2901 Scott Futrell Dr
Charlotte NC 28228-3000
Phone 877-876-2455

Trash and Refuse

Trash and refuse containers shall be stored so as not to be visible from persons or adjacent lots or by passerby. Each Titleholder shall keep all parts of his lot in good order and repair and free from debris. Please remove your trash container from the street curb immediately after pick up. DO NOT deposit tree branches or debris in wetland areas or the Rookery. All debris should be placed at the curb for pick up.

Renting

If you are an owner who leases your home your tenants may not be familiar with common-interest community living. Please provide your tenants with written copies of all policies and rules and advise them to follow the rules to avoid fines to the owner of the home. It is the owners responsibility to provide your tenants with copies of association rules and to educate tenants about the need to follow those rules and see that they comply.

Neighborhood Watch

Todd Weischler has been serving as our Neighborhood Watch Coordinator since April but due to his busy schedule he has decided to step down from the position. We appreciate everything that Todd has done and hope he can help with the program in the future. Kevin Gorsline has stepped in as the Neighborhood Watch Coordinator. Kevin can be reached by email at Kevin@yoursocialmediacompany.com or cell at 843-732-0234. August meeting will be at the Board Room location above Square Onion at 6:30 on August 4.

COMMUNICATIONS COMMITTEE REPORT – JULY 2011

On June 28, 2011, Barbara Fry (website Co-Administrator) and I met with Helen Hutson, Amanda Heaton and Jane Gottshalk of AMCS to consider the feasibility of merging the I'On Community website with the AMCS TOPS software. Further research is warranted.

The Quarterly Communications Committee Meeting was held on Tuesday, July 12, 2011.

The following Agenda items were discussed:

1. Signage: Since the last Quarterly meeting, Benny Firestone has asked Steve Degnen to head the Signage Task Force.

Steve asked for an explanation of parameters of the project & timeline:

[Highlights of Signage discussion:]

- Designate as New Rule: For consistency purposes, whenever “I’On” is used in signage, whether commercial or community, it shall appear with cap “O” as “I’On” or cap “ON” as “I’ON” and never appear as “I’on.”
- Consider placing a “businesses in I’On” sign at entrance near circle (North Shelmore) so it is visible to traffic (at least going one direction) on Mathis Ferry Road. Check Mount Pleasant ordinances and SCDOT regulations to be sure it is in compliance. It is to be paid for by business owners in I’On Square and Sweet Olive (if listed on sign). Survey business tenants in the Square and Sweet Olive to determine their support for such signage and their ability/willingness to pay for the signage; also, survey those tenants to determine the need, if any, for additional signage in the Square.
- Any business who puts out a “shingle” on HOA commercial property should sign an “Agreement” to adhere to the rules of No Direct Mail Marketing to the neighborhood resulting from an “I’On Directory mailing list.”
- Permit no small (flag-like) signs advertising businesses stuck in random locations (similar to ones periodically seen when approaching Shelmore Village shops by Bi-Lo.)
- Permit no signage whatsoever in the narrow median at North Shelmore entrance which has the flag at one end (parallel to Jacob’s).
- May consider adding two new “Community Bulletin Boards” in more centralized locations (such as Maybank Green and Amphitheatre) than present locations (beside I’On Realty and on Eastlake Road.) At the very least, spruce up old Bulletin Boards with paint and possibly new Plexiglas. Someone is needed to “manage” these boards at least monthly.
- Discussed the feasibility of adding a small signage area to post signs at each mailbox station. There are 47 mailbox stations, so that may not be cost-effective; if not, continue with present system.
- Miscellaneous signage issues:
- Neighborhood Watch “Public Safety Notices” – Rather than placing paper notices on the mailbox stations which do not hold up in wet weather, it was suggested that they should start with an e-mail blast, which is the best method of communication.

- Neighborhood Ambassadors: Keep an eye on mailbox stations and “tidy up” by removing outdated flyers.

Budget for Signage: First, determine the needs; then identify the source of funds. Businesses should pay for signs for which they are the primary beneficiaries.

2. I’On Archivist:

- Anne Register will continue searching for someone (who knows the history of I’On) to review and sort out the 5,000 photos currently archived on the website. Possible candidates for the position were suggested.
- The *I’On at Ten* book [1998-2008] – It was suggested that it would be very helpful to new residents to place a copy of this book in Welcome Baskets, so we will look into having it reprinted in soft cover for that purpose.

3. General Rules for E-mail Blasts:

The discussion focused in on always balancing need with urgency. Barbara Fry will attempt to draw up some rules and send them around for comment.

4. The Printed Newsletter Concept from Rob Martin:

Rob Martin has a for-profit newsletter that sells advertising and includes articles pertaining to or potentially of interest to a community and would like the cooperation of I’On residents. He had stated that he plans to go ahead with it, with or without cooperation of I’On residents. We are not sure where it stands since there has been no recent communication from him.

5. Update on Volunteers (List):

Margaret Summers and The Trust are working on building and keeping up to date the Volunteer List with a goal of 150 to 200 active volunteers (currently approx. 100) and will keep us updated. One issue is that people only want to volunteer for certain events. So Margaret plans to send out an e-mail when someone signs up thanking them for volunteering and listing upcoming events, and asking for which events the person may be interested in volunteering.

6. Directory:

Doreen Ronchi volunteered to be the Directory Committee Coordinator and will meet with Biznet representatives and other committee members in an effort to determine the preferred time for completion (December 2011 or Spring 2012).

The next Quarterly Communications Committee Meeting will be Tuesday, October 4, 2011, at 11:00 a.m. in I’On Conference Room.

LaVon McNaughton
Communications Committee Chair