

**I'On Assembly
Board of Trustees Meeting Minutes
August 25, 2011**

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

Kershaw LeClercq called the meeting to order. There were fifteen homeowners present.

Homeowner Forum

Johann VonAsten asked Kershaw LeClercq for an explanation of the Board of Trustees' lack of support for Phase Eleven. Kershaw LeClercq advised that there was a breakdown in the Board of Trustees' negotiations with the Developer. The Assembly feels that the value of this development is worth more to the Homeowners Association than the Developer offered. Kershaw LeClercq advised that this issue may be re-visited in the future.

Kevin Gorsline asked the Board of Trustees why the Tidewater Security proposal for the second half of the year had not been signed. Kershaw LeClercq advised that incorrect information was communicated in e-mails from the neighborhood watch committee, and that Tidewater Security did not respond in a timely manner when asked for a revised contract. Kershaw LeClercq advised that the Board of Trustees asked Tidewater Security to reduce their hours in the neighborhood in order to stay closer to the amount budgeted for security. The revised contract was received on Monday and will be voted on by the Board of Trustees later in the meeting.

Len Hansen asked that the neighborhood coordinator be kept in touch with the security schedule.

Susie Gorsline asked for the status of installing security cameras. Kershaw LeClercq advised that the Board of Trustees will be looking at several proposals later in the meeting. Jay Thompson advised that the Board of Trustees would appreciate input from the community. Sally Raver suggested using the newsletter to ask for community feedback.

Jane Vander Velde asked what the next step will be for Phase Eleven. She advised that she attended the planning commission meeting the night before. At the meeting, Vince Graham was unable to answer the question when asked why the five acres of Phase Eleven were not developed originally.

Ed Clem commended the Board of Trustees for their decision to withdraw their support for Phase Eleven.

Minutes

Ted Webb moved to approve the July 28, 2011 minutes as presented. 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 Annie Register. Ms. Register thanked the Board of Trustees for their continued support of the Trust.

I'On Company Report

Chad Besenfelder advised that the planning commission turned down the I'On Company's zoning request for Phase Eleven. He advised that there was strong opposition at the meeting from the Hobcaw community.

The next step will be for the Developer to answer questions before the council committee next week. This is open to the public.

Town Council will review the plan at their meeting which is held the second Tuesday of the month. Chad Besenfelder advised that the I'On Company wants to see Phase Eleven developed, and he will communicate the progress to the Board of Trustees.

Chad Besenfelder advised that the I'On Company is ready to deed Phase Nine over to the Assembly. He will be putting a package together for this and will schedule a final walk through,

The drainage plan is being finalized for the new entrance from Mathis Ferry Road to the I'On Club.

AMCS Report

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

Operating Accounts

Fidelity Operating	\$89,915.05	Money Market
RBC Centura Bank – Operating	\$124,233.32	NO CD
RBC CD#9416920776	\$40,000.00	08/22/2011 .45%
NAFH National Bank	\$150,396.23	Money Market

Reserve Accounts

Harbor CD 2000343	\$33,704.46	7/24/2011	.90%
Harbor CD 2000354	\$34,054.88	5/13/2012	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	\$119,471.57		
Harbor National Reserves	\$30,298.39		

The AMCS representative stated that the Board of Trustees meeting packet was sent out on August 22, 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/Infrastructure Committee

The Board of Trustees reviewed the Landscape Committee report prepared by Amy Sage.

John Powers presented security camera proposals from Liquid Video and Comsurv.

Sally Raver moved to send an e-mail bulletin to the community requesting input on the addition of security cameras. Depending on the response, the Board of Trustees will make a decision whether or not to move forward. Jay Thompson seconded the motion. All in favor. Motion carried.

Phyllis Sheffer advised that she has formed a Compliance Committee. This committee will be working with LaVon McNaughton on communication with the neighborhood regarding security issues.

John Powers advised that he met with Brad Morrison, the head of Transportation with the Town of Mount Pleasant regarding parking in I'On. John Powers presented a proposal to the Board of Trustees to remove up to fourteen parking spaces that present safety hazards. He has asked for the addition of three spaces. John Powers asked the Board of Trustees look over this proposal and contact him with any changes or suggestions. He plans to present the proposal to Brad Morrison next week.

John Powers advised that he has discussed the parking issue in I'On with Officer Gooze of the Mount Pleasant Police Department. Officer Gooze advised that any car parked illegally will be ticketed. Sally Raver suggested that the Homeowners Association ask Officer Gooze for written documentation of this so that the community is clear on the parking rules.

I'On Design Committee

Jay Thompson advised that the I'On Design Committee is in the process of putting together an application package to be posted on the public homepage of the website. The package will include the fee amount owed with each application. This will help to simplify the I'On Design Committee application process. Jay Thompson advised that the proposal for new construction hours has been reviewed by the I'On Company, and Guild builders are in the process of being contacted. Jay Thompson will continue to update the Board of Trustees. The construction hours will be included in the I'On Design Committee packet.

Compliance Committee

The Board of Trustees reviewed the Compliance Committee report prepared by Phyllis Sheffer.

Ted Webb moved to approve the revised contract from Tidewater Security, with ten additional days that can be added for special events, school closing, and holidays through the end of the year. Sally Raver seconded the motion. All in favor. Motion carried.

Finance Committee

Craig Wren advised that the Finance Committee continues to monitor the past due accounts. Some of these are scheduled for small claims court. Sally Raver asked the Board of Trustees to carefully monitor the budget through the remainder of the year, and reminded the Board of Trustees that the installation of security cameras would add an ongoing monthly fee. AMCS asked the Board of Trustees members to be thinking about their committee budget for 2012, and to be ready to report "wish list" budget items at the September Board of Trustees meeting.

Communications Committee

LaVon McNaughton advised that the committee continues to meet regularly and is working on improvements to the website. The Communications Committee is constantly working to keep the community informed through e-mails and the monthly newsletter.

Meeting Adjourned.

Next meeting is scheduled for September 22, 2011.

**I'On Trust Report for the I'On Assembly HOA Board Meeting
August 25, 2011**

Upcoming Events for September

Saturday, September 24, Screen on the Green

Featured “flick” will be “Grease” and the fun will start at dusk (about 7:30 p.m.) We had so much fun with a sing-a-long musical last September that we decided to try this format again. “Grease” is a feel-good movie, the original High School Musical, with John Travolta and Olivia Newton John, and lots of folks know the songs from the soundtrack. Come join us in the Amphitheatre – bring chairs or blankets, beverages and snacks. The Trust will provide popcorn. The movie is free and open to the entire community.

Wednesday, September 28, Chamber Music Charleston Concert

We are delighted to bring these popular and talented musicians back to I'On. This concert will be the Bliss Quintet for Oboe and Strings presenting Mendelssohn String Quintet No. 2 in B flat, Op. 87. Musicians include: Mark Garner, oboe; Frances Hsieh and Alan Molina, violins; Nonoko Okada and Ben Weiss, violas; Timothy O'Malley, cello.

The concert will be at the home of Maggie and Bruce Kinney, 94 West Shipyard Road. Music will begin promptly at 7 p.m., and refreshments and the unique opportunity to meet the musicians will conclude the evening.

Tickets will go on sale on September 6 and will be \$35 each. Seating is limited, and these special home concerts have filled up quickly in the past. Don't wait too long to reserve your place! For reservations, contact Margaret Summers at msummers@iontrust.org or 343-8412. Special questions can be directed to the Trust phone at 881-7541.

Some good news for the HOA:

The I'On Trust Board of Directors has decided to forego requesting the final payment of \$5,000 from the I'On Assembly for this calendar year. This would have been due in the last quarter of the year. Our organization continues to be deeply grateful to the HOA for their support and encouragement.

Amanda Heaton

From: A Sage <amcsage@gmail.com>
Sent: Monday, August 22, 2011 11:25 PM
To: Jane Gottshalk; Kershaw LeClercq; Sally Raver; Ted Webb; Phyllis Sheffer; JayThompson; LaVon MCNAUGHTON
Cc: Dave Rosengren
Subject: Landscape Committee Report, August 2011

- 1) The Landscape Committee is continuing to monitor irrigation usage.
 - a) We are checking with MPWW whether there was an error in the meter reading at Juggling Fountain Square for the month of June.
- 2) The Tree Clinic has not yet completed Phase III.
- 3) Perserverance Fountain is undergoing electrical repairs.
 - a) This has been a continual problem due to the location of the electrical box.

Message from Compliance Chair Phyllis Sheffer

Compliance Committee

Bill Settlemyer, Dianna Rae and Kevin Gorsline have agreed to serve as members of the Compliance Committee. We will have monthly meetings to discuss important issues, solutions and feedback from the community regarding compliance.

Parking:

Except for temporary guests and visitors, only standard private passenger vehicles, including passenger vans and pick-up trucks, are permitted to be parked at the front of a lot or on thoroughfares. All other vehicles, including motorcycles, boats, and other watercraft, campers, golf carts, recreational vehicles, and trailers shall be parked at the rear of a lot behind a home, and adequately screened to be visible only from the service lane, not from the thoroughfares. ([click here for the I'On Rules](#))

New Regulation for Debris pickup : Effective October 1st The Town of Mount Pleasant will no longer accept yard waste in plastic bags. Beginning then, Mount Pleasant residents must place leaves and grass clippings in biodegradable paper bags for collection. Public Services Department staff will no longer pick up vegetative debris collected in plastic bags. For more information, visit the Town of Mount Pleasant website or call 884-8518.

Golf Carts: Remember you must have a valid driver's license to operate a golf cart. If not, a fine of \$217.50 could be imposed. For more information [click here](#) or call the Division of Motor Vehicles at 884-9760

Wetlands and Marsh areas: The tidelands and coastal waters of the South Carolina Coast are a very dynamic ecosystem and a valuable natural resource for the people of the state. The South Carolina Department of Health and Environmental Control (DHEC) has responsibility for these areas. If you see a violation through dumping or cutting these precious areas, please report them to the DHEC Enforcement Managers at 843-953-2009.