

**I'On Assembly
Board of Trustees Meeting Minutes
January 26, 2012**

Members Present Deborah Bedell, Aryn Linenger, LaVon McNaughton, Craig Wrenn, Jay Thompson, and Sally Raver
Members Absent Ted Webb
AMCS Jane Gottshalk
Guests Ed Clem, Ed Ball, Kevin Gorsline, Susie Gorsline, Chad Besenfelder, Steve Degnen, Amy Sage and Jason Bell

Deborah Bedell advised that the Homeowners Association meetings going forward will be tape recorded, once and after the approval of the minutes the tape will be destroyed. The homeowner forum is the time when homeowners have the opportunity to make comments. When the homeowner forum is over, the Board of Trustees will continue with the meeting. Homeowners are welcome to stay for the meeting as observers, but cannot participate in discussions unless they have been added to the agenda or are part of a committee presentation. All homeowners and guests are asked to introduce themselves before speaking.

Homeowner Forum

Ed Clem commented that he is impressed with the material that was made available on the website prior to the Board of Trustees meeting, referring to the committee reports that were posted with the agenda. Mr. Clem commented that \$1,000.00 was spent in 2011 for vandalism repairs versus \$25,000.00 budgeted for security. He feels that the Mount Pleasant Police officers were marginally effective when they were being paid as off duty officers to patrol I'On. Mr. Clem is concerned that if no security is available then the crime will increase.

Mr. Clem also addressed the turnover process – a detailed procedure is in place for this process. Mr. Clem commented that a lot of information on prior phases has not been turned over to the Assembly by the I'On Company. Mr. Clem advised that the I'On Company has an obligation to provide drawings, maintenance manuals, etc. to the Assembly at the time that a phase is turned over.

Kevin Gorsline advised that he attended the meeting to hear the discussion on security. He feels that Tidewater's presence in the community has been a huge asset.

Susie Gorsline commented on the individuals who are using Eastlake to train for a triathlon. They disrobe before swimming and take up many parking spaces. They practice every Wednesday beginning in March. She asked if the Board of Trustees could help with this situation.

Steve Degnen advised that all of the thirty spaces of the community garden plots were filled in two days. There are eight names on the waiting list. There will be a kick off meeting in February.

Ed Ball reiterated Ed Clem's statements regarding security.

Deborah Bedell called the meeting to order.

Minutes

Sally Raver moved to accept the November 17, 2011 Board of Trustees meeting minutes as submitted. Jay Thompson seconded the motion. Five in favor, LaVon McNaughton opposed. Motion carried.
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Deborah Bedell advised that the preliminary approval of the minutes allows the minutes to be posted within two weeks of the meeting. The formal vote to approve the minutes is taken at the following Board of Trustees meeting.

Jay Thompson moved to accept the December 22, 2011 Board of Trustees meeting minutes as submitted. Craig Wrenn seconded the motion. All in favor. Motion carried.

LaVon McNaughton moved to accept the December 28, 2011 Board of Trustees electronic meeting minutes as submitted. Jay Thompson seconded the motion. All in favor. Motion carried.

I'On Trust Report

The Board of Trustees reviewed the I'On Trust report. Melinda Wrenn advised that the Trust is happy to have LaVon McNaughton as the Board of Trustees liaison to the I'On Trust.

I'On Company Discussion

The Board of Trustees reviewed the I'On Company items for discussion prepared by Chad Besenfelder. Chad Besenfelder advised that the I'On Company is ready to turn over Lafayette Canal to the Assembly. He advised that the Homeowners Association to plan to have the bulkheads inspected. The I'On Company will hold the Jefferson Canal until the house construction is complete. He asked that the Board of Trustees form a committee to schedule the walkthrough of the phases ready to be turned over.

Jay Thompson commented that the storm sewer goes through the Rookery lakes. Since these lakes are on Homeowners Association property, he asked if they were the responsibility of the Assembly or the Town of Mount Pleasant. Chad Besenfelder advised that the Town of Mount Pleasant considers the Rookery and Lakes the responsibility of the Assembly, but he will clarify this with the Town of Mount Pleasant.

Sally Raver advised that clarification is needed to determine who is responsible for the fence along Mathis Ferry Road. Deborah Bedell advised that she will contact the Homeowners Association attorney regarding the areas that need clarification. Jay Thompson asked Chad Besenfelder to provide background information regarding these areas.

Aryn Linenger moved to have Sally Raver as Vice President of the Board of Trustees and chairperson of the Landscape and Infrastructure Committees to be empowered by the Board of Trustees to formulate a turnover committee in accordance with the established handover procedure to work with the Developer with respect to the handover and report back to the Board of Trustees. Jay Thompson seconded the motion. All in favor. Motion carried.

Chad Besenfelder gave the Board of Trustees the background on the Developer's vision for the I'On Square as a result of a recent request for permission from the Homeowners Association from someone who wants to have a wedding in the Square. This request was turned down by the Assembly because of a Homeowners Association policy that prohibits allowing weddings on Homeowners Association property.

Chad Besenfelder highlighted three items that the I'On Company plans to present to the Town of Mount Pleasant to request re-zoning.

1. The 21,000 square foot civic lot on Hopetown Road. This lot was initially planned for civic use. The I'On Company plans to request that this lot be divided into two residential lots. The Founder feels that this lot is more suitable for residential use. The I'On Company would like to relocate the civic land to Phase 11. This would require a PD amendment.
2. The I'On Company plans to request that a small area behind the tennis courts be rezoned for parking at the request of a resident.
3. One of the businesses in the Square would like to enclose an entrance area to add 187 square feet.

Deborah Bedell asked Chad Besenfelder to supply the Board of Trustees with a presentation packet that will be submitted to the Town of Mount Pleasant.

AMCS Report

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

Operating Accounts

Fidelity Operating	\$89,919.76	Money Market
RBC Centura Bank – Operating	\$211,402.28	NO CD
Capital Bank	\$100,742.37	Money Market

Reserve Accounts

Harbor CD 2000343	\$33,855.22	1/24/2012	.80%
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%
Flagstar Bank CD#9973	\$60,000.00	3/29/2012	1.05%
Harbor CD#3000280	\$30,136.42	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	\$160,469.74		
Harbor National Reserves	\$150,723.97		

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.

President's Report

Deborah Bedell advised that it had to come to her attention that legislation had been introduced that would restrict the use of the transfer fee. Deborah Bedell asked the Homeowners Association attorney for their opinion, the responded that the Assembly is properly registered with the Internal Revenue Service under section 501 (c), so there should not be a problem with the Assembly collecting the transfer fee.

Security Contracting

The Board of Trustees received the “security contracting” portion of the Presidents report.

Jay Thompson moved to authorize further investigation for an alternative security patrol company for I'On and to allow the Tidewater contract to expire on January 31, 2012. Craig Wrenn seconded the motion. Five were in favor and Aryn Linenger abstained from vote. Motion carried.

Jason Bell with Tidewater was present to answer questions. Deborah Bedell asked Jason Bell if he would consider unarmed patrol in the neighborhood? Jason Bell advised that he would not as the Tidewater officers are insured as armed officers. Jason Bell added that fewer than fifteen days a month for patrol would not be effective. He feels that a community the size of I'On that is open to the public has a greater potential for crime than a smaller neighborhood. He also feels that vandalism activity decreased with the presence of Tidewater.

Jay Thompson commented that if armed patrol was necessary, then the Homeowners Association would be liable. Deborah Bedell commented that she does not see crime at a level in I'On that would warrant armed patrol.

Deborah Bedell advised that the neighborhood needs to be reviewed and revisited. She advised that Tidewater has done a good job for the community, but she is against their armed patrol. Deborah Bedell will notify Jason Bell of the Board of Trustees's decision not to renew the Tidewater contract after January 31st.

Board of Trustee Training

The Board of Trustees reviewed the Board of Trustee training portion of the President's Report. The Board of Trustees will consider a time between February 1 and February 11 to schedule this training session.

Vice President's Report

The Board of Trustees reviewed Sally Raver's proposal for procedural changes for future Annual meetings. Deborah Bedell advised that the minutes can be approved at the following Homeowners meeting, whether it is a mid-year meeting or annual meeting. Deborah Bedell advised that she will draft a revised proxy statement and submit to the Board of Trustees for approval.

Jay Thompson moved that the property owners and residents are permitted to speak at meetings. In the case of a property owner or resident's physical inability to speak, that person's written comments should be submitted two days prior to the meeting. LaVon McNaughton seconded the motion. All in favor. Motion carried.

Deborah Bedell moved for future Board of Trustees election vote tallies to be made public going forward. Craig Wrenn seconded the motion. Jay Thompson moved to amend the motion on the floor to include the results of the 2011 annual meeting election. LaVon McNaughton seconded the motion. Deborah Bedell and Sally Raver opposed; LaVon McNaughton, Jay Thompson and Craig Wrenn were opposed; Aryn Linenger abstained from the vote. Motion to amend carried. The Motion was called. All in favor. Motion carried.

Landscape Committee

The Board of Trustees reviewed the Landscape Committee report prepared by Amy Sage. The Board of Trustees discussed ways to improve the right-of-way area on Eastlake Road that backs up to Cistern Alley in Olde Park. Olde Park residents are using this area to dump trash and the Landscape Committee feels that residents may stop dumping there if the areas looked nicer.

Sally Raver suggested that residents should be educated as to certain rules in I'On. Deborah Bedell asked the Board of Trustees to consider any other areas that the community should be educated on and a letter can be sent to the homeowners.

Sally Raver moved to authorize the Landscape Committee to spend up to \$4,000.0 for improvements at Eastlake Road at Cistern Alley. Jay Thompson seconded the motion. All in favor. Motion carried.

I'On Design Committee Report

The Board of Trustees reviewed the I'On Committee report prepared by Jay Thompson. The I'On Company is moving forward with the transition of the I'On Design Committee to under full control of the Homeowners Association. The I'On Company plans to retain I'On Design Committee control of phase 11, the commercial lots, and the church. Jay Thompson discussed the possibility of a homeowners committee that would meet separate from the I'On Design Committee. Some building in I'On has not been consistent with the community patterns, which needs to be addressed.

The I'On Design Committee will begin to post notices to the website to notify homeowners when a plan has been submitted. The I'On Design Committee fees which are currently being paid to the I'On Company will eventually go to the Homeowners Association.

Amenities and Trust Liaison

The Board of Trustees reviewed the Amenities and Trust Liaison report prepared by LaVon McNaughton.

Finance Committee

Craig Wrenn advised that collections are going well, and that some homeowners have set up payment plans for 2012 dues.

Communication Committee

The Board of Trustees reviewed the Communications Committee report prepared by Deborah Bedell. The Board was asked if based upon the report if the sense was the Communications Committee was moving in the right direction. The Board members were supportive of the actions and direction of the Communications Committee.

Deborah Bedell advised that AMCS will be able to have directory printed for less than in 2011. The Board of Trustees agreed to contact East Cooper Montessori School to initiate an art contest among the students to choose a cover for the directory.

Meeting Adjourned.

Next meeting is the monthly meeting scheduled for February 23, 2012.