

MS. BEDELL: Well, good evening everyone. I guess it's about 6:30, so I think we will get started. Please, we're still working with the technology here, so if it's too loud or not loud enough, please let us know, because we still have some room for adjustment. I'm getting feedback or something.

Well, thank you all for coming tonight. I'm Deborah Bedell, and I'm the president of the Assembly Board of Trustees. I hereby call this annual meeting of the Ion Assembly to order. After our last annual meeting last December, we felt it was important to encourage residents to participate in our meetings, but to be sure that the discussions are managed efficiently and that it was consistent with Ion's standing principles of courtesy and civility.

Now, those of you who attended the mid-year meeting have probably heard some of this before, but some of you weren't there, so I'm going to restate our new rules for the room. We have a few new ones and this is what they are. Basically all property managers -- excuse me -- all property owners are invited to ask questions or make comments on topics presented by the Board members after each Board member's presentation. We'll ask you to identify

yourself with your name and address, and we're going to have to unhook this mic and bring it out, because the acoustics in here are a little difficult, and so we're going to ask people to use the mic so everybody can hear their question. I don't want to have to waste extra time repeating it.

In addition to the questions related directly to the presentation, we're going to have an open discussion period near the end of the meeting. Anyone who is not physically capable of speaking may ask someone else to speak on his or her behalf. We welcome a wide range of viewpoints and opinions. You don't have to agree with the Board or any of the speakers but we certainly appreciate it when you do. We only ask that all of your questions or comments be phrased in courteous language and in a courteous tone, because we think that even disagreements can be civilly and respectfully expressed.

All the comments and the questions coming up tonight should be on topics of general interest to the community as a whole. Board members will be available after the meeting if you have individual questions on narrow or personal issues that you'd like to discuss. Everyone who wishes to speak will be recognized by the chair, and we'll again ask you to

use the microphone.

Rob Weidel is going to be our parliamentarian this evening, and he will help us keep track of the order of people to be called on in case we have a lot of speakers, and he'll also help be sure that we keep the discussion and any comments on track.

I want now to introduce the other members of the Board of trustees. Lavon McNaughton is our amenities chair and our liaison to the I'On Trust. Aryn Linenger is our -- no, no, I'll get you to -- I'll get to you. I did this in the order of your presentations or something, I don't know.

Aryn Linenger is our external relations chair. Rob Weidel is not being ignored. He is our compliance, our parliamentarian and our governance chair. Sally Raver, unfortunately, is still recovering from knee surgery and was unable to be here tonight. She's been our vice president and she is the landscape and infrastructure chair. Jay Thompson at the far end is our secretary and our IBC liaison.

I also want to acknowledge our friend and colleague, Ted Webb. Ted served on this Board for five years, through several administrations, and he was serving on the Board when he died this fall, and we all very much miss his good sense and his good

humor and wish he could still be with us.

Our first order of business, we changed our procedures a little bit so that we are approving minutes from the last meeting of the Assembly, which, in our case, was six months ago rather than a year ago. So we are now going to ask for approval of the minutes from the mid-year meeting.

Rob, would you move for approval of the mid-year minutes?

MR. WIEBOLT: I move for approval of the mid-year minutes.

MS. BEDELL: Lavon seconded that. All in favor of accepting the mid-year minutes present in your packet, show of hands. All opposed. The minutes are accepted.

We have a total of five vacancies on the Board of trustees this year. Four terms have expired, and Aryn Linenger has resigned. We have five candidates this year. The Board helps recruit people to run by making personal calls to contacts and this year we instituted something called the Leadership Development Committee which ran a social hour at O'Brion's for our current Board members to meet neighbors who are interested in Board service and finding out what it is all about. We do not have a

nominated committee, so all the people who are running this evening volunteered to run for the Board in response to that meeting, in response to personal contacts that have been made, or in response to the last e-mails that we sent out. So again, all volunteers, and we certainly appreciate everybody's willingness to stand.

When you vote, which will happen in a little, you may vote for up to five candidates. The fifth place candidate of the top five will serve the balance of Aryn's term since Aryn is resigning one year into his two-year term. So we'll have four trustees serving for the normal four-year term, and the fifth place recipient will serve for one year.

So we're going to go in alphabetical order now and ask each candidate to make a presentation about his or her interest in serving on the Board. Our first candidate is Dr. David Countryman who lives on Robert Mills Circle.

MR. COUNTRYMAN: Thanks. Good evening. Can y'all hear me okay? My name is David Countryman. Probably hardly any of you know me because we just moved to I'On back in September. I am a general surgeon, and I work mostly at the VA hospital. We moved here from the Gulf Coast in mid-2010, but we had

a house to sell, so we decided we weren't going to buy until we had looked very carefully. And, boy, in the two years we looked I think at every neighborhood in Charleston, and y'all have something very special here. I can promise you, we compared it to just about every neighborhood in the whole area, and I think I'On has just a very unique combination of people and of amenities and of beauty, and it really just has everything. I'm frankly just thrilled at how it has been managed so far. I would like to have an opportunity to continue to help with that. It also would give us an opportunity to get to know some of y'all.

I've not served on a homeowners' board before but I've served on school boards and boards of foundations and other type of things, so I'm a little bit familiar with that type of thing. But I just want to protect and grow what y'all have started here. Y'all deserve just huge commendations. This is absolutely the most beautiful neighborhood in the most beautiful city that I know about. So thank you, and it's nice to meet with any of y'all, and I won't keep you any longer.

MS. BEDELL: Thank you. Our next candidate is Mr. Martin Hansen of John Galt Way.

MR. HANSEN: Good evening. My name is Martin Hansen. I was born and raised in Europe, hence the accent. I've been here in the US for about 13 years now, or 13 years in Charleston. I live on John Galt Way, a little street over by the amphitheater, and we've been there for ten years now with my wife, Joy, who is from Charleston, and our two children, Caroline and Alexander, who is seven and nine, and they attend the neighborhood school, Charleston County public school. So we love it here. I told Joy when we moved in that it reminded me a little bit of Denmark, not necessarily the looks of the buildings and the architecture but the whole idea that you have sidewalks and we have places to go meet with neighbors that was common areas, and we could walk up to the stores and go to the school, which I used to do at home.

I don't have any specific agenda, I just want to serve. We have been here for ten years and we love it in here, and we feel like it's a good neighborhood. It's come a long way. It's a great place. There's a few more things coming up with the phase of living at the end of the developments, but we don't have any agenda or anything that I want to push specifically. I just would like a chance to serve.

MS. BEDELL: I want to apologize. I overlooked that one of the points of this presentation process is for the residents to ask questions to any of the candidates. So before we go on, does anybody have any questions of either David or Martin? Okay. And I apologize for having forgotten that before.

Our next candidate is Dr. Steven Lenés. He lives on Ponsbury Road. Oh, okay, the absentee candidate. Well, then, all of the candidate questionnaires nominees, these are in your packets, so if you'd like to know more about issues, refer to that.

And Ms. Martha Morgan lives on Rialto Road. She's our fourth candidate this evening.

MS. MORGAN: Hi, everybody. I am Martha Morgan, and I live on the corner of Ponsbury and Rialto right down here. I've lived here for I thought it was seven, but my husband corrected me, six years, with my husband Tom Barnes. We moved here from the New York City area where I was a consultant. I had my own company consulting small businesses and nonprofits, and I was also elected vice president to the first HOA Board for our new 1400 community, house community where I lived on the Hudson River in New Jersey.



Since moving here I've volunteered in Charleston for the Coastal Conservation League, for the Communities in Schools and for Lowcountry School Bank. Within I'On I volunteered for the Board of the I'On Trust to provide them with a strategic growth plan. I have written for the newsletter for at least four years and created that bike and trail map you see on the websites. I co-created the I'On community garden with my good friend, Steve Degnen, and that was a special opportunity where we had the chance to work with our developer, Vince Graham. And I put together the first marching band in I'On for the Fourth of July parade.

I like to participate in a lot of the monthly events, especially my book club, First Friday's, Woman's Coffees and the I'On Artist Lecture, certainly my faves. But I look forward to working on this Board because it's a special time to establish a new working relationship with this new management company. I want to work to maintain the quality of design through the final build-out of I'On, specifically of Phase 11, and to integrate the goals of the I'On Trust, which I feel is the heart of our community. So thanks.

MS. BEDELL: Does anybody have any

questions for Martha? Jack?

MR. HAMILTON: I was going to ask if you have any ideas about the creation of a full-time civic space.

MS. BEDELL: Martha, why don't you use the mic? I didn't make Jack use the mike because we can normally hear him pretty well.

MR. HAMILTON: Do you have any ideas about the development of a full-time civic space?

MS. MORGAN: Well, I think it's a terrific concept but I have not had privilege to see any plans, so I think something like that really has to be a multiuse facility, and until I see the plans, I don't know what that would be, what that would look like. But, yeah, we have a lot -- I think we have negotiating power to work with that we need to take advantage of with -- and, you know, getting input from everybody here in the community about what it is we need and want is the first step. Thanks.

MS. BEDELL: Now, unfortunately, our last candidate, Tony Woody, was unable to be here tonight. He was called unexpectedly to a family funeral. So again I'll refer you to Tony's materials that are in your packet.

Before we get to the actual candidate

voting, there's one other item on your ballot this evening, and that's a proposed amendment to the bylaws. When we looked at our bylaws, we found that the notice (inaudible) that are provided in the bylaws are somewhat inconsistent across the Board. Different situations permit different types of notice. And we also found that it's a little out of date. For example, it didn't permit use of e-mail. And we've also learned in practice that the exclusive use of the US Postal Service leaves a bit to be desired.

So we are sort of updating and modernizing the bylaws to permit a wider variety to enable us to better communicate with residents when we need to notify them about something, and we're talking primarily of legal notices, and to use other carriers like Fed-Ex or UPS or whatever, if we need to, other than the Postal Service. We feel this will definitely be an improvement in the Board's ability to communicate with our residents when we need to, and the Board recommends a vote for this amendment to the bylaws. So when you look at your ballot you'll see the list of candidates, and then at the bottom you'll have the opportunity vote for or against. Just circle for or against.

Does anybody have any questions about the

bylaws amendment? Okay.

With that, having declared the quorum, we will now begin our voting process. If you were informed when you came here this evening by AMCS that AMCS is holding any proxies in your name, please go to the back of the room to collect your proxies and your ballots, in the back of the room.

We are going to focus exclusively on the election for now. We are not going to resume our business meeting until all the voting is complete and the ballots have been collected. And while we get back to our meeting, the ballots will be counted by AMCS, and we'll announce the election results at the end of the meeting.

Barb, I'm sorry, did you have a question?

MS. FRY: Would you run that -- the bylaws and the thing we're voting for or against, can you just run that by one more time?

MS. BEDELL: Basically, I believe that the provision in your packet is red lined, so that you can -- or the addition to changes are underlined so that you can see that what we're doing is permitting oral notice, e-mail notice, written notice. Any oral notice has to be followed by written notice. It also talks about when you give notice and when that notice

takes effect, in other words, days from the mailing or whatever, and also permits us to use other carriers besides the postal service and we're doing a delivery service like Fed-Ex or something.

Any other questions before we get to voting?

All right, well, you all should have ballots in your packet, and again if AMCS has informed you that they're holding proxies for you, please go to the back of the room and collect those proxies and the ballots that go with them, ,and we'll take a few minutes to vote, and AMCS will come around and then collect your ballots.

MS. BEDELL: Okay, are there any more ballots outstanding? All right, everybody did that expeditiously. All right, we will start back with the business portion of the meeting.

Our first presentation this evening is going to be from Melinda Armstrong who's the president of the I'On Trust.

MS. ARMSTRONG: Hi, how are you? Okay, so thank you all. I just want to say that we have another great year, a series of really successful activities this year, we think. We had the oyster roast, the Cooper River Bridge Run concert, Amazing

Race, which is a new event for us this year, a Memorial Day picnic and concert, a great Fourth of July, which we actually believe was a record breaking attendance this year, Screen on Green house concerts, Women's Coffees. They've all been great events this year. We did miss out on a great Halloween in the Hood, which is always a fun event, but Sandy, unfortunately, Hurricane Sandy, caused us some difficulty. Not this Sandy. Sorry, Sandy.

But we did actually end the year with the Giving Lights of I'On, the Holiday Festival, which were really wonderful. They were our best year ever for that. The Holiday Festival was wonderful, and we broke records with the Giving Lights, which is thanks to everybody, of course, who volunteered and participated. We were able to give \$11,500 to East Cooper Habitat for Humanity. So thank you all for the record participation and great volunteers. That was really, really great for us.

So we also want to say how grateful we are to the Assembly for their support and trust in our programming. It makes a real difference in what we're able to do. We had a great holiday festival this year which I hope everybody was able to enjoy. So we are also very appreciative of the support we received from

so many of our neighbors who participate through volunteering, providing sponsorship money, lending their homes for events. We really just have some great participation with our neighbors. It takes all of this to meet our goal of, if y'all don't know, is bringing neighbors together. And that's what we try to do. And that helps. We need all of y'all to do that.

So please check the January community newsletter for a complete listing of the people who have provided leadership and special support for the events in 2012. We want to recognize everybody, but I don't want to stand up here and take all of your time to do that.

I do want to thank a few neighbors that are completing their service on our Board of Directors at the end of the month: Joe Gaddy, Don Higgins, Dave Niemann. We also want to thank Lavon who served as our HOA liaison to the Board this year. Each has given many hours and exemplary commitment to the Trust. We will miss them but we are fortunate to be welcoming four new members: Vikki Davis, who now makes up the ambassadors in I'On, Gail Hardie, Fred McIntyre, and Mary Ellen Raphael. So we're happy to be welcoming them.

Continuing on the Board will be Bob Fry, our vice president, Carol Degnen, our treasurer, Dar Fischer, our secretary, Amy Sage, program coordinator, Dwight Williams and Tony Woody. And I look forward to serving for another year as president.

One big change we have coming up at the end of the year is that Ann Register and Becky Van Wie will be retiring after almost eight years of heading up the Trust, and we are so thankful for all of their service, guidance, leadership. Everything that they've done we're very thankful for. But they'll still be here helping out. Please, it will take time. Sorry. Well, you know, we can't thank them enough.

But we would like to formally announce Margaret Summers. Where is Margaret? Margaret is right here. If y'all could recognize Margaret. Because she is becoming the new secretary for the Trust beginning January 1. If you don't know, Margaret's been helping with the events for us for two years, so she's well-acquainted with the neighborhood and what the expectations are for events for us. And she's very excited about what's coming up for the next years.

We can always use the -- last thing. We can always use the involvement of more people on the



Board with events, activities, volunteering, all kinds of things, so, please, if you have any creative new ideas, if you'd like to help out, please get in touch with any of the Board members or Margaret and we would love to talk about it. So thank y'all. Sorry I went on a bit, but thank you. I appreciate it.

MS. BEDELL: Thank you very much, Melinda. Each of our Board members has submitted a committee report that is posted on our website and was provided to you in your original mailed packet. So what we're going to do tonight is just highlight a few of the significant aspects from there to do this year. After each presentation, the Board members will answer questions or take comments related to the work of their particular committee. Again, all of your questions should be of the general nature that's of general interest or applicability to the neighborhood as a whole.

So first up is Ed Clem. Since Ted Webb's death, we've relied heavily on both Ed and Annie Bonk who are our finance committee. They have kept us on top of our financial situation and helped us put together our budget for 2013. We're very fortunate to have such able and hardworking volunteers in this very tricky area. Ed has also headed up our task force of

working on the Creek Club financial issues and he stepped into Ted's shoes as well on the Property Management Task Force that I'm going to discuss a little later. Andy is our business representative and has also been very involved in community events, as well as helping support both the ambassadors and our published directory.

Ed?

MR. CLEM: I need to adjust this down a little bit, for obvious reasons. Well, I have some very good news to share with you tonight concerning our financial situation. You know, we're bombarded each day with all the bad news from Washington about the mounting debt we're piling up as a heritage to our children and grandchildren and the fiscal cliff that we're about to go over. I'm very pleased to tell you that we are going to wind up this year solidly in the black, so we do not have a fiscal cliff that we're dealing with.

Revenues are right on track in spite of our overdue accounts. Our overdue accounts are about three percent. I understand that's not bad, but we'd like to see it better than that. The transfer fee has been, really, a blessing to us, thanks to Bruce and his team. We budgeted for \$65,000 this year. We're

going to exceed that. We'll probably hit \$75,000 for the transfer fee. These funds account for about a little over two-thirds of the annual contribution that we have to put in to our capital reserve fund. Another way to look at it, if it weren't for this fee, your regime fee would be about \$85 more than they are right now, so it's a substantial help to us.

Now, staying within the budget wasn't easy, because we encountered more legal costs than we anticipated in a couple of areas: the litigation over the Creek Club, and, as Deborah mentioned, the task force that I head up, we cut into the operating of the boating facility and found out there were some additional costs we are going to incur there, number one, because their insurance policy didn't have a clause in it that took care of wave -- potential for wave damage, and we found out that there was also there the requirement for a capital reserve fund for the docks there that haven't been funded for the past 12 years, either by the current owners or the previous owners. So this was an unpleasant surprise.

Your capital reserve fund is also in very good financial shape. Contributions to this fund are based on an engineering study that was done by an outfit called Miller Dodson. And it gives you a

picture of the amount of money that we need to set aside to take care of replacing these assets as they get to the end of their useful life. The study was started many years ago, it was updated in 2010, and if you take a look at it, it indicated that as of the end of the year 2012, in order to be on course, we need to have about a million dollars in the fund. We'll have about 1,100,000 in there, so we're about ten percent over where we needed to be right there.

So far, because these assets are fairly young, we haven't had to tap into that fund to use very much money. I think a few years ago we had to pull \$4,000 out to replace some trees, but basically because these assets are new, we've been building the fund up. However, these assets now are about 12 years old and so we'll have to start spending some minor amounts from that fund going forward, something we haven't had to do in the past.

Our budget for 2013, I'm pleased to report, will enable the Board to keep the regime fees at \$850, as they were last year, despite the fact that some expenses are going up. We're going to be paying higher use fees to the Creek Club, as I mentioned, for this insurance problem and the underfunding or non-funding, I should say, of the capital reserve

fund. And this unfunded liability, it talked about, may be as much as \$160,000, depending upon what the replacement cost of these facilities are and how much useful life there is to them. The estimate is that they're good for about 30 years. Well, they're 12 years old already, so that's where this unfunded liability is coming up. There's a 1980 easement that calls for homeowners to pay a little over 75 percent of the cost of maintaining and operating this facility, so it's a substantial cost to us.

In addition, we anticipate finally taking over the full control of the IBC, and so we have budgeted for the cost and nominal revenue from that source. Now, the good news, that we were able to offset these increased costs by making some reductions in some other areas, but we didn't cut anything that we thought would interfere with maintaining the quality of the assets and so forth that we've all come to love so well. So we didn't cut into anything that we think will hurt the quality of the neighborhood.

Now, you were all given a copy of the -- it's a one-page sheet that showed the spending to date, the 2012 budget and the 2013 budget. I'm not going to bore you with the details in this thing, but if you have any questions, I would be glad to try to

answer them. I'll be around here afterwards to answer any questions that you might have that we can't take care of right now. So thank you for your attention.

And are there any questions? Yes?

MS. DONALDSON: The management fee I noticed for 2013 is a good bit higher. Maybe you could just explain that.

MR. CLEM: Sure. Going into the budgeting process, we realized that we were going to have to have more services from our management company, whether it was the continuation with AMCS or for a new management company, and so we got bids from AMCS as to what the services would require if we went with a full-time manager. And so that was in part why we based -- you said number to base it on. Thank you.

MS. BEDELL: And we were going to talk about the new management company a little bit later too.

The next report is Communications and chairing the Communications Committee this year. We have some changes in the communications arena. First, as Melinda has mentioned, Vikki Davis has signed off as the new head of the ambassadors, and that's a group, as you probably know, that welcomes new residents to I'On. To provide more support for that

group, the Trust has agreed to take over the oversight and support of the ambassadors. We feel that it's very much a part of the social fabric of the community and well within the Trust commissioned that way. Vikki is also serving currently as our online director and editor, so when new residents come in, she gets their information into the online directory and gets them access to the website and so forth.

We're going to be taking a good look at the print directory this year. Right now, in all honesty, we don't have someone to head up that effort. The Trust feels it's a big project and they would rather not be responsible for it, so we're going to be working on figuring out what to do with that print directory going forward. However, our current print directory only came out in May of this year so we've back burnered a little bit, and we'll probably be looking at that in the first quarter of the year.

Barbara Fry is stepping down as our newsletter editor after five years of doing an absolute wonderful job. And thank you for that, Barbara. The great news is that Barbara is such a good citizen, that she managed to find her own replacement. And her replacement is Julie Hussey. Is Julie here tonight?

MS. FRY: No.

MS. BEDELL: Oh. Barb, you talk to Julie about that.

Anyway, Julie has lived in I'On for three years, and she's been involved with I'On since it began. She actually was the editor of the very first I'On newsletter and was actually involved in part of the original design charrette for I'On. So even though she's actually only lived here a relatively short time, she goes way back, in fact, probably further back than many people in the community.

Steve Degnen has been head of our Communication Steering Committee, and he is going to at least initially head up our effort to rethink our website. We're looking at updating it. We're looking at increasing opportunities for neighbors to interact with each other online, and we hope to improve the website and the leadership. We are going to be looking at some new options and I think that's going to be an important area in communications going forward into 2013.

Does anybody have any questions or comments about anything related to communications at this point? Yes?

MS. BURKETT: My name is Beverly Burkett.



I moved here four years ago. I have asked three of the years to have my telephone number placed in the I'On directory. I have been told and promised that it would be. I personally asked the president, Board members, placed it in writing. I have asked to have my daughter's emergency number and telephone number and her e-mail number. If I am out of town and my house is on fire, I do not want them to e-mail my daughter; I want them to call her. If the new one doesn't come out until May, we have five months to work on this. I was promised by you personally and the Board members. I'm asking you again: Can I please get my telephone number placed in the directory -- we had five months now -- and my daughter's telephone number placed as my emergency number?

MS. BEDELL: Well, Beverly, you raised this at the mid-year meeting, I do remember, and when I went back to check the current directory, your daughter's phone number is listed as your IC number in the print directory and you are also listed in the online directory. Somehow, you had opted out of the directory for the print directory and that's why that happened. But going forward, obviously, we're all aware of the situation and we'll take care of it.

MS. BURKETT: (Inaudible.)

MS. BEDELL: Any other questions about communications? Okay.

Sally Raver is our Board vice president. She is going to be leaving the Board the year at the end of the term, and we will very much miss her. She's been a great contributor, and for two years she has worked with our infrastructure group and our landscape group, and you have Sally and her volunteers to thank for the fact that the neighborhood looks as great as it does.

Our landscape volunteers are Dave Rosengren and Amy Sage, and they have been managing and overseeing our landscaping for years now, I don't even know how many years, and doing just a great job. Sally was also very instrumental in helping design some of the new meeting procedures, and they seem to have been working very well both at the mid-year meeting and for this year. Unfortunately, Sally is recovering from knee surgery and couldn't be with us tonight.

The next sad news is that Dave Rosengren, who was scheduled to hear the landscape report, is currently really under the weather tonight very suddenly, so our infrastructure volunteer, who has

been doing a great job with that, is John Powers, and he has very generously offered to do both the landscaping and the infrastructure reports.

MR. POWERS: Hey, good evening, everybody. The Landscape Committee, you heard, is Amy and Dave and Sally, and we forget Leah Donaldson, who also helps quite a bit, from AMCS. They have been doing it forever, and we as a community should be really indebted to that group, if you've ever seen the colors when you enter into almost any entrance and all the things that happen behind that. I'm just going to cover the top projects. We could go on and on about all the good work they did, and do.

For 2012 the biggest projects that were part of the Landscape Committee was the I'On hardscape which is that little square piece right there in the business section when you come into the entranceway. I don't know if you've gone to eat recently at the square out here, take a sandwich out and sit at the picnic tables, but that was all part of the Landscape Committee, and it looks fabulous, if you haven't enjoyed it outside. They've done some other stuff. A big project was sod replacement. Recently brick sidewalks needed repairing. If you're walking out of the neighborhood now to the right of Carter's Kitchen,

that whole new brickwork was done by them.

And then, finally, irrigation and water usage, again, we should be in huge debt. You may remember that the last two years, the Landscape Committee has worked very closely with Lawn-O-Green, who managed the irrigation and water usage. And so if you recall back in 2011, they reduced the water usage by 55 percent, and now, in 2012, they've reduced it an additional 12.5 percent, which correlates to almost 150,000 gallons of water conserved.

As far as the infrastructure goes, that's part of the section that I work on. Huge thank you's again, Dave and Amy, who are part of the Landscape Committee, and Sally, all helped me quite a bit, so we're still sort of a whole big team. Again, Leah Donaldson and the work from AMCS, we couldn't get it done without them. And I could go through all the repairs and things that we do behind the scenes that normally just gets fixed so you don't really hear a lot about it.

But the big projects for us this year, you may remember that we did the parking plan and got the spaces all put back in and painted, so you may have noticed the parking, you may have seen some of the spaces removed for safety issues, and you may also

have noticed that we have some parking signs or no parking signs up, so there's some areas now that have become much safer now, up in the square area by the Eastlake soccer field, and even down here at the Creek Club there's been some safety improvements to that area.

Last year I talked about one of the big projects for this year was going to be the crosswalks, and I can go on and on and on about the story there. We've not given up, but there have been some unique situations that have kept us delayed, from encroachment permits, to design work, to getting an engineer to help us, to actually finding out that when we chose the Belgian block that you see actually right outside, when you walk out of the Creek Club, that's Belgian block that's in the little turn radius. And we were trying to replicate that for the crosswalks that are mostly on Sowell Road, Sowell and Eastlake, Sowell and Ponsbury, Sowell and Shelmore and the entrance. What we've come to find out is that the ADA requirements have a certain height now and you have to cut each one of those Belgian blocks to a certain size, and it was just going to be astronomical. So we're getting different material. Be looking for the crosswalks to be repaired and improved upon and look

aesthetically like it should in I'On.

So those are the big projects, mostly the highlights, and I'll open to questions.

Yes, ma'am?

LORI: I'm Lori and I just have one question for you. I don't know if this is a landscape question or an infrastructure question.

MR. POWERS: We are sort of blended.

LORI: It's equal to maybe both. The trail, the marsh trail, is showing signs of reverting to its what I would call natural state. Meaning, you know, five or six years ago when I used to run or walk on it, it looked like a trail and it had, I don't know whether it was gravel, real small gravel or sand or something like that, most of that has either been eroded or worn away. Are we planning on replenishing that, or are we just going to kind of let it do its thing?

MR. POWERS: No. It's been discussed. We typically find the areas that it needs and we've replenished it over the years, but we've not done the whole path. But that's a great comment, and I'll certainly get out there to check on it. If you don't mind sending me an e-mail afterwards on the areas that you're most concerned, because we all walk it, and I'm

always open to those.

LORI: Yeah. (Inaudible).

MR. POWERS: It's called plantation mix and we've put it in there. We've removed roots before, but it's certainly something that, as Ed mentioned, we're 12 years in now, so we got some areas that pop up like that. Thank you. Anything else? Yes, sir?

FRANK: My name is Frank. I live at 22 Frogmore. And I notice that we have no parking signs now for (inaudible).

MR. POWERS: Yes, sir.

FRANK: That's not being enforced. People park there all the time. It's difficult to get in and out. I don't know if that's the county that enforces that, but the police should be aware that you can't park there.

MR. POWERS: We've actually given some ticketing for that. In fact, I saw a couple of people in here have received them, unfortunately. It's not as enforced -- it's not as enforced as it should be, but they're aware of it. We actually had the officer attend the most recent meeting. I walked this person out there. It's going to get better, but it takes a while to break some habits. We're trying not to be

too non-neighborly in that regard.

MS. BEDELL: Frank, let me just say, we put the signs in because the police department told us they couldn't enforce parking without a proper state approved sign. So we went and put up the signs. Then we told the police department, okay, our signs are here. They're not quite in the right spots. They're too high for people to see. We're waiting to get them tweaked a little bit.

But we also learned in the course of this that the Town of Mount Pleasant apparently is rolling in money so they don't care about parking tickets, and parking enforcement is simply not a high priority for a relatively small police force. So, yes, about the first day the signs went up, we actually had somebody ticketed, and we've had occasional ticketing. The signs haven't really burned in yet, as John said. You know, we don't really want to be really hard-nosed about it, but we do think that where we put the no parking signs, it was for visibility and safety reasons. And we've asked the police, when they do their routine patrols, if they see cars illegally parked, please feel free to ticket. They will not do specific parking patrols. So we've alerted the department and it's now -- it's a question of police



department priorities.

Steve, did you have something?

STEVE: Yes. I have seen police cars come up and they're actually -- they're not even regular of the community, and they do ticket. And my only question was, have the retail stores done anything to reenforce there's no parking there? Because a lot of times you can find, you know, when there's a private parking lot that enters some kind of retail store or a restaurant, it says, "Do not park in this area." So it might be helpful just to talk to O'Brion's and these different property (inaudible).

MR. POWERS: Yes, sir?

UNIDENTIFIED SPEAKER: I didn't get which area he was talking about the parking problems. I do have one at the playing field, when they have a game there, I pull up and then you can't pull off of Mathis Ferry on there because there's cars coming up, and people -- there's spaces, but they just keep --

MR. POWERS: That's actually gotten a lot better.

UNIDENTIFIED SPEAKER: That's the worst place I've seen.

MR. POWERS: It was. And it's gotten tremendously better. I noticed it recently with a

game up there. It's a phase in, but it's getting tremendously better.

MS. BEDELL: We threatened the soccer school with lost the privileges if they do not improve their parking management. The soccer school is the primary offender on Saturday mornings, and they have been told that they have to park in I'On Club parking lot. They use the field through the offices of the I'On Club, which has an easement that allows them to grant use of the field. And we said, Well, we have the right to make reasonable rules. And we basically -- our field policy, which Lavon talked about in our mid-year meeting, basically says that if anybody is using that field, has to enforce parking, they have to park at the I'On Club; and if they don't, we can pull their privileges. And I think, from what I have heard, far fewer complaints. The beginning of the season was a little iffy, but we've heard far fewer complaints, and we think they're managing that better now.

Please, if it continues or if it starts up again in the spring, let us know, and we'll be on their case again. That's a real thorn in everybody's side.

MR. POWERS: Yes, sir?

DAVID: Hi, I'm David. I live right across from here. I just want to say it has vastly improved (inaudible).

MR. POWERS: I think actually here on Saturday Road to the Creek Club and out at Eastlake by the soccer field, those have gotten tremendously better. I know there will be situations where they'll be mistakes, but right now it's right across from O'Brien's that the problem spot we've noticed. It's still not quite where we want it. Yes, ma'am?

UNIDENTIFIED SPEAKER: I'm thinking about residents that are not paying attention to the one way signs and not stopping for the stop signs.

MR. POWERS: We would love suggestions in the inbox. We've tried a lot of difference things including asking the Town for stop signs in certain areas that look problematic, but it's not the Town or the codes or the South Carolina codes, and a lot of times if the Town turns us down, it's drivers. It's the drivers that are disobeying or cutting corners or speeding and some of those problems. We need -- we need enforcement from the Town of Mount Pleasant police. So a phone call is helpful to them from you as a neighbor.

MS. BEDELL: You know, I think the part of

the issue is, you know, for better or worse, we are not a gated community. What that means is our streets are public streets and we cannot enforce traffic-related rules. We have -- we have community rules like you can't park boats and boat trailers on the street, but that's very different from saying we can give you a ticket for speeding or we can give you a ticket for going the wrong way down a one way street. And unless a police officer happens to be on the site, on the scene, and sees somebody doing that, there's, I don't think, a whole lot we can do at this point. We've continually, for this and other reasons, asked the police department to give us more frequent patrols and really pay attention to our neighborhood, and I think we probably are seeing a few more patrols, but, you know, they can't be everywhere at once is the sad truth.

Lydia?

LYDIA: I'm wondering if we had street -- we have the same problem on our street. It's been ongoing, and I did call the police, and they did nothing. They did nothing. And I wonder if anyone has considered the livability that maybe we as residents could e-mail and then maybe something could be done that needs to be -- you know, the HOA

committee, that they could (inaudible). I wonder if that would help. If we could go to the livability committee. (Inaudible).

MS. BEDELL: That's an interesting idea. We can certainly take that up with the new Board next year. Thank you.

MR. POWERS: Thank y'all.

MS. BEDELL: This past summer, as you may remember, Craig Wrenn who was serving as our treasurer resigned and Rob Wiebolt joined the Board to fill that vacancy. Ted Webb had taken over Craig's job as the treasurer, and so Rob ended up taking on Ted's position as the compliance chair as well as our governance chair and serving as our parliamentarian. So Rob is going to update us tonight on compliance issues and some proposed changes that the Board is probably going to be considering in the mid-term next year.

MR. WIEBOLT: As Deborah mentioned, I didn't join the Board until July, but it became clear to me fairly quickly that most of the violations in I'On are just due to a lack of familiarity with the rules. People just either haven't read them or they've read them and forgotten them, so I encourage all of you to go back and acquaint or reacquaint

yourself with the rules. They're on our website. I will admit, having looked at them closely myself, they're not necessarily a model of consistency there. They could use some additional clarity, and I know that that is going to be a priority for the Board next year, which, with a new management company, which we'll talk about later, do a thorough review of the rules to tighten them up, to make them more consistent and explicit so that people have a better idea of what the violations are and what the rules are that need to be obeyed.

And speaking of rules, one I do want to emphasize the importance, when you're doing improvements to your home, whether you're painting or changing a landscaping or considering adding a structure, is to submit your work to the IBC first, because if you don't, A, your fees are doubled if you start the project and then you go; and you also run the risk of them actually disapproving the work you've started, and then you're having to tear it down or start over, and you're out that money and you have that inconvenience. That happened a number of times this year, where we had to go to people and say, you know, You haven't submitted this for approval. So I just remind you, if you're considering doing anything

of that nature, to file with the IBC before you start.

Another thing that became clear to me early on is that the whole issue of compliance is a real line drawing exercise. You know, the Board understands, I think, that the community at whole doesn't want us to be out there with a notepad monitoring each infraction every day, each garbage can that's been left out a little too long. But with that said, we do want to -- you know, where the violations are continuous or egregious, we will crack down or we will investigate. The example this summer would have been the boats that were continually parked on our streets in violation of rules. We did at the end of the summer really start to monitor that and tagged them and to alert the owners, and that seemed to clear up in a hurry. And, of course, we do always follow-up. If you submit a violation report in the HOA mailbox, we do follow-up and if we decide if it is a violation, we issue a warning, though, with some follow-up procedures.

But I do want to remind people that the Board is firmly of the opinion that the first step in those cases where you have a dispute or a complaint about a neighbor you think is violating, do try to approach them first and just work it out civilly. We

just think that's sort of more in keeping with the community spirit here. And then if that doesn't work, of course just shoot us something in the HOA mailbox and we will follow-up.

And, of course, I forgot, if you do go on and reacquaint yourself with the rules and they only serve you for the next few months because that, as I said, the Board is going to take a hard look at the rules next year with the idea of typing them up, and I know two of the ones we're going to be looking at have to do with we currently have a provision that says you have to keep your home in good order and repair and clean and in an attractive condition, and we sort of feel that that's been a little vague, so we're going to I think try and make that more explicit list exactly, without being definitive, all the things we mean. Things like, you know, cleaning the mold or mildew off the side, repainting when it's necessary, keeping your yard trim.

And I know a big one, too, is we have had an issue that we haven't dealt with fully yet about boats, golf carts, commercial vehicles that are parked on the streets. Really, under our rules, those vehicles are not allowed on the streets. They have to be parked in back and screened from street view. And



that a number of those, especially the boats, are screened from street view, and we're getting a number of reasons for it. Some say that they got prior Board approval. Some say that they were told by the developer that it was allowed. But there is a rule under consideration, that I noted in the report I filed, that we're going to pick a date next year where they should produce some sort of written deed showing that you have a right to park your boat where it is, unscreened, that you're going to be required to start screening these things in as the rules require.

So I welcome any general questions now, or if you have, really, a specific compliance issue you want to talk to me about after the meeting, I'll be available. Yes, Jeff?

JEFF: I understand that in the long, dead past that golf carts had some terrible thing and we had to hide them, but everyone I know has them at home. They are part of our community. I honestly think we can let that one go. I think cars are uglier than golf carts and we're not screening them.

MR. WIEBOLT: Well, and it may well be that the new Board decides that you're correct and we'll make an exclusion for the golf carts, but as it's currently written, they are supposed to be like

the boats and commercial vehicles and screened in that.

Yes, sir?

UNIDENTIFIED SPEAKER: Is there anything saying somebody can't park in my son's vacant lot?

MR. WIEBOLT: No.

UNIDENTIFIED SPEAKER: But my second thing is, and really more important is, I don't know how many number of homes, 70 homes a year sold, I'll say, in our community, in that neighborhood. I don't know whether that they're all getting our bylaws, because I asked this question several years ago, well, it should have happened the deed signing or the deed transfers with the lawyer and so forth.

But it used to be pretty easy because we had our own real estates agents right here when we were going through all that, but we don't have that now. And I asked my neighbor, Eric Raphael, because he had some issues and he had no problem taking care of them. He's a real good guy. He had a little trouble with his policy and so forth and helping him out. I said, Did you ever get a copy of our --

MR. WIEBOLT: Bylaws and covenant documents?

UNIDENTIFIED SPEAKER: And he said no. I

said, It didn't happen at your signing? He said no.

MR. WIEBOLT: Well, I think by law it's supposed to happen at closing, isn't it, Jay?

MR. THOMPSON: Actually, when you go to the closing you sign a statement saying that you received them. That's what I've heard from a few years ago. There's two places, when you enter into contract for the purchase, it's listed on there, there's a clause in there. You sign received them and then it's also included in the closing documents.

MS. BEDELL: But I know what you're saying. I mean, I'm a lawyer, and if they put anything in front of me at the closing, I'm going to sign it. I mean, who has time to read through them. So I think they are going to be taking a look at that and try to make sure that all the residents --

UNIDENTIFIED SPEAKER: (Inaudible) wouldn't work. Just in case you haven't seen these, just an extra copy you're free to have. I know it's something they didn't sign up for legally but I guess it's something part of the process.

UNIDENTIFIED SPEAKER: When they did that briefly about ten years ago, people didn't feel very well. It's supposed to be a social and it brings up all kinds of issues all because their real estate

agents hadn't told them.

MS. BEDELL: We may have to, but there are ways.

MR. WIEBOLT: No, I understand what you're saying. They are on the website. If they go on the section that says Assembly, there's a thing that says documents and rules, I mean, it is there. But I know, yeah. Yes, Frank.

FRANK: Is there any efficient way the homes that are on foreclosure, as far as the upkeep of those homes. There a few of those that are really starting to look pretty shabby.

MR. WIEBOLT: And we have issued some citations. One of the problems is they're undergoing foreclosure. They don't really have any incentive. We can levy penalties but they're not going to pay them. Anything, any liens you put on them actually go away in the foreclosure process. But it's the banks that take over. And we've had -- I've asked Leah and I think we have our attorney trying -- they're about ten homes, trying to find out. There's one at 201 North Shelmore that's particularly bad. That one was actually sold at a tax sale a few weeks ago, but we still don't quite know what the owner -- although I understand he was originally foreclosed on by Wachovia

Bank and, Hey, I got that piece, but who bought it at the tax sale, we're still trying to determine. But it is something we're trying to get on top of. Yes?

UNIDENTIFIED SPEAKER: (Inaudible) but my husband and I are new to the community so that means I'm a troublemaker. I unfortunately have a fear of dogs, and god bless the Andersons or I wouldn't be able to walk in the community. I'm all by myself. Dogs on leash. I don't know if it's a problem for anyone else or if it's just something I should deal with, but I'm just trying to bring it up.

MR. WIEBOLT: I haven't heard of anyone else. Doesn't mean that there isn't, but I think if that they're on a leash or within vocal command, voice command. So has anybody else had an experience with it?

UNIDENTIFIED SPEAKER: I am a former dog owner and a dog lover, and I have had unleashed dogs attack me when I go out there, and people say that the dogs are under noise control, so maybe they're attack dogs.

MR. WIEBOLT: Yes, sir.

MR. WHITNER: (Inaudible). I grew up with dogs, I love dogs, but I really have a problem. I have three small children, and we've walked around the

lakes and have been attacked so many times over the last eight years. And now that I've moved down to another piece of property, the bushes out front are dead, because it's apparently in the dog owner's mind okay to just walk up and do whatever you have to do on other people's property and remove the plantation. I mean, I don't know what they're their for. I don't know when it became acceptable to walk around and do whatever. I even chased one out the front the other day. You're still standing and doing the stuff in my yard with small children and it's unacceptable.

UNIDENTIFIED SPEAKER: (Inaudible). I think one of the nice things about the space is that we can let the dogs off leash. (Inaudible). One of the nice things about I'On is the whole dog process. Ninety percent of the dogs aren't threatening at all, but I can understand how -- but the fact is, dogs add a lot to our lives, and I would hope that we don't.

MR. WIEBOLT: Well, this may be something that the new Board has to grapple with. It could be we just are going to have to identify problem dogs. People will have to file complaints. If you can't, again, approach the person with the dog that's causing the problem and resolve it with them, you may have to raise it with the Board and we'll have to look at what

the appropriate action would be.

UNIDENTIFIED SPEAKER: When I'm walking on the trail, people sometimes go around the bend, and there are a lot of bends on that marsh trail. And, very often, you will encounter, first, the dog, and some time later, perhaps, or maybe sometimes not, the owner.

MR. WIEBOLT: Yeah. They're clearly not within voice command. I know what you mean.

UNIDENTIFIED SPEAKER: If you encounter dogs first and then maybe or maybe not a person, and that can be a very dangerous situation. On the trail, people may want to take the dogs off the leash. (Inaudible).

UNIDENTIFIED SPEAKER: A lot of these people on the trail and walking with their dogs off leashes do not live here, so I don't know how to stop them, and they don't really -- because I've had several of them and their dogs stop in my yard dog, and I say, Oh, where do you live? Do you need a bag? And they go, We don't live here.

MR. WIEBOLT: Yeah. It's a real problem too. This is a particular pet peeve of mine. They don't even bother -- there are dog stations everywhere and they don't bother to pick up after them, and

you're running or walking, especially now with leaves, and you can't see the mess that's been left behind. It's a problem.

UNIDENTIFIED SPEAKER: I don't see how you enforce people who don't live here.

MR. WIEBOLT: You can't, we're an open community. So it may be something we just have to struggle with.

Yes, in back.

UNIDENTIFIED SPEAKER: I also think that the rental homes, the rental homes around the residence, I don't know if they have ever been told what the rules are about that, because we had to tell a Realtor who we knew was in charge of the home being rented and he joked about having to mow the yard. So that does happen with some of the rental homes.

MR. WIEBOLT: Yeah. All right. Well, as I say, I'll be available after, if you have any really specific compliance questions, feel free to come up afterwards. I'll be glad to talk about them.

MS. BEDELL: Jay Thompson has moved since our mid-year meeting from actually sitting as the Board representative on the I'On Design Committee to becoming a Board liaison to the Design Committee, and he's been replaced on the IBC by Len Hanson. But Jay,



as I said, still serves as the Board liaison, and he's going to update us now on what's been happening with the IBC.

MR. THOMPSON: Hi, everybody. One of the -- probably the thing that goes hand in hand with compliance is the functions of the IBC. The IBC is the keeper of the exterior settings of I'On to try and keep the feel, the consistency, to some extent, of what the design standards are for the community as a whole. By original design, they are relatively flexible. There's a number of ways of accomplishing the same thing.

That's why we have set up a procedure that has served us quite well for a number of years, and it seems to be working, and that is: we basically have a procedure where you submit you have a project. It may be just a fence. It may be landscaping. It may be a whole new house. It may be a major addition to your house or a major renovation. What we'd like you to do is to basically submit that for an initial conference.

We're prepared to sit down, go over your concepts with either yourselves or your designer, your architect or your builder, or all of those individuals, so that we can start out on an understanding of what you want to accomplish, what we

see that we can offer as assistance to you. We're not going to design it. We're not going to give you advice and guidance. So it's not our job to do that. You have your design professional or builder to do that. But we'll help you understand what we see as potential issues.

Once you've done that, then you go ahead and submit the formal application, and then it goes into the system, and it'll be reviewed, and you'll get the comments back, either approved with notes; it'll be approved completely; it will be resubmitted, request for resubmission. And when you get a resubmission or notes on it, they'll be fairly specific as to areas that we have concerns with. They're not going to tell you how to resolve it, but it will show you areas that we have concerns with.

The IBC meets on a regular basis. It attempts to do at least once a month. There are e-mail exchanges during the periods between the meetings where the members can exchange information. You're quite welcome to set up an appointment to come in and see the committee and actually talk to them. But it's an organization that is working as best they can to help make the community have the standards that we all reasonably bought in here, the reason we live

in here, and then, at the same time, help the homeowners with their projects so that they run smoothly.

We do have a number of issues with particularly new people that come in here and buy a house, buy an already-built house, that for some reason, you know, they want to improve their house. They want to do it a little different. It may be as simple as a color change, or it may be that they want to do a landscaping change, they may even want to build a garage. Those are the areas where we end up having probably the most difficulty. One, as noted before, is that people don't know that there is an IBC. It just makes sense, Well, geez, I like this color. Why not paint the house this color?

That's why some of the things, like changing the colors, little simple things like that, we can handle those very, very quickly. So if you talk to your neighbors or if they're talking about -- you get a new neighbor that comes in, one of the best things to do is word of mouth. If you see someone that's just bought a house and you introduce yourself to them, and you might just say -- if they bring up the subject about changing the color or wanting to do something, just have them call. They can either call

me -- I'm in the directory -- or they can go to Leah or any of the IBC members, and we'll give them the direction to the form. It's on the website. It's a single-page form and it's just a color chip, and that will get approved very quickly if it were a suggestion for a different shade or something like that.

One of the things that we're looking at in this coming year is the transition from the IBC being operated directly by the I'On Company and being operated as part of the Homeowners Association. There's a number of issues involved in that. There's a number of legal issues involved in it because of the responsibilities of the founder and the I'On Company. There's responsibilities that we as the HOA would assume that we need to clarify. So that's probably something that it's going to take administratively the most time for the IBC in the coming year.

Are there any questions? Yes, ma'am?

UNIDENTIFIED SPEAKER: Is there a definition around what landscaping changes you need to go forward, or does my dead camellia bush have to be approved for it to be replaced?

MR. THOMPSON: No. If you're replacing something that's dead, there's no question about that. And it also, understand, that if you have a very

mature bush that's five years old and you're replacing it with something that's not, then that's understood.

UNIDENTIFIED SPEAKER: So we're talking about major landscaping? When we say landscaping changes, I guess that's --

MR. THOMPSON: If you're changing the plantings themselves, the varieties of the plantings, the location of the plantings, that's a change.

MS. BEDELL: Let me just clarify. It's not necessarily about bushes, but one issue we have had is precutting without prior approval. I mean, if it's a dead tree, if you can prove to the IBC it's a dead tree, the IBC is not going to say, No, you have to keep your dead tree. But we have had some instances just recently, a lot of tree cutting without submission, and that is a problem. So if it's a big thing that you're going to be taking out, obviously you can't replace a 50-year-old tree with another 50-year-old tree, but the IBC is going to want to know about that.

UNIDENTIFIED SPEAKER: (Inaudible).

MR. THOMPSON: Correct. It's the general appearance of the landscaping, if it's a bush. Now, trees are something -- you need to understand that the trees are also controlled by the Town of Mount

Pleasant. The Town of Mount Pleasant has a very strong and enforced tree ordinance. You need to get permission from the Town to virtually do anything to any kind of substantial tree. There's some trees that are historic in nature and of size that you're just not going to touch.

Now, the other thing is, if you have a tree that's potentially -- if it's damaged or dead or something like that and it can result in damage to property or life, please don't hesitate to remove it. We can always deal with that. But the issue that Deborah brought up is excessive trimming of trees, it's the removal of trees, and not only without our permission but without the Town's permission. It's a two-step process to do anything to a major tree, any kind of tree. It's the Town, you need the Town's approval, plus you also need the IBC's approval.

UNIDENTIFIED SPEAKER: What if your neighbor has a tree that's growing so far onto your property, that it's really, you know, intruding on your space, and it's not your tree?

MR. THOMPSON: Again, as far as pruning it and trimming it, that's still going to come under the jurisdiction of the tree ordinance in Mount Pleasant. But anything that crosses over that imaginary vertical

line of your property line is under your control regardless if the tree is on your neighbor's property.

UNIDENTIFIED SPEAKER: In the early development compliances there were guilds and architects that could operate here, and also contractors. (Inaudible).

MR. THOMPSON: No. There's a builders guild and that's under the -- that's under the I'On Company.

UNIDENTIFIED SPEAKER: So theoretically the builders guild can help avoid any compliance issues because they can say --

MR. THOMPSON: Well, the guild builders is required, someone who's certified by the guild or by the I'On Company as a guild builder or is on probation as a guild builder, is required to build any new construction. Any renovations, additions, or anything like that can be done by any builder.

UNIDENTIFIED SPEAKER: So you don't have the ability to control with the lower level.

MR. THOMPSON: Right. That's why it's important to go through the IBC.

UNIDENTIFIED SPEAKER: (Inaudible).

MR. THOMPSON: We try. It's good that we've succeeded at least once out of a couple months.

And I'll give you your twenty dollars later.

Yes, ma'am?

UNIDENTIFIED SPEAKER: (Inaudible). Is the IBC still using the architectural standards from the I'On Code and how do we get a copy of those?

MR. THOMPSON: We still are using them, but like I said, they are very flexible. They're not cast in stone. They're not details like you will find in some situations where it specifically tells you how to do a detail. They're on the website under documents --

UNIDENTIFIED SPEAKER: I don't believe that's up to date.

MR. THOMPSON: That's not changed. The original ones are still the ones that are there.

UNIDENTIFIED SPEAKER: (Inaudible).

MR. THOMPSON: Right.

UNIDENTIFIED SPEAKER: (Inaudible). We need to have the standards available so that we can all adhere to them. And I have been asking for a copy for about a year and a half, and no one has provided it to me, and numerous e-mails to the Board and to me personally. So I'm just wondering why the standards that the IBC uses, you know, they aren't readily available?



MR. THOMPSON: They are readily available, but they have not changed from when they were originally adopted.

UNIDENTIFIED SPEAKER: So you're saying that it is online today, these standards?

MR. THOMPSON: Yes. There are some amendments, like the accessory dwellings and stuff, but the actual design guides, there's actually -- it's a design guide that was --

UNIDENTIFIED SPEAKER: And I'm just talking about the architectural standards in the I'On Codes.

MR. THOMPSON: Those are -- those are what's -- what's online is what's applicable today.

UNIDENTIFIED SPEAKER: Do you have a timeline that you're going to go and update these? For example, when we first built houses down here we weren't able to use any synthetic material like Hardieboard.

MR. THOMPSON: There's certain aspects of that, and it's on a case-by-case basis. I would say any kind of deviation that you have in there, your designers should submit it or an architect should submit it. Like there is some Hardieplank that's permitted, but most of them aren't. That's one of the

-- one of the reasons that the design guides are as -- are not so detailed and specifically say, Thou shalt do this, is that we look for things -- improvements in the building materials and the techniques. So we will look at that. What we're really looking at is more or less the ultimate overall look and feel of the exterior of the structure.

MS. BEDELL: And our last Board member tonight, Lavon McNaughton, is also leaving office this year, which is very unfortunate. She's been a terrifically hard worker this year and she's handled both the amenities, which proved to be particularly challenging this year given our issues with the Creek Club, and also to a brand-new role this year as a liaison to the Trust, which has been a very good development for both the Board and the Trust. So Lavon is going to fill us in on what's happening in her area.

MS. McNAUGHTON: Good evening. First, regarding the athletic field, the new athletic field at Eastlake policy was approved by the I'On Assembly Board of Trustees on May 22, 2012, and become effective immediately. This new policy applies only to outside groups either coming through the I'On Club or with a membership that are fewer than half are I'On

residents. All I'On residents are free to use the field and the lake as before. We're asking for proof of insurance for all outside groups since we've had a lawsuit, that was settled for a very substantial sum, and we need to avoid such risks in the future. I'On residents are covered under the HOA's liability policy.

Our lakes are not maintained for swimming, and while many people do swim in them, we advise them every year, in addition to having signs posted, that they swim in the lakes at their own risk. We don't know what's in those lakes, including alligators.

We have worked diligently with the Suarez Soccer School, as was mentioned earlier, to enforce this policy and to manage traffic flow by instructing their participants to park in the I'On Club parking lot to alleviate traffic congestion and address safety concerns on Eastlake Road. Additionally, new signage on Eastlake Road prohibits parking any time at the entrance off Mathis Ferry in addition to the signage instructing everyone to park in marked spaces only. And I cannot stress enough that it's very important for all I'On residents who use the athletic field for soccer practice or other sports practice or events, to first reserve the athletic field to ensure equal

opportunity for usage.

Now, regarding the Creek Club and Creek Club docks and boat ramp, the Creek Club Subcommittee continues to work to address community concerns raised over boating facilities access, boat trailer parking and traffic control during events at the Creek Club. Cost sharing discussions are ongoing both with current management and in the context of the litigation, and have not been fully resolved. Neighborhood utilization of the Creek Club on community days has also been reviewed, and it has been determined that only two groups regularly use the Creek Club. The number of dates reserved will be reduced in accordance with usage which will lead to lower costs for the Assembly by avoiding paying for days we don't use. Residents who may wish to reserve a community date at another time may still do so on an as-available basis by contacting the Creek Club.

Regarding the I'On Trust, we currently -- we greatly appreciate all of the Trust and its volunteers, too, to enhance the social and cultural life of our community.

Now I would like to ask Ann Register and Becky Van Wie to please come forward. Did they leave? There they are, okay.

As many of you know, Ann Register, executive director, and Becky Van Wie, assistant director, have led the I'On Trust since May of 2005, and they're deeply involved in sharing their time, talents and experience toward the enhancement of our neighborhood. Now, as they begin their retirement at the end of this year, we want to take this opportunity to thank them for their superb leadership and management of the Trust for these seven and a half years. To show our appreciation on behalf of the I'On Assembly, I present to you this plaque which states: With great appreciation from the I'On Assembly, to Ann Register and Becky Van Wie for their superb direction and leadership of the I'On Trust. May 2005 to December 2012.

And you may have noticed that, near the amphitheater, there is a Charleston bench.

MS. VAN WIE OR MS. REGISTER: She was having a fit today, going, How did that get there? Who put that there?

MS. VAN WIE OR MS. REGISTER: Somebody is interfering with the bench.

MS. McNAUGHTON: That's right, we are. So tomorrow this plaque will be attached to the Charleston bench that the Assembly has already -- so

we actually were able to surprise them.

MS. VAN WIE OR MS. REGISTER: Thank you. I said to John Powers, Somebody's put this strange bench over here.

MS. McNAUGHTON: It's been there a couple of days, and I wondered how long it would take them to notice it.

ANN: Not long.

MS. McNAUGHTON: So we congratulate you and wish both of you all the best.

So in closing, I just want to say that it's been both an honor and privilege to serve the Assembly for the past two years, and I thank you for your confidence in electing me to serve in this role. I wish all the best to the new Board. Thank you.

Any questions? Yes, sir.

UNIDENTIFIED SPEAKER: I don't know if you covered this in previous meetings or not, but I'm curious to know what is the basis of the lawsuit involving the Creek Club.

MS. McNAUGHTON: That will be discussed by our president later this evening and in her report.

Any other questions? Thank you.

MS. BEDELL: So apparently my eyes are even worse than I thought. I managed to miss an

entire paragraph in my program today and inadvertently skipped Aryn Linenger. Aryn has been our external relations chair this year, and he handles all of our interactions with public agencies like the police department as well as contacts with other communities like Old Park. Unfortunately, we're losing Aryn at the end of this year because he and his wife are expecting a new little Linenger and he thinks he's going to have bigger and better demands on his time. Go figure. Aryn.

MR. LINENGER: You're trying to kick me off the Board before I actually resign, right? Yes, it is true. My wife is pregnant with our first kid, and we just found out that it's a boy, so we're super excited about that. And unfortunately, yes, that means that I'm resigning. But this year has been great. I've learned from the best. It's been an awesome Board. Thank you all for supporting me and it's been fun to serve, and I encourage all of you to serve in some way if you can.

This year, this past year, a few of the things that I kind of tackled and handled was the liaison with our police department. Officer Bryce Gregory, he's a guy that I've gotten to know pretty well, and we've communicated back and forth through

e-mail and meetings. Every week he sends me a citizens crime report for the Town of Mount Pleasant that we review. And if anyone wants access to that, it's available to anybody. And we just go through and look through and make sure I'On isn't having lots of crime happen in our neighborhood. So if that's something that you're interested in, you can definitely get copies of that through me or from the Board.

Other couple of things that I handled, being in the insurance profession, I was able to help Lavon and Ed with reviewing certificates of insurance from all of the groups, clubs, teams, anything that happens in this neighborhood, to make sure that we as a community are protected. And, also, with the Creek Club, reviewing all of their insurance documents and helping Ed in that process as well.

So again, thanks. It's been an awesome year, and we're not going anywhere, we're here, and hopefully we'll be able to introduce you to my new little boy here this spring. So thanks very much.

MS. BEDELL: And it's now time -- I know I've talked enough, but I have to talk some more. I have to give you the President's Report. We as a Board had have several significant issues on our plate



this year, and we're still working to resolve some of them.

The first issue that we addressed pretty early on this year was security. We hired Signal 88 Security to provide intermittent patrolling in the neighborhood, and we are going to continue that in 2013 but on a somewhat different schedule than we had used this year. Phase 11 is still a work in process. The I'On Company basically says that they would like to go to the Town of Mount Pleasant after the new Board is seated, probably sometime in February, because their plans for Phase 11 are going to require, obviously, an amendment to the originally PD that was approved by the town. They are hoping, they say, for lots to become available by this time next year after the development and infrastructure is all in place.

Their current plans now call for 31 new residents of which up to 12 could be connected. Whether they're going to be connected by row houses or whether they're going to be what they call mansion flats, they don't think the design is totally formalized or finalized. We haven't seen any final plans, and we're still adjusting some of the financial issues that revolve around it. So it's a little premature for me, at least from the Board's

perspective, to be able to report on progress there. The Board's goal is to provide, by the design planner, a financial package that provides substantial benefits to the community as well as the developer.

We're all very eager to have as much input from the community as we can about your views about Phase 11, because we want to arrive at something that's as appealing as possible to the broadest possible segment of the I'On community. When we do finalize something with the I'On Company, we're planning to do a continuing neighborhood meeting to provide a full presentation on all aspects of the program, but we're not there yet.

As we heard a couple of times tonight, our relationship with the Creek Club is another ongoing issue. We do have a committee that Ed Clem has been heading up that has included Lavon, formally Craig Wrenn and Ted Webb, and also Matt Walsh. They're still conducting an ongoing review of operating and maintenance expenses that the Assembly, as Ed explained, is required to share under the easement.

The other related issue to the Creek Club is this ongoing lawsuit that was brought by two I'On residents. To give you a brief overview of it, the plaintiffs in the suit contend that the developer

promised to turn the Creek Club park and docks and boat ramp over to the Assembly at no cost, and they allege that by selling the Creek Club to a private group, which is called 148 Civitas, they breached that promise. The Assembly has been named by the plaintiffs as a defendant in the suit, but that's purely so that the Assembly can be bound by whatever the outcome of the litigation happens to be. There have been no allegations in the suit on any wrongdoing on the part of the Assembly, and there are no demands for damages or any other form of relief on the part of the Assembly. We're almost innocent bystanders, if you will.

A couple of weeks ago we had a lengthy mediation session that attempted to review and resolve some of the issues among the parties. Those discussions are still continuing. We're exchanging drafts. Trial has been now set for early February.

Because of the ongoing litigation and the ongoing discussions, the Board really is not able to publically comment too much on the substance of the litigation or on our position with respect to the merits of the case. If you have questions about that when I finish, I'll be happy to answer them. Our attorney, actually, is here tonight, if he hasn't died

of boredom and left, and if I can't answer your questions, he may be able to answer them in an appropriately circumspect way.

The final issue I want to discuss, and it's been kind of a really big item for the Board this year, and that is the recent work for our Property Management Task Force. To give you a little background, earlier this year, Sally Raver raised the issue of Board training in terms of our being able to really understand and appreciate and observe our fiduciary responsibilities as well as learn about best practices for community government. To get some of that kind of training, we initially turned to Jan Pomerantz, who lives here in I'On, and she specializes in working with not-for-profit boards. Due to her schedule constraints and apparently terror at how much help we needed, Jan had to turn us down after an initial consultation, and referred us to one of her colleagues, Joan Houston, who is here as our guest tonight.

Joan, there you are.

And Joan worked for the Board to do a very comprehensive self-assessment by interviewing Board members and a lot of prominent volunteers and activists in the community so that we could understand

our strengths and weaknesses and help identify some of the issues that we felt we were facing. Her work resulted in a report with some recommendations about topics that we needed to address. And if you're interested in seeing that report, within a short time we hope to make that available on our website so that the community can review that.

One of the easiest matters that we were able to address first was to establish a conflict of interest policy, something that the Trust has actually had since the beginning but the Assembly Board never did have. So we drafted a conflict of interest policy, and all Board members currently have signed that, and all new Board members will be signing that as they take office.

The second was our need to enhance recruiting of new Board members, because we do need a Board that's representative of the community and also, hopefully, a Board that possesses some of the skills that we need to manage the community. To do that we formed a Leadership Development Committee that was made up of Aryn Linenger, Jody McAuley, who's here tonight and is past Board president, Dori Rumpke and myself. That helped contact neighbors to run for the Board. In addition to the people who we contacted

through direct phone calls and e-mails, through the social hour at O'Brion's, and other general recruiting efforts, and the e-mails, so in addition to the people who actually stood for election tonight, we now have a list of people next year who said, You know, I'd really like to do this but I need more information, or, This year is really busy for me. And I have that list and I'm checking it twice next November. So if you said that to me, you're going to hear from me next fall. And that's great, because it's good to have a pool of people who really want to serve and give back to this community.

Probably the biggest topic in reviewing our needs for community management came up in light of the age of our community and the growth of I'On since it was founded. We now have approximately 740 homes in the community and somewhere around the order of 1500 to 2,000 residents. Given those considerations, along with our residents' very high expectations for high quality of service and high quality of maintenance of our landscape and amenities, the Board's workload has really been increasing significantly over the last few years. We've spent a lot of amount of time on what you might call figuratively fixing the potholes, which leaves us

relatively little time to address some of the strategic issues we have, such as the appropriate management and replacement of aging assets, such as Phase 11, such as issues relating to a community center, those kind of things, which are really vital to the growth and life of the community.

The other aspect of the increasing burden on the Board is that the time commitment itself became a strategic issue for the Board. It meant that we were constrained in recruiting people who basically, often, were retired. And there's nothing wrong with people who are retired, but we have more than a -- this is not just a retirement community. We have younger people with younger families, people who are still employed and working, and many have felt that the time commitment that was required, was not one that they could take on with all the other commitments and demands on their time and their lives. That meant that the Board, of necessity almost, ended up being somewhat less representative of the community than we wanted, and so that was an important consideration as well.

We've already had two employed Board members resign this year and another one who travels frequently on business and has to call in. At least

we got a speakerphone this year, so people who can't make the meeting can still call in to attend, so we've always had a quorum. But again, we needed -- we just felt that it was important to get the right skill mix and the correct demographic mix on the Board. So we felt that we needed to move more in the direction that a lot of communities have moved in, and that is: toward strong professional management of day-to-day operations. That would free up the Board to focus on the more strategic issues and the big picture.

We absolutely do value and honor the role of volunteers in our community. All of the Board members are still volunteers and all our of committees are still volunteers, but we felt that for the management aspects of the community, we really needed to bring in professionals. We will continue to nurture the volunteer effort in the community, but that flame to some extent is nurtured by the I'On Trust, and, as we all know, that plays a pivotal role in our cultural and our social life here in I'On.

As a result of all this analysis, we established the Property Management Task Force, and that was made up of Barb Fry and Bruce Kenney, who are both former Board members, as well as Ted Webb, Sally Raver and me from the current Board. Ed Clem, who is



a past Board member and president himself, joined the group to replace Ted.

Our first task was to develop a request for a proposal, which we did with the help of Joan Houston, and to identify management companies with a Charleston area presence, and especially companies who demonstrated a commitment to the highest levels of professional credentialing through the Community Association Institute, or CAI. We found five companies that fit that bill, including AMCS, and we sent them all an RFP. Before they submitted their replies, we invited them all to come to I'On, and we conducted a tour of the entire neighborhood, and then reconvened and answered questions that helped them formulate appropriate responses to the RFP.

Once the proposals were received, we decided to initiate on-site interviews with four of the five bidders. We developed a lengthy and very detailed -- we're talking 12 pages -- questionnaire for the interview. We actually held a training session for the task force members on how to actually conduct the interviews, and we set up sort of mix-and-match teams of three task force members to visit each firm, requiring each bidder to bring in their proposed individual property manager to the

meeting, because we felt that the individual who's going to be in charge was at an extremely important part of our decision.

Each of these interviews lasted three and a half to four hours. The team members followed up those interviews by doing a joint numerical scale rating of each of the firms that they interviewed. They wrote up the details and the responses to all the questions that we had posed, and each team member wrote an individual essay sort of analyzing their own impressions of the firm that we'd interviewed. We then held still another meeting to assess the results, rank all the competitors. We planned some follow-up questions, we planned at least one follow-up meeting, and we assigned reference checks to both past and present clients of the firm.

This entire process took us about three months to complete, and took a significant amount of time on the part of all of the task force members. You should all be very proud and very grateful that we have the kind of volunteers in this community that we did, because every single member of this team took his or her responsibilities extremely seriously and really drilled down into the details to make sure that the firm that they eventually recommended was the one that

they felt was the best choice for I'On. I personally feel extremely fortunate that I've been able to work with such great neighbors and very talented volunteers who were willing to devote this amount of time to such an important task, and I want to thank Barb and Bruce and Sally and Ed for doing an enormous amount of work. Thank you all.

The result of all this was that at our November Board meeting, the task force recommended that the Board vote to retain Southern Community Services as our new property manager, and the Board accepted that recommendation. Now, AMCS has been I'On's property manager for about eight years now, and they've provided some excellent people for us to work with, including Jane Gottshalk, who left earlier this year, and her new replacement, Leah Donaldson, who has really climbed the learning curve very quickly and very capably, and Helen Hutson, who's with us tonight, who's done a very strong job overseeing our account. But ultimately the Board felt we needed to take a different direction than the one that we've been given to AMCS for the past years, and we felt that Southern Community Services was well suited to the task.

Several members of the SCS team are with us here tonight to help us with this meeting, and

they've already started their transition work. They will take over the role of community manager on January 1. I want to introduce them to you very briefly, and one of them will make a brief comment. I will also say that we are going to have a bigger "meet the manager" event shortly after the first of the year when they get settled in.

First we have Larry Ridlehoover in the back of the room. He is the president and co-owner of Southern Community Services who's come down from Columbia to be with us tonight. With him is Jessica Turner. Jessica is the Charleston manager in charge and has an office over at Park West, which is one of the other communities that SCS manages. And last, but not least, is our new personal on-site property manager, Trish Elrod. Trish will be here in our I'On office about two and a half days next week and we'll be getting -- for two and half days per week, and we'll be getting her schedule set up. So please welcome all of them to I'On.

Larry?

MR. RIDLEHOOVER: Thank you very much. I'm Larry Ridlehoover, president of Southern Community Services, and we are very pleased and honored to have been selected by your very capable and thorough Board

for this job. So we look forward with great excitement to working with the Board, the committees, and all of you. We intend to meet you more in the days to come. So thank you very much.

MS. BEDELL: Well, we're really looking forward to having them get off to a running start the first of the year and to working with a great team. I've covered a lot of topics. Are there any questions for me in terms of anything that I have discussed from the President's Report this evening? Yes?

UNIDENTIFIED SPEAKER: (Inaudible). Can you clarify for me and for the community what's the role for the possibility of the management Board, and what's the role for the possibility of volunteers?

MS. BEDELL: That is going to be something that we're going to be working out. Basically, the conceptual division is that the elected Board makes all the final decisions and sets the policy, and the professional management team implements it. So for example, we decide what the rules are and how intensively we want them enforced, and the manager will enforce that in accordance with our guidelines and our policies. They will also help in identifying issues that we need to be looking at, how we start, for example, to spend down our reserve fund, what

capital projects we need to be considering, how we need to do our capital budgeting going forward.

We have been accustomed to being a very hands-on Board, and I'm probably the worst one at that, and it's going to require a bit of transition not only for the new company coming in to get to know us, but it's going to require some transition for the new Board to get used to a new management model. So I'm talking in broad concepts, and it remains to be seen how it's going to play out in the day-to-day. Hopefully it will mean shorter Board meetings, if nothing else.

UNIDENTIFIED SPEAKER: It's very difficult for a volunteer position of compliance, and it's not fair for us as neighbors to be the guy going to our neighbors and arguing about compliance issues, and I would strongly suggest that we get a more professional community group in to deal with that type of issue. (Inaudible).

MS. BEDELL: And we would agree with that, and that's definitely the kind of direction that we want to move in for exactly those kind of reasons. We want to have uniformity and consistency and fairness, and we want to have clearcut communication lines, and we're going to be working to establish those more

clearly over the next few months.

Jack?

MR. HAMILTON: Two things. I think it's extremely important for this company to understand that this is not a standard American suburb, that this was engineered to be a real community, and there are fundamental differences. I think it's important that we read the major literature associated with the creation of this community, such as Andres Duany's *Suburban Nation* or Kuntsler's *Home from Nowhere*.

And the second thing I would point out is the last time we went on a major binge of compliance to get every rule enforced, we obliterated the volunteers in civic activity which made this community work. We wiped it out like somebody spraying for bugs, and it's never completely grown back. I understand there are people from major corporations here that want to ram every peg in every hole, but it was lethal when we did it in 2005, and it destroyed five years of community work.

MS. BEDELL: Jack, you know, I shared a lot of those concerns, and if you will look at the RFP that we put out, we made it very clear to every company that was bidding to us that we were not a cookie cutter community; we needed a company that

would adapt its practices to our community's needs; that we had been designed and founded on unique principles and that those principles were extremely important to us. The principles of volunteerism and civility and neighborliness were all really, really important to us. One of the appealing aspects of Southern Community Services is they are extremely familiar with communities like ours. They have been involved in I think it's Harbor Village?

MR. RIDELHOOVER: Harborside at Lake Carolina.

MS. BEDELL: Harborside at Lake Carolina, which actually is, I believe, another Duany community. And, in fact, when they were helping to implement the development there, they actually studied I'On as a successful model, so that was a very appealing aspect of the values and the talents that they brought to the table.

But it's something that we feel is extremely important and something that we really explored very thoroughly in our interview process, that makes sure that the companies that we wanted to work with were going to respect our community values and our community ethics. In fact, I will say that one of the proposals that we did not end up working



with we felt was a cookie cutter proposal, that failed to totally respond at all to the needs that we'd expressed, and that basically took them out of running. So it's something that, because all of the people on the task force are people who are really steeped in the community culture, we really valued it and we really made a very extreme effort to make sure that that was very much an important part of our change going forward. So we share those concerns and we're going to be watching that very carefully.

Okay. Yes, Lori?

LORI: I went back to read the covenants and documents that are related to the Creek Club and the Homeowners Association, and I don't pretend to really be able to understand everything that's in there, but it seemed like there's an easement. And the way I read it, and it may be completely wrong, can you tell me, is there any risk to the homeowners that we may lose our access to the water in 2018?

MS. BEDELL: Yes. And just to expand on what Lori is asking, the easement expires in 30 years, and it doesn't automatically renew. It may be terminated by either side. That is obviously a source of concern to the plaintiffs, and that is part of the issues involved in their lawsuit. So, yes, you're

right to identify that as a risk.

LORI: (Inaudible).

MS. BEDELL: Right. The whole easement and the whole -- yes, it's all -- yes, it's all kind of wrapped up in this big, ugly package.

Yes? I'm sorry, I didn't catch your name before.

UNIDENTIFIED SPEAKER: I live on Shelmore. I've been here for six years. When I first moved here, one of the main reasons was because of that access to the creek and to the ramp. I don't use the ramp and docks anymore because of management issues and I don't feel safe putting my boat there. However, when I came here, listed on the Multiple Listing Service under the word amenities was dock and ramp, and it also included membership available at the Creek Club. I understand that was not part of the package, but I was directed to the Multiple Listing Service, I was directed to the I'On Company's website that clearly and very beautifully showed these beautiful docks. I was told at the time that the community built it.

Not only will I suffer personally by not having access to the use of the dock and ramp to drop off my kids at the lake, but each and every person in

here, whether they have a boat or not. (Inaudible). I really wish that I knew about this lawsuit prior to being involved in it, because I certainly -- I'm not sure what they're seeking. I don't know what remedies they're seeking, if it's financial, if it's use of the creek, or what.

MS. BEDELL: In summary, and again, I can't really comment into the merit, but just as a factual statement of the request for relief in the plaintiffs' complaint, it does include a request for specific performance, which is to say that the Creek Club and the docks would be turned over to the community at no cost, as was allegedly promised by the developer.

UNIDENTIFIED SPEAKER: Are there only two people in this community that care about this issue or that want to concern themselves about it, because I, for one, have been very concerned about it. I didn't know about it. I can tell you that, in fact, over two years ago when the Creek Club got sold, I had no idea that it was going to be sold. I would have loved for the I'On Company to have sold it to the HOA, as I believed it was potentially going to happen at a certain point. (Inaudible). It's a hell of a deal. And the fact that it took place without really being

announced to the community as a whole, I, certainly for one, feel defrauded.

MS. BEDELL: There are certainly a lot of issues surrounding the Creek Club, and I will say, again without commenting on one side or the other, it is an issue that has divided the community. So there are certainly people who share your views and there are other people who differ with them. You know, the Board, as I said, we are defendants in the suit, and I'm not really at liberty to say a whole lot about the merits of it at this point.

I do believe that one of the plaintiffs is here tonight, and I'm sure she would be happy to discuss it with you further after the meeting.

UNIDENTIFIED SPEAKER: So have we voted as the community on whether or not we want to take up a separate suit to pursue that issue individually or not?

MS. BEDELL: We're already defendants and I don't -- actually, Tim -- I may call a lifeline here.

Tim, would you care -- Tim Bouch is our attorney in this matter. Tim, maybe you can address our legal issues as standing here.

MR. BOUCH: The issues you made, have been

alleged in this litigation and are at issue, is set for trial in February. Basically, the allegations are this: In the initial marketing of the I'On community, property reports were issued by the I'On Company stating that the Creek Club and the docks would revert to the homeowners at no cost. Those property reports were changed fairly early on in the marketing of the community, so some of you purchased your lots or your homes under the original documents, some of you did not.

Regardless of the representations in the property reports, depending upon the language of the contract of sale you signed and the deed that you took, they may have changed again. So you all have, I guess, differing interests but maybe the same belief over access to the docks and the Creek Club. There are a lot of issues being discussed. I assure you the Board is very, very unanimous in putting forth your view that the residents have reasonable access, not to expire in 18 years. They are concerned about the private operation of the Creek Club.

One issue that keeps coming up, however, is this: the docks, the maintenance of the docks within the Creek Club is a significant issue. And it's something that the Assembly needs to understand,

that if you do end up in an ownership position, it is done by cost. All of these issues are in litigation. I'll be happy to talk with any of you privately about it.

There have been no agreements made. There have been no promises offered. There's been a lot of ideas back and forth. The Assembly or the Board is a defendant in the lawsuit, is in the middle of these discussions, and with any sense of optimism, it will get resolved; but if history is any guide, it's not going to get resolved before the end of January.

So if y'all have any specific questions, that's why I came tonight, I'll be glad to answer them. Sure?

UNIDENTIFIED SPEAKER: How do I get involved as a house owner in taking a position either one way or the other? I bought my property here believing that this was always available, and I am very sure that my property value is going to go down drastically because of the --

MR. BOUCH: Your interests are already being represented. If you feel strongly enough that they're not, you are free to hire your own lawyer. Basically, you're already paying for it.

UNIDENTIFIED SPEAKER: (Inaudible). What

member of the Board elected you to represent the HOA position?

MR. BOUCH: Up until now, okay, the Board's position has essentially been neutral, because many of the issues that have arisen or alleged in the lawsuit, as I explained in the beginning, apply to some of you but not all of you. And so that, coupled with other ongoing issues, such as Phase 11, the Board has taken no official position.

However, the Board individually has strong feelings, many that are echoing what y'all have to say here tonight. And I can't speak for the Board directly, but the instructions I've been given is to listen to the comments that we've heard tonight. So when you say, What is the Board's position? The Board did not bring this lawsuit.

UNIDENTIFIED SPEAKER: Well, I think the community -- I don't know what the Board has represented to you as an outcome of the lawsuit. If you're negotiating with the other party, we don't know what you're negotiating.

MR. BOUCH: I understand, yes, sir, and I'll be glad --

UNIDENTIFIED SPEAKER: I want to know, what's your position?

MR. BOUCH: I'll be glad to talk to you.

UNIDENTIFIED SPEAKER: (Inaudible).

MR. BOUCH: Let me make it very clear.

The Board has not taken an official position. They have not offered anything. They have not accepted anything. They are -- they are bound -- and this is the Board's decision under the bylaws. This is the Board's decision. The Board, they are bound to do what is in the best interest of the Assembly, as voiced by you to the Board. They are bound to do that and to pursue it aggressively, and I believe that's what we're doing.

UNIDENTIFIED SPEAKER: What are we pursuing? You're going to trial in two and a half months, and somebody is going to ask you what you want at some point. They did in mediation.

MR. BOUCH: Actually, they did not.

UNIDENTIFIED SPEAKER: Why don't we have a position? I think that's what we all want to know.

MR. BOUCH: Pardon?

UNIDENTIFIED SPEAKER: Why don't we have a position? We need a position. We can't just go in there and say, Okay, whatever you all decide is okay with us.

MR. BOUCH: The Board -- as I said, as I



said at the beginning, the Board has given me direction that they are very interested, and as the position they have is to continuing access to the water that does not expire, reasonable access, coupled with reasonable operation of the Creek Club, and a cost that the Assembly is willing to bear. There are other issues that may get traded in or out, that we don't know whether they will, that deal with other aspects of the community. But I believe the Board has told me, and Deborah can tell you, that before anything is inked, y'all will be informed and given an opportunity to comment on it.

But some of you bought this property under a belief that may not have been reflected in the documents that you signed and the documents that were given to you, which is one of the problems. Some of you bought it under a 1998 property report, some of you bought your property under a 2002 property report, and they're very different.

UNIDENTIFIED SPEAKER: I think there's one issue that hasn't been addressed, though, is that the dock is large because it's, first, a community dock, and that took away everybody's ability to have docks, let alone the marsh. And so this dock is larger than they would have been able to get, so we kind of gave

up our ability to do our own access to the dock and have this dock.

MR. BOUCH: Well, that may or may not have been true, I don't know.

Yes, sir?

UNIDENTIFIED SPEAKER: I would just like to know the position of the Board. Do they want this property or they don't want it? I think the community has the right to know that. As it is right now, we are probably one of the largest communities that are planned communities in Mount Pleasant that doesn't have an amenity (inaudible). And I think -- I mean, I was one of the first homeowners here and I remember (inaudible) making a lot of promises that we would have a boat ramp, we would have a building for our community, we would have parking for our trailers, and none of that came to pass. (Inaudible). It was supposed to be a civilian use of property, like for a Boy Scout meeting or an art gallery. (Inaudible). I think that's wrong. And I think if the Board is representing the people, we should know what the Board's position is. (Inaudible).

MR. BOUCH: The plaintiffs in the litigation have asked that the sale to the Creek Club operator be rescinded, that the docks and the Creek

Club revert to the homeowners at no cost with appropriate reserves and appropriate repairs. If that is the resolution of the lawsuit, your Board supports that. However, that may not be the resolution of the lawsuit.

Yes, sir?

UNIDENTIFIED SPEAKER: My question is: Is the zoning on this property that's at issue, what is the original zoning? Has it changed any since it was originated in 1999?

MR. BOUCH: The original zoning of this property was for civic use. It has not changed.

UNIDENTIFIED SPEAKER: (Inaudible).

MR. BOUCH: The term civic use is not included in the Mount Pleasant zoning ordinance, nor is it included in many other zoning ordinances. However, about four years ago, the Board went to the Mount Pleasant Zoning Commission on that precise question, on whether private parties for hire and weddings were considered to be civic use, and the opinion of the Zoning Commission of the Town of Mount Pleasant at that time was that it was.

UNIDENTIFIED SPEAKER: I assume that the lack of parking here for a party of a hundred people is insufficient. I imagine from the original building

plan for the design, it included civic use, and that's why the parking was designed. I would be interested to know what the original minutes of that zoning board meeting were, whether it's been approved, so that we can determine whether or not there is sufficient parking here for a wedding of 75, 100 or 125 people or, you know -- it's a small parking lot.

MR. BOUCH: I'll be glad to send you a copy of the minutes, if that's what you're asking.

UNIDENTIFIED SPEAKER: (Inaudible).

MR. BOUCH: I'll be glad to send you a copy of the minutes, if you want.

UNIDENTIFIED SPEAKER: Yes. I would point out that when the Town decided the civic use included an operating place of commercial meeting and parking facility, that the Board and the HOA didn't take an official position, and so it ended up some of us wanting something, some other people wanting something else. They just will be looking at the HOA asking the exact same question in February.

Jack, tell me something. When the Board made such a decision, was it or was it not controlled by the I'On Company at that time?

MR. HAMILTON: Well, the approach of the Town on the zoning from the HOA was fairly

wishy-washy. I went in there, but I wasn't representing the entire community.

UNIDENTIFIED SPEAKER: But what I'm saying is that, you know, (inaudible). In this case, I believe, it's my belief that the I'On Company controlled the Board, the HOA, in order to suppress our HOA fees. Why? Because it makes selling lots easier when you don't have a high HOA fee. That's probably why we ended up in this situation we did, is a lack of reserves on the dock, a lack of reserves in the community for the infracture and the need to create a (inaudible). So the fact that the I'On Board at the time appears of this community did not take an official position is not only surprising to me on the docks, since the control of that HOA in my opinion was controlled by the company who was to benefit from the sale of this particular asset.

MR. HAMILTON: The Town changed the zoning and then they were able to sell the building, and the HOA didn't really take a position on the Town's decision about what's civic, and then we come down with 150 or 200 of us, the politicians from the town would agree with us. Being neutral doesn't ever get you what you want when there are other people in the room that want things.

MR. BOUCH: I don't believe we will, Mr. Hamilton. I've been trying lawsuits for 35 years in 16 jurisdictions.

MR. HAMILTON: Well, I've been trying lawsuits for 26. It's about time for us to have a position.

UNIDENTIFIED SPEAKER: I would like to move that the HOA represent the community in this lawsuit, that we at least maintain the current status and perpetuity of the Creek Club and the docks and the access to them. Can I have a second?

UNIDENTIFIED SPEAKER: Second.

MS. BEDELL: We have a motion on the floor and we have a second. Is there discussion of the motion. Yes?

UNIDENTIFIED SPEAKER: I would like that discussed before we vote on that as to what it entails to (inaudible). For instance, the cost of insurance for this.

MS. BEDELL: Let me just say, the motion on the floor is that the Board basically represent the community to a certain effect.

Tim, you know our bylaws. Is this in the nature of a -- if this were to pass, is this binding, or how does this play in accord with the Board's

obligation to represent the community's best fiduciary interest?

MR. BOUCH: Under the bylaws of the Board, this is a decision from the Board, not the Assembly. However, I think the president has accepted the resolution, and obviously, while it may not be legally binding, I'm sure it will be considered by the Board.

MR. HAMILTON: I have an amendment motion. I would move that the Board convene a community meeting in January, no later than the 20th of that month, to hear the residents on this position and to at the conclusion, receive and approve whatever resolution is appropriate. I think this -- we have struggled with civic --

MS. BEDELL: Excuse me, Jack, could you state the motion rather than arguing it? I'm sorry, could you restate your amendment, please?

MR. HAMILTON: That the Board call a special meeting of the Assembly in the month of January, no later than the 20th of January, for the purpose of receiving input and motions on this subject.

MS. BEDELL: And do we have a second of that amendment? Hearing no second --

UNIDENTIFIED SPEAKER: I don't understand

what's going on.

MS. BEDELL: Okay, that's another issue, Bruce.

UNIDENTIFIED SPEAKER: (Inaudible).

MS. BEDELL: Excuse me, Bruce. I have a person back here asking to be recognized.

UNIDENTIFIED SPEAKER: I think the Board's position should be that you go ahead and do what was promised and the people who bought the property here in 1999, they have total control of this property like they should have had at the beginning (inaudible). It's affecting homeowner property.

MS. BEDELL: All right. Let me just try and restate things as I understand what the basis for the discussion is. We first have a motion, and correct me if I'm wrong, Dennis, that the Board take a position with respect to the litigation which ultimately involves perpetual access of the community to the water. The motion was seconded. The motion was further amended by Mr. Hamilton who proposed that the Board call an Assembly meeting not later than June 20.

UNIDENTIFIED SPEAKER: January 20.

MS. BEDELL: Excuse me, January 20. That was my mistake and I'm sorry. January 20. To take



the temperature, receive the opinion, the feedback of the community. Is that correctly stated, Jack?

MR. HAMILTON: Yes. I mean, I'm no --

MS. BEDELL: No, Jack, I'm just looking to state the amendment. Thank you. We have seconded it.

So those are the motion and the amendment in front of the Board, so we will now have a discussion to those points, the point that the Board take the position that we represent the community to the extent of getting perpetual access to the water and the amendment that further requires the Board to hold a meeting not later than January 20 to receive the overall opinion of the community on these issues.

Do I have any further discussion? Yes? I'm sorry, could state your name, because I haven't gotten it.

TIM: I would suggest we vote these motions down and renew a motion that we take control of this property like we should have and we take management of it so there won't be an issue whether we have access to the water.

MS. BEDELL: Are there any further discussion. Jody?

MS. MCAULEY: I'd ask the Board, if you can share with us any estimated cost to operate the

facility here as well as the cost of maintenance of the docks.

MS. BEDELL: What we have insight into now, Jody, is the operating maintenance costs of the docks and the boat ramp.

Ed, could you speak to what that is on an annual basis, very roughly? Now, this is not going to be including any kind of reserve contribution. And tell us what this does.

Annie, maybe you can add some light on this as well.

We are looking at just the docks. We don't know anything about the Creek Club operation, I will say that right up front. All we have access to is financial information relating to the docks and the boat ramp and the parking lot.

MS. McAULEY: (Inaudible). Will we be making a decision as to whether or not we want to take over a facility like this and maintain it on an ongoing basis to the betterment of the community itself? It's one thing not to have access, and I very much agree with y'all, continual access to the creek, it's another thing to have (inaudible) and for our neighborhood the beauty of the landscaping and all the other amenities that we enjoy today.

MS. BEDELL: And let me just say in response to that, Jody, that those issues are precisely the ones that the Board is trying to balance in trying to figure out how to proceed with this litigation and in our ongoing discussions with the plaintiffs and with the other defendants. I mean, there is a lot of players in this ball game.

First, let me try and give Ed and Annie an opportunity to provide an answer to the question that you asked. Annie?

I'm sorry, if I can have your attention. Jody, to answer your question, our data are somewhat inadequate. Right now we estimate that the cost of operating and maintaining just the docks and the boat ramp will run approximately 15-to-20,000 dollars a year. That's a very, very rough approximation, and again, that has nothing to do with the physical building of the Creek Club, so that doesn't include insurance, painting, landscaping, maintenance, anything like that, utilities, anything along those lines. Or any reserve contribution. As stated, the prior owners, which have never been in the Assembly, have never contributed to the reserves, and so would be estimating the life and value of the docks. The reserves for the docks alone, not counting the Creek

Club, are presently underfunded to the tune of probably \$160,000 by our best rough guess.

Jack?

MR. HAMILTON: I would dearly love for this community to have a civic building, not a particularly small one or a big one. (Inaudible). The simple fact is we don't know what we need to know tonight to make a decision in this community, and these people can only guess what we want because we don't know. They don't have the information now and we have (inaudible). We have to live with this decision permanently. The first question to ask in February is: What does the Homeowners Association want? And if we say we're neutral, we kind of want this, we kind of want that, this is what we want, we're going to have a confused judge.

MR. BOUCH: I invite anybody to ask me any questions you want in open or if you would like to ask me any questions privately. There have been various ideas put forth. I have been asked by those people that have put forth those ideas not to discuss them publicly, and I haven't. I assure you that the Board has been very firm in what they want, and what they want is reflected in a lot of the comments here tonight. The Board has not let you down.

The idea is, you know, many of what Mr. Hamilton even just brought up, are under active discussion. And this will not be necessarily sprung upon you, but it takes two to dance. And we can make all the demands we want, but that doesn't mean it's going to occur, and it doesn't mean that a judge or a jury will go with us.

LORI: I just think that people are a little bit anxious, because it seems like every time we have been on a civic situation, to, Hey, we're going to put in something that's going to be good for the community, don't worry. The developer has gotten better in dealing with homeowners. This time, I think, in Phase 11, the negotiations as well, where there's some anxiety about our position, because (inaudible) has resulted in homeowners feeling like we always get the short end of the stick and the I'On Company gets the long end.

MS. BEDELL: Lori, let me just say as neutrally as I can, if that won't offend anybody, that the history of the relationship with the I'On Company is very much on the mind of the Board and will very definitely be taken into account in whatever arrangements the Board comes to, whether it's with respect to the litigation, with respect to the Creek

Club, with respect to Phase 11. It's a very long history.

Part of the issue you have as a community is that the Board changes, people change. What we are trying to do, what I have tried to do on this Board, is to institutionalize good practices, institutionalize a professional and businesslike approach going forward. I've had the Board's support and I've had the community's support in that, and I hope to have that going forward next year, if I am to serve at the Board's pleasure as president again. But I can assure you that, as long as I am on the Board, which is at least one more year, that those concerns will not be forgotten, will not be overlooked.

Do we have any more discussion on these, on the motion and the amendment? Hearing no further discussion, I'm going to call that we vote first on the amendment, which is the request that the Board call a meeting of the Assembly not later than January 20 to solicit input from the community with respect to the issues involving the Creek Club.

All in favor. All opposed. I would say the ayes have it. So the amendment is passed.

With respect to the original motion, which is that the Board be asked by the community to take a

position with respect to the Creek Club issues that results, at the minimum, the right of perpetual access to the deep water on behalf of the community through the Creek Club facility. All in favor.

UNIDENTIFIED SPEAKER: That doesn't include ownership?

MS. BEDELL: It included access. The motion did not include ownership.

All in favor again? All opposed. The ayes have it.

I will note that we do not have a quorum present here. With our proxy voting and so forth we've managed that, but we don't have a quorum here, so the Board will definitely hear this statement on the part of the Assembly, and we will take it in accordingly.

Moving along, to happier topics, I hope. You know, we do have a diverse community and a diversity of opinions, and the Board really does listen to people very hard, and we really do try to take into account as much of the diversity of opinion as we can and arrive at conclusions that we hope address the needs of the vast portion of the community in the best way that we know how.

In this stage of the litigation, it's very

difficult for us to tie our hands. We need a little flexibility, and I'm sure any of you who's been in any kind of a negotiation, whether it's litigation, business, divorce, custody, whatever, you need to kind of play your cards a little bit close to the vest. But we hear you. We really do hear you. And we really do take that into account. So thank you all for voicing your opinion and for helping us hear you.

Moving along. John Powers has the fortunate job of presenting this year's Civitas Award.

MR. POWERS: It's my honor and a distinct pleasure to announce the recipient of the I'On Civitas Award for 2012. For those of you who don't know, the Civitas Award was created in 2004 to recognize individuals within the I'On community who have provided outstanding community service to make I'On a better place to live.

Civitas is the Latin word for citizenship, especially as imparting a sense of shared responsibility, a common purpose and a sense of community. The Civitas Award is presented to those members of the I'On community whose course of leadership has materially enhanced the community through new projects and initiatives, which may include improvement of existing programs and



activities in the areas of civic, cultural and social life. So I'll see if I can move this along right now.

While many volunteers are needed to keep I'On running the way it does, this award recognizes those few individuals who go above and beyond the call, and not just on one occasion but several occasions or over many years. Oftentimes, their body of work isn't particularly glamorous or even that obvious, but it is constant and makes a significant contribution to the betterment of I'On, and this award is not won; this award is earned.

So we do a lot in the community for this, and you're probably wondering who this person is. The recipient of this award is selected by a committee made up of a representative from the HOA Board, the I'On Trust, Biznet, as well as four of the most recent award recipients. There may come a year where no one is honored, and there have been years where two recipients were chosen. So far 12 I'On neighbors have been recognized for this honor. So let me get to the facts.

This recipient does many things to support the community. I'll start with some of the outside areas outside of I'On. This person goes to Town Council quite a bit, speaks up for I'On when I'On is

involved with the Town Council, works at Crisis Ministries working in the Soup Kitchen, and this person also does work and is going to be moving more into Habitat for Humanity. Also, this persons works for the Landscape Committee. You may know that this person worked in the roundabout, does all the different color that handles it all for us, works on the lakes, provides guidance as an interchangeable team member to cover for others when others can't support, works hand-in-hand with Lawn-O-Green, wants to be involved and is also willing to work.

And I've got a couple of pictures here that just shows some of the work that's been done. I mentioned this earlier, you can see the color that's out there now. This is actually real photographs from today. You may recognize this person now more and more as it comes into clarity, but this person is always willing to get out there and does some other things also with the I'On Trust.

So I don't want to be remiss to say that this person has been involved in programming work, street campaigns, the executive committee, Halloween in the Hood, Screen on the Green, Christmas events, amphitheater. Just recently was working with the free food and wine at the amphitheater after the tree

lighting of the Holidays Giving of Lights. You have probably figured it out right now, and I even put some quotes up for this individual.

She helps everywhere and does more than is expected. This is from interviews from the community. Her programming and volunteer efforts for Trust events is well known. She helps everywhere without being asked. Many times I've seen her in the hood directing Lawn-O-Green. Quietly arranges for Screen on the Green. She doesn't know how to say no.

So this person is everywhere. And without further ado, this is Amy Sage.

Now, normally I would say, Amy, come up, but she's not here tonight. I did have a couple of other pictures. This is Amy with her husband, Bill. This is Hattie on the left, Elizabeth. Hattie just graduated, I think if you look at the background, from the College of Charleston. She's all in white. Elizabeth is on the right. This is their family. She works in Washington. And I think I had a couple of other pictures. They don't seem to age at all.

But I think it's important that Amy Sage exemplifies what it is to be a volunteer in her neighborhood and in the greater community, and her spirit and positive energy is contagious. Amy is not

here to accept this award. We're taping it now on the iPad and we plan to actually bring it to her so she can see it, and we'll actually play it for her so she can see it.

Amy, if you're out there, this is the award. Congratulations, Amy Sage.

MS. BEDELL: Well, I must say, that's an incredibly worthy recipient, so my congratulations to Amy.

Hard to believe. Any new business to come before the Board? I think we've covered some new business so that was a novel development. Thank you for that, Dennis.

I do want to open the floor to any questions or comments or observations on anything that, amazingly enough, we may not have covered yet tonight. Jack?

MR. HAMILTON: As many of you know, I have (inaudible), because I was asked by the Town of Mount Pleasant to take on preserving our public transit east of the Cooper. There are major changes that are about to occur. The Isle of Palms and Sullivan's Island did not change it, so they will lose it, which means that we (inaudible).

MS. BEDELL: Yes, Becky, I'm sorry.

BECKY: I would just like to thank the Board on behalf of all of the homeowners for your dedication and your hard work and your patience.

MS. BEDELL: That's a motion I can second, and this has been a great group -- I'm not talking personally, but this has just been such a superb group of people. We've had a lot -- as you've heard, we've had a lot of big issues on our plate, and to have the talents and support of these people on the Board this past year, has been just an enormous benefit to this community and to me as the Board leader, to have this kind of people backing me up and helping serve this community and make this the kind of place that we all want to live in. It's just been invaluable. I really think that I'On is very special in that a lot of communities simply aren't as fortunate to have the caliber of people that we do who are willing to stand up and to give back to the community.

So I agree, Becky, I'm very, very grateful for all of these people I've been lucky enough to serve with.

And speaking of serving with, we now have our election results, which may not be terribly surprising, in all honesty. The people who will serve on the Board for a two-year term will be Tony Woody,

Martha Morgan, Martin Hansen and David Countryman. Steve Lenes will be elected to serve out the balance of Aryn's one-year term.

With respect to the bylaws amendment, that passed, so the bylaws will be amended and will be updated in our records.

Upcoming meetings, the next meeting of the Board of Trustees will be the mandatory organizational meeting that the bylaws require to be held within ten days of this meeting. If the new and old Board members can stay a few minutes after, we'll try and set a date for that. We will announce that -- probably it will be a public meeting, but we will just be announcing we will be electing offices of the Board at the time. At the moment I don't know of any other agenda issues that will be on that meeting agenda, but if there are, they will be posted on the bulletin board in advance.

The Assembly mid-year meeting will be held next June, a date and time and a place to be announced.

So in conclusion, finally, for all of you, I'm sure you're thinking, yes, Gail is over there celebrating. It has really been a long meeting, and I don't -- I thought when we started rolling, boy, it's

just zipping right along, but we take the time to do the business and do it the right way, so that's fine. I appreciate all of your patience, all of your attention, all of your comments.

We did have a lot of important things to update you on and a lot of personal things to discuss as a community, but I know that I feel as the Board president, and I know the rest of the Board feels, that the more informed our residents are and the more opportunities we have to hear your opinions and to hear from you, the better job we can do representing you and representing the best interests of the community, managing it the way you want it to be managed.

I just want to remind you, in the interest of further self-governance, that all of the monthly Board meetings are open to all of our residents, and at the beginning of each Board meeting we have a homeowners quorum. Anybody who is attending the meeting has an opportunity to stand up and convey opinions, ask questions, again on topics of general interest. If you have something that's an individual concern, please contact us, any one of the Board members, directly, or contact us through the HOA mailbox, which we monitor scrupulously, and we'll get

back to you very, very quickly on. We are very committed to following through on those kind of inquiries.

Again, tonight, if you do have any individual issues you would like to discuss within the bailiwick of any of the individual Board members, we will be here for a few minutes afterwards to meet with you. So once again, thank you all for coming tonight, for participating in governing in I'On, and we wish you all the happiest of holidays, surrounded by the warmth and love of your family and your friends, and very best wishes for the next new year. Thank you all.