

I'On Assembly
Board of Trustees Meeting Minutes
May 22, 2012

Members Present Deborah Bedell, Craig Wrenn, LaVon McNaughton, Ted Webb, and Aryn Linenger
Members Absent Sally Raver and Jay Thompson
AMCS Jane Gottshalk
Guests Ed Clem, Amy Sage, Annie Bonk, and Melinda Wrenn

Deborah Bedell called the meeting to order and announced the meeting would be tape recorded.

Deborah Bedell stated that it has been a policy that residents do not participate in the meeting except during the homeowners' forum. Deborah Bedell announced that this policy has been modified to allow homeowners to participate in discussion if their comments would be useful to the discussion by virtue of providing facts or historical information not known to the Board.

Homeowner Forum

Annie Bonk of 31 Eastlake Road asked how the rules in the proposed policy for the amenity field would be monitored. Deborah Bedell advised that this would be discussed later in the meeting.

Amy Sage of 63 Jogging Street advised that the Mount Pleasant Police Department left a note on a neighbor's unlocked car asking that they keep their car doors locked at all times.

Ed Clem of 167 East Shipyard Road commented on the suggestion that the Boathouse be taken down due to the vandalism and unsafe behavior that goes on there. Mr. Clem advised that the Recreational Easement between the I'On Club and the I'On Company and the I'On Assembly allows all three parties to use the Boathouse. Mr. Clem suggested that the easement be looked at and possibly amended.

Minutes

Ted Webb moved to accept the April 26, 2012 Board of Trustees meeting minutes as submitted. LaVon McNaughton seconded the motion. All in favor. Motion carried.

I'On Trust Report

The Board of Trustees reviewed the Trust report submitted by Melinda Wrenn.

Communications Report

The Board of Trustees reviewed the Communications Report prepared by Deborah Bedell. Deborah Bedell advised that the directories were distributed over the weekend. Deborah Bedell stated that credit to the front cover artist, Denise Avera, was left out of the directory. An acknowledgement will be added to the newsletter.

Deborah Bedell commented on the incredible job that Doreen Ronchi did as directory chairperson. It also was brought up that Biznet not only paid for one-half the cost of the Directory but also Biznet members did the complete layout of their portion of the Directory for submission to the printer.

Signage

Deborah Bedell advised that the Town of Mount Pleasant will approve only one sign at the entrance. Gigi Chapman is working with designers on the proposed signage.\

Landscape Committee

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren and Amy Sage. Amy Sage advised that the Square project is underway. The sod will be installed on May 24th. The area will be blocked off for six weeks.

Infrastructure Committee

The Board of Trustees reviewed the Infrastructure Committee report prepared by John Powers.

Ted Webb moved to (a) proceed with crosswalk replacement project and (b) for the Board of Trustees to authorize the Infrastructure Committee to proceed with the engineering work as the preliminary phase to the crosswalk replacement project. The Board of Trustees will authorize entering into a contract with Earth Source Engineering per Jay Thompson's review and approval of their scope of work. Aryn Linenger seconded the motion. All in favor. Motion carried.

The boring for the new streetlight on Mobile Street has been completed. The Infrastructure Committee is waiting to see if the streetlight on Edenton Road can be moved to Mobile Street.

The Board of Trustees discussed parking problems around I'On. Deborah Bedell asked the Board of Trustees to consider adapting a policy that would include parking rules. A parking policy could be enforced by the new security company.

Ted Webb moved to approve the canal park refurbishment project in the Lafayette Canal area for \$2,350.00 and the Eastlake path refurbishment project (for a portion of the Eastlake path) for \$1,925.00. Craig Wrenn seconded the motion. All in favor. Motion carried.

Ed Clem commented that when the first reserve study was done, the Board of Trustees agreed to put money aside each year for path refurbishment.

Treasurer Report

Craig Wrenn reported that the legal fees are over budget, and the transfer fee income is below budget. The Board of Trustees asked AMCS to compare the transfer fee income from 2011 and 2012 to determine whether the lower transfer fee income for 2012 is due to the lower transaction volume or lower sales prices.

Deborah Bedell advised that the legal fees are higher this year due to:

1. Legal advice regarding the hiring of a security company.
2. Unexpected dispute with the Creek Club.
3. Litigation between homeowners and the I'On Company regarding the Creek Club.

AMCS Report

AMCS representative reported the following account balances as of March 31, 2012:

Operating Accounts

Fidelity Operating	\$39,928.99	Money Market
RBC Centura Bank – Operating	\$58,938.55	NO CD
Capital Bank	\$151,062.82	Money Market
PNC Operating Excess	\$300,055.32	

Reserve Accounts

Harbor CD 2000343	\$33,992.03	7/24/2012	.80%
Harbor CD 2000354	\$34,054.88	5/13/2012	1.98%
Harbor CD 2000759	\$66,428.55	5/18/2012	1.44%
CresCom CD#0700	\$150,000.00	10/15/2012	.70%
East West Bank CD	\$11,500.00	4/10/2014	
Fieldpoint Private Bank	\$228,500.00	4/10/14	
Ameris CD #9113497189	\$35,958.39	6/01/2012	1.63%

Ameris CD #9112945219	\$30,639.49	5/01/2011	1.42%
Ameris CD #9112016130	\$35,950.72	11/01/2012	
Community First #0280005429	\$92,482.93	5/18/2012	2.23%
1 st National Bank CD	\$61,485.86	6/04/2012	1.90%
1 st National Bank CD	\$37,881.18	6/04/2013	2.10%

The AMCS representative stated that the Board of Trustees meeting packet was sent out on May 18, 2012 to the Board of Trustees. The AMCS representative asked the Board of Trustees for questions regarding the reports, but there were none.

I'On Design Committee

The Board of Trustees asked AMCS to follow up with the I'On Design Committee regarding two ADU's that appear to exceed the size limit for ADU's.

Amenities/Trust Liaison

The Board of Trustees reviewed the proposed Athletic Field Policy prepared by LaVon McNaughton at the direction of the Board.

Ted Webb moved to adopt the Athletic Field Policy. Aryn Linenger seconded the motion. All in favor. Motion carried.

Craig Wrenn moved to amend the motion to include the following additions to the policy: (1.) no alcohol or illegal substance shall be used at that these locations and (2.) all trash shall be placed in appropriate receptacle. Ted Webb seconded the motion. All in favor. Motion carried.

LaVon McNaughton asked the Board of Trustees to consider adding a basketball court to a corner of the amenity field. The Board of Trustees agreed to ask the Landscape and Infrastructure Committees to explore cost options and report back to the Board of Trustees.

External Relations

The Board of Trustees reviewed the External Relations Report prepared by Aryn Linenger. Aryn Linenger reported he has been in contact with the President of the Braemore Homeowners Association to discuss cost sharing for security patrol.

President's Report

The Board of Trustees reviewed the President's report prepared by Deborah Bedell. The Board of Trustees is not in agreement to take down the Boathouse.

Leukemia Walk-A-Thon Triathlon Team

Ted Webb moved to approve the members of the Leukemia Walk-a-Thon Triathlon Team to use Eastlake to conduct its open water swim practice. Aryn Linenger seconded the motion. All in favor. Motion carried.

Eastlake Paddle Boarding Classes

LaVon McNaughton moved to approve the I'On Club's paddle boarding classes to be conducted in Eastlake. Aryn Linenger seconded the motion. All in favor. Motion carried.

Lawsuit Update

Deborah Bedell clarified that Steve Brock is not a plaintiff in the homeowner lawsuit against the I'On Company, as mentioned in the original President's Report. The Plaintiffs are Brad Walbeck and Lea Ann Adkins.

Creek Club Update

Deborah Bedell advised that the Creek Club does not have liability insurance on the docks. The Creek Club needs to obtain liability coverage with the I'On Assembly named as an additional insured. This and other issues are part of the ongoing discussion between the committee of Homeowners Association representatives and the Creek Club owners.

Phase 11

Craig Wrenn moved to ratify the appointment of the Phase 11 Design Advisory Committee and the Phase 11 Finance Advisory Committee to work on behalf of the Homeowners Association in the Phase 11 discussions. Aryn Linenger seconded the motion. All in favor. Motion carried.

Security Providers

Ted Webb moved to go forward with Signal 88 as the security provider for the community. LaVon McNaughton seconded the motion. All in favor. Motion carried.

Board Consultant

Deborah Bedell signed the contract on behalf of the Board of Trustees to hire Joan Ustin to work with the Board of Trustees on a consulting basis.

Mid-Year Meeting

Preparations are being made for the mid-year meeting which will be held on June 12th at 7:00 PM at the Creek Club. Potluck supper will begin at 6:00 PM.

Meeting Adjourned.

Next meeting will be the Mid-Year Meeting which is scheduled for June 12, 2012 at the Creek Club at 7:00 PM, potluck supper schedule for 6:00 PM.