

I'On Board of Trustees Meeting Minutes
October 24, 2013

Members Present: Deborah Bedell, Tony Woody, Martin Hansen, Frederik Winther and Martha Morgan

Members Absent: Jay Thompson and David Countryman

SCS: Trisha Elrod, Courtney Yannitelli

Guests: Antonia Fokas, Ed Clem, Bob Davis, Thomas O'Brien, Amy Sage, Melinda Wrenn and Pam Gabriel

Homeowner Forum:

Mrs. Fokas expressed concern with the concrete that was recently poured at the Westlake boat ramp. She believes it looks unfinished and unattractive. Tony Woody explained that the situation will be remedied and that the new concrete pour will extend to the steps of the property line so that it is more aesthetically pleasing and consistent with the concrete pour on Ponsbury.

Call to Order: 6:15PM

Previous meeting minutes approved: Motion to approve the September minutes with the corrected spelling of Frederik Winther's name. All in favor. Motion carried.

The November Board Meeting will be held November 21st due to the Thanksgiving Holiday.

I'On Trust Report: The Screen on the Green on Saturday, October 26th will begin at dusk. Halloween in the Hood is Sunday, October 27th.

The Giving Lights event is in December. ECCO (East Cooper Community Outreach) is the benefitting charity this year. If done in time, the 2014 I'On Directory will be distributed with the luminaries on Saturday, November 23rd. The Holiday Festival and Giving Lights of I'On are on a Saturday (December 7th) due to scheduling conflicts with the Mount Pleasant Holiday Parade.

The Charleston Symphony Orchestra quartet concert that took place at the North end of Eastlake was a huge success with attendance of between 75-80 people.

Landscape/Infrastructure Report:

Landscape: No Report

Infrastructure: The deeds have been provided for the various amenities of Phases 7, 9 and 10 for the Handover. Not included in these areas are: a pathway for a Marsh Walk entrance between lots 7-7 and 7-8, Georgetown Park, the land encircling the cemetery, and the canals. Tony suggested

that the Marsh Walk entrance and Georgetown Park be completed and turned over within 12 months following the signing of the Handover.

The motion was made that the Board accepts the Turnover of Phases 7, 9 and 10. This is subject to the condition of an acceptable agreement which requires that Georgetown Park either be turned over to the Assembly in 12 months or sufficient funding is provided by the I'On Company for the Assembly to turn it into a park. This is also subject to the condition that, within 12 months, the Assembly be deeded the existing access path between lots 7-7 and 7-8 or that the Assembly receive an easement and/or ownership of a similar access path running along lot 7-8. Motion seconded.

This time limit condition would make this promise enforceable by the Assembly. The I'On Company has done a good job completing the walkthrough items and repairs. They lag on some of the paperwork but they have done some nice improvements. Tony is satisfied that everything on the checklist has been completed appropriately. Of the three items left undone, two are covered in the motion. This leaves only the I'On Company's plan with the perimeter property around the cemetery excluded from the handover.

The legal language and attached agreements to the deeds will need to be reviewed by an attorney to be sure that they are correctly written before they are signed and recorded.

Vote on the motion that the Board accepts the Turnover of Phases 7, 9, and 10, subject to the conditions in the motion. All in favor. Motion carried.

There is a property on Eastlake that is creating drainage issues on the canal path. The Assembly has paid to fix the erosion caused by the pipes that drain from the property's retaining wall. The Landscape Committee would like to know if the Assembly should do a permanent fix or try to compel the homeowner to resolve the drainage issue. The Assembly decided that the homeowner should provide proof that the I'On Design Committee approved the landscape and drainage plans for the property. Depending on the response, the IDC and/or the Assembly will then take the appropriate action to resolve the issue.

Treasurer Report: Currently there is approximately \$20,000 of old delinquencies that need to be written off the books. SCS and the Assembly's lawyers have exhausted all means of retrieving these funds. Due to foreclosures and other extenuating circumstances the Finance Committee is no longer confident they will receive this money by the end of the year. A large percentage of these fees are late charges.

The number of delinquent accounts will be very important information on November 15th. Accounts that are 30 days overdue will not have the right to vote at the annual meeting, and will be a factor in the calculation of a quorum.

The motion was made to immediately write off these old delinquencies identified by the Finance Committee that the Assembly will not be able to collect. The motion was seconded. All in favor. Motion carried.

The budget for next year must be approved at the next Board meeting.

Communications Report: The new I'On website should be live by the end of November. The Board needs to decide whether to continue the bulletin board feature on the new website. If the feature remains available, the Communications Committee recommends that it be limited to specific topics to minimize the potential for abuse.

In addition to the bulletin board, the "Terms of Use" is also an important aspect of the new website. The new website host, Association Voice, has its own "Terms of Service" that are more comprehensive than the terms that I'On currently uses.

The motion was made that the Bulletin Board feature be continued on the new website with posts organized in specific topic threads, including a catch-all "Other" thread, that the Board approve the use of the website host's "Terms of Use" for the new website and that communication be sent to property owners to explain and assist them in using the new site, and ask for feedback. The motion was seconded.

Martin believes people will post whatever they like no matter the topic. Deborah strongly opposes anything that prevents users from discussing topics of interest in the community no matter how unpleasant they may be, so long as they do not use violate the Terms of Use. She suggested that paragraph six of the current "Terms of Use" could be posted somewhere on the Bulletin Board page.

Tony thinks that the "Other" category has the ability create a platform for abuse. He believes the "Other" category was abused earlier this year.

Frederik thinks the "Terms of Use" needs to be updated and that the Association Voice "Terms of Service" is professional and well written by lawyers who are experts in this field.

A motion was offered to amend the original motion by reinstating the "Other" category or something similar that is for more generic topics on the Bulletin Board.

Vote on the amendment . Three in favor. Two opposed. The amendment approved.

Vote on the motion as amended. All in favor. Motion carried.

A motion is made to incorporate Association Voice's "Terms of Services" and "Rules and Regulations" as I'On's on the new website. The motion was seconded.

The Website Enforcement Policy would need to be amended to work in conjunction with the new "Terms of Service" if the document is accepted. This Policy can be drafted and voted on at the next meeting.

Motion to accept Association Voice's "Terms of Service" and "Rules and Regulations" for the new website. All in favor. Motion carried.

Secretary Report: The reservation forms that are currently used for booking common areas in I'On need to be updated.

The board agreed that any exclusive use of the Amphitheater and Maybank Green should be limited to HOA and Trust events. The Soccer Field and Eastlake have their own terms of use policy and should have a separate reservation form to match.

Concerning all remaining common spaces, it is important to keep in mind that I'On is an open community. Community groups and not-for-profit organizations should be allowed to make reservations for these common areas provided that an I'On homeowner is hosting the event and making the reservation.

The draft policy proposed by the Secretary is a good start. It will be edited and brought up for a vote online in time for the new website launch.

Compliance Report: Coming up with an enforcement philosophy will help the community to better understand what is and is not acceptable in I'On. The process of enforcement also needs to be changed. The current enforcement policy in the I'On Rules is convoluted, inaccurate, and contradictory, and allows non-compliance to continue for excessive periods. Revising the rules in a way that promotes meaningful enforcement activity that will provide people with an incentive to comply with the rules is important. Standards need to be set in order for consistent compliance throughout the neighborhood.

Martin Hansen is in charge of compliance on the Board. All issues and suggested violations should go directly to Martin. At that point, he and Trisha will look at the suggested violations and decide on what action to take in accordance with current rules and procedures.

The Board identified the need to clarify the allocation of responsibility on violations between the HOA and the IDC. The IDC is to give one directive and if/when a homeowner fails to comply with the IDC it then becomes an HOA compliance issue.

President's Report: Deborah has received an update on the I'On Company's plan to turn over the IDC to the Assembly. The following is a text message Deborah received from Chad Besenfelder with the I'On Company:

“Vince is writing a Handover Agreement/Letter. He wanted me to update remaining lot vacancies and number of current new home IDC submittals. I completed that research last week. Pam is doing well as expected and I expect Vince will officially hand over the IDC before the November monthly Board Meeting. It could be sooner in my opinion. I met with him yesterday and he said he would complete the letter next week. I am doing my best to encourage him. Tom seems to be fine with the turnover now as well.”

A motion was made that self-nominations and credentials be submitted from November 1st through the 20th of 2013. The motion was seconded.

This will allow enough time to mail the Annual Meeting packets by Nov 27th

All in favor of the proposed self-nomination window. All in favor. Motion carried.

Motion to make the 15th of November the record date that all accounts must be in good standing in order to Vote at the annual meeting. The motion is seconded. All in favor. Motion carried.

Community Manager Report: All mailbox installations in the neighborhood are being checked for structural integrity. Lawn-O-Green will repair and/or replace any of the posts that are deemed unsafe. All I'On Posts (flyer posts) are installed and painted the correct colors.

Motion to authorize Deborah to sign the new lease to continue the use of the I'On office. The motion is seconded. All in favor. Motion carried.

Meeting Adjourned: 9:14PM