

**I'ON**  
**Board of Trustees Meeting Minutes & Homeowner Forum**  
April 18, 2013

**Guests:** John Bigler, Jane Farkas, Rick Wood, Sandy Farkas

**Homeowner Forum**

John Bigler made additional comments on the quorum for Dec 2012 Board Elections, Jane Farkas asked for improvements to the paths around Westlake, Sandy Farkas asked for opportunity to have dialogue with the Board and Rick Wood questioned the condition of the canal near his home.

**Members Present:** Deborah Bedell, Tony Woody, Martin Hansen, Martha Morgan, Jay Thompson, David Countryman

**Members Absent:** Frederik Winther

**SCS:** Trisha Elrod, Dana Cutright

**Call to Order:** 6:19p.m.

**Previous meeting minutes approved:**

*Motion to approve the March 2013 Board of Trustees meeting minutes with amendments to include the two attorney letters and the guest addition of Annie Bunk. All were in favor. Motion carried*

**Review of Creek Club Litigation Status:**

The attorneys for the Plaintiffs and the other two defendants are exchanging drafts but have not included our HOA attorney despite several requests. The Board will instruct Attorney Bouche to provide a letter to the other attorneys requesting that the Board be allowed to view the exchange of drafts immediately.

**I'ON Trust:** The Amazing Race will be held Sunday, 4-21-13. Participation space is still available but need to enroll in advance. The Trust needs volunteers for the event. Contact Margaret Summers or Melinda Armstrong.

**Landscape/Infrastructure Committee:**

Landscape:

Neighborhood Spring color will be planted in May.

I'On Square's raised bed project will be completed in May.

Committee will research cost on possible solutions and maintenance for areas under Live Oaks on common area strips in front of their homes where homeowners have not been successful growing grass.

Infrastructure:

The town will be establishing the on street parking spaces for Jane Jacobs Rd., Duany Rd., and Robert Mills Circle Rd. soon. There is no specific schedule yet, but the Board will solicit feedback from homeowners on those streets.

Cost share discussions are needed for crosswalks in Square. Earth Source Engineering has submitted a design and bid. Other crosswalks continue to be researched for surface material and options to calm traffic.

New pond maintenance proposals are in. The Committee will make a recommendation to the Board once everything is reviewed.

The I'ON Company has a date to hand over the canals and amenities in Phase 7, 9, and 10. I'ON Company is having LOG correct all noted deficiencies and will schedule a final walk thru with Infrastructure and Landscape committees when complete. Committee will solicit 2 bids from structural engineers to inspect and provide a report on canal bulkheads, docks and boat ramps.

The purchase of 1HP Hydro mixer for canal is on hold until I'ON Company confirms that it will pay for the improvements to their .5 HP Hydro mixer that isn't working properly.

#### **Finance Committee:**

The Committee continues to work with SCS to make sure everyone is billed and that old and new delinquencies that occur are being handled through SCS collections process.

#### **President's Report:**

The I'ON Company is planning to turn over all remaining common area parcels including canals by July 31, 2013. They are also turning over control of the IDC to Assembly by September 30, 2013. The Board will start working on managing the transition and will be looking for a new Neighborhood Design Coordinator to replace Chad Besenfelder.

Recently in a common area turnover meeting with Vince, he mentioned that the current plan for Phase 11 includes 31 units and 14 townhomes. However, there was no discussion of current activities or time tables in regard to Phase 11.

Police have confirmed that they will ticket under age golf cart drivers in I'On and the Security Company will also be enforcing this.

Trisha Elrod will be securing a mid-year meeting date with Creek Club.

*Motion to reimburse Deborah Bedell \$97.11 for flowers and card expenditures sent to Chef Carter. All were in favor. Motion carried. Deborah abstained.*

**I'ON Design Committee:** Nothing for the Board

#### **Amenities:**

##### Dog Park

Web based request for feedback concerning proposal of dog free zone posted an overwhelming opposition to the idea. Since the underlying issue is owners not picking up after their dogs, it was decided to focus on that. A new reminder will be placed in the newsletter.

Trisha Elrod will acquire existing research information from CAI on dog parks.

*Motion to approve Dog Park concept with understanding that there will be no money spent yet and park location is still being researched. All were in favor. Motion carried.*

Motion to have appointments of Ann Register, Claudia Robinson, and Sally Little as the Dog Park Committee. All were in favor. Motion carried.

#### Dock Management

Boat dock Committee Policy will be discussed at next months' Board meeting.

Motion to approve Tom O'Brien, Jeff Meyer, John Krainin, Bob Hardie, Bill Raver, Sandy Farkus, Bill Hussey, and Wim Kellet to be on Amenities Boat Dock Committee. All were in favor. Motion carried.

#### **Communications Report:**

Motion to ratify decision the Communication Committee recommends on banning the Mundy household from Bulletin Board for violating "Terms of Use". 4 were in favor. 2 were opposed. Motion carried.

#### **Secretary Report:**

Motion to accept amended contract with SCS proposing to hire a full time administrator with SCS splitting the cost to the end of 2013 . All were in favor. Motion carried.

Motion to amend 2010 website "Terms of Use" policy to add paragraph II, C. This is to match the same procedure as for a 1<sup>st</sup> offense which was inadvertently omitted in the 2<sup>nd</sup> offense procedure.. All were in favor. Motion carried.

#### New Policy Proposed:

##### Board Minutes and Homeowners Forum Policy

The Homeowner Forum is to provide an opportunity for Homeowners to informally address the Board about general community interest in I'ON. It is to be limited in time and not intended as a debate or extended question and answer session.

Constructive suggestions to problems or concerns are welcomed and all comments should be presented respectfully. Matters relating to individual concerns should be addressed directly with the Community Manager.

The Board will hear, consider, and review any documents or prepared statements submitted by Homeowners and Board members but such material will not be incorporated or posted with Board Meeting Minutes. However, this policy will not apply to actual third party documentation provided by a Board member, such as an attorney's opinion, engineering report, or vendor bids that could be entered into record as a basis for Board action. Minutes are designed to summarize Board member discussions and record any actions taken during a Board meeting.

Motion that Board adopts Board Minutes Policy retroactive to January 1, 2013 and approves this policy as written. Motion denied.

Motion that Board adopts Board Minutes Policy and approves this policy as written with the amendment to make it effective April 18, 2013. All were in favor. Motion carried.

**Compliance Report:** Nothing for the Board

**Meeting Adjourned at 8:15 P.M.**