

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

Members Present: Deborah Bedell, Tony Woody, Martin Hansen and David Countryman. Martha Morgan and Jay Thompson via phone.

Members Absent: Frederik Winther

SCS: Trisha Elrod, Dana Cutright

Guests: Ed Clem, Dave Rosengren, John Bigler, Melinda Armstrong, Amy Sage

Homeowner Forum: The forum began with a request that the signs for the walking paths on Eastlake be reinstated. Tony Woody agreed to look into installing the sign. There was a concern addressed about cars parking on the sidewalks of Latitude Lane. The Compliance Committee will be looking into this concern.

Call to Order: 6:10p.m.

Approval of May Board Meeting Minutes:

Motion to approve the May minutes with modifications to add Tony Woody's last name. All were in favor. Motion carried

Motion to approve the ratification of the following infrastructure items: Flyer posts, Dock inspection, and Marsh path repairs. All were in favor. Motion carried

I'ON Trust: The July 4th celebration was a huge success. The next event, "Screen on the Green", is scheduled for July 26th. Volunteers are needed for the event. Please contact Melinda Armstrong if you would like to help.

Landscape/Infrastructure Committee:

Landscape:

The five right of way common areas identified for grass testing were hydro seeded. The test areas are responding well and the Landscape committee will continue to monitor the progress. Also, all common area and right of way palms have been pruned and fertilized.

The Rialto/Krier parking area has been reviewed and a preliminary design concept was submitted. The landscape architect quoted \$1,200-\$1,500 to develop a detailed landscape plan for the project.

Motion to approve the Landscape Committee to spend \$1,200-\$1,500 to develop detailed drawings and renderings for the proposed new parking design at Rialto and Krier. All in favor. Motion carried.

Infrastructure

The Town will be out to paint the on street parking spaces for Jane Jacobs Rd., Duany Rd., and Robert Mills Circle soon. There is no specific completion date. The Town also came out and looked at the Westlake storm water outfall structures, and recommended that the wooden docks over them

be removed to allow proper water flow in the event of a major storm. The Infrastructure committee will be looking into possible solutions.

The scheduled July 31st date of the I'On Company to begin handing over the amenities to the Assembly may be delayed. There was a second walk through with a follow up walk through scheduled, but the I'On Company cancelled. To date, it hasn't been rescheduled. Also, the I'On Company informed the Assembly that they would not be handing over Governors Park because it hasn't been constructed.

Treasurer Report:

Ed Clem gave the financial report in Frederik's absence. Over all the financials are on track through June and the budget projection looks good for year end.

President's Report:

Review of Creek Club Litigation Status: Settlement talks have fallen apart. A trial date is now set for January 6, 2014. At this point, there has been no contact from the Plaintiff's attorney.

Board meeting date change: Due to the tight time constraints between SCS book closing dates and preparing the finance report, the Board meeting dates will need to change.

Motion to move the Board meetings to the 4th Thursday of every month. All in favor. Motion carried

Security: A report from police concerning a street confrontation with a female security guard and a resident is being looked into. The use of I'On's security service is being reviewed as well.

The Maybank Green signs that were stolen have been found. A resident individual has been arrested and the Assembly will be pressing charges. No trial date has been set.

Proposed By-law amendment: A non-resident owner proposed to amend a By-law. The proposed bylaw, Art. VIII, Section 8-103, reads as follows:

Except as otherwise provided in the Declaration or these Bylaws, all notices, demands, bills, statements, or other communications under the Declaration or the Bylaws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by United States mail, first class postage paid:

- (a) If to a Member, at the address which Member has designated in writing and filed with the Secretary, or if no such address has been designated, at the address of the LOT of such Member. At the property closing the Member shall provide their telephone, email and preferred mailing address for the HOA Secretary's use in communications sent to the entire community for the benefit of all.

Motion to support and enact the proposed Bylaw amendment to Art. VIII, Section 8-103. 4 opposed. 1 in favor. Motion denied.

Fall Board Plans: The Board plans to do a skills inventory of current Board members with the goal of identifying skills needed for new Board members, as three seats are opening up in the Fall. The Board hopes to move into a more strategic planning role for the community.

I'ON Design Committee: No report submitted.

Amenities: No report submitted.

Communications Report: The committee will be looking into printing more "20 is plenty in I'On" bumper stickers to help remind people to drive slower. The committee will also begin looking into options and recommendations for proceeding with an I'On directory.

Secretary Report:

Staffing: Trisha Elrod is currently interviewing to fill the recently vacated Admin. Asst. position. Until a replacement is found, the backlog of work will continue.

Website: SCS purchased software to convert all documents to searchable PDF's. The conversion process will begin soon.

Compliance Report: A N. Shelmore resident requested that their late fees be waived.

Motion, with respect to the Shelmore resident requesting a late feewaiver, that a late fee waiver should not be allowed. All in favor. Motion carried.

Meeting Adjourned at 8:15P.M.