

I'ON
Board of Trustees Meeting Minutes & Homeowner Forum
September 26, 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: Angie Ping, Sandy Farkas, Mark Maguire, Amy Sage, Melinda Armstrong-Wrenn and Pam Gabriel

Homeowner Forum:

Angie Ping is under contract to purchase 19 John Galt Way.

Sandy Farkas expressed his issue with the I'On Design Committee and his unapproved fence at 19 John Galt Way. He would like to appeal the decision of the IDC. Deborah Bedell explained that all appeals from IDC decisions go to the I'On Company for so long as it controls the IDC and that the Homeowners Forum is not an appropriate forum for personal issues.

Mark Maguire requested information concerning the Boat Docks and Creek Club litigation. He has recently moved back to I'On and is happy to be back. He was referred to the Board presentations and statements on the I'On website.

Call to Order: 6:16PM

Previous meeting minutes approved:

Motion to approve August minutes as stated. All in favor. Motion carried.

Motion for Preliminary Approval of the I'On Assembly Mid-Year Meeting Minutes All in favor. Motion carried. The draft minutes will be posted as "Preliminary Approval of the I'On Assembly Mid-Year Meeting Minutes" on the website.

I'On Trust: There are several events from now until the end of the year. These events include a String Quartet Concert, Halloween in the Hood, Screen on the Green, and Giving Lights of I'On.

The Halloween Screen on the Green will be *Hocus Pocus* not *Ghostbusters* as listed in the report. Halloween in the Hood will be on a Sunday this year. The proceeds from Giving Lights of I'On will go to East Cooper Community Outreach.

The Trust agreed to the Assembly's request to waive third quarter financial funding to help cover the HOA budget overrun this year. It was agreed this was a one time waiver

which the Trust was able to cover due to extra funds they had from a cancelled event earlier this year as well as greater-than-expected revenue from transfer fees.

Landscape/Infrastructure Report:

Landscape: The landscape budget is set to increase next year due to the Phase 7, 9, and 10 handover. The Landscape committee has come in under budget by \$5,100 for the 2013 fiscal year.

The relocation, removal, and root repair of the Sycamore trees at Perseverance Park will be a significant project in next year's landscape budget. It is a \$9,000 project that includes the removal of the wire root baskets, soil remediation, and selective removal of a few trees. The Landscape Committee will contact the l'On Company regarding possible financial support for the project. The wire baskets should have been removed by the l'On Company before the turnover of Perseverance Park.

Infrastructure: The canals are in good working order with the exception of Lafayette Canal. The infrastructure committee is working with the Greenery, l'On's new Lake Management contractor, to resolve this stagnant water issue.

The lakes were stocked with Tilapia to aid in algae removal. For recreational purposes, the Bass and Brim population were checked and found to be healthy. The Infrastructure Committee is studying the addition of fish feeders to increase the Bass and Brim populations and fish size. This will go into the budget for next year to be approved by the Board.

The flagpole repair/replacement at Maybank Green has been put in the budget for next year.

The handover for Phases 7, 9, and 10 are close but not quite there yet. Tony has requested a plat that shows the easement for the Marsh Walk at Robert Mills Circle. The items from the walkthrough have been completed, but Tony would like some time to study the deeds before moving forward with the handover.

The l'On Company will be starting Jefferson Park next week, a tiny pocket park along the south side of the Jefferson canal.

In 2014 the Town of Mount Pleasant will allocate funding for road improvements. It is Tony's hope that some road enhancements will be provided to l'On.

Treasurer Report: He explained that \$42,000 will be written off the books this year as uncollectable debt.

The budget for next year must be approved at the meeting before Thanksgiving. Annual assessments may increase for each household. They may be made in two installments to help homeowners but the final figure needs to be approved with next year's budget.

I'On Design Committee: Deborah Bedell introduced Pamela Gabriel as the new Neighborhood Design Coordinator. She will take over managing the IDC when the I'On Company turns it over to the Assembly. She will be available 20 hours per week and begin on October 1st or on the IDC turnover date that is to be specified.

Motion to engage Pamela Gabriel as the Neighborhood Design Coordinator. Tony Woody motions and Martha Morgan seconds the motion. All in favor. Motion carried.

Amenities Report: Tony Woody briefly went over the Boat Dock Committee minutes. He explained that the maintenance fees for the docks are planned to be covered in the annual assessments as it will be a community amenity.

Deborah went over the letter concerning the Eastlake athletic field from Steven and Gayle Woodward. It is important for homeowners to voice their thoughts and opinions to the Board and the letter from the Woodwards is much appreciated. However, the board agreed that the athletic fields are open to the community and therefore where children and adults can play sports. It is important, however, that the athletic field be used appropriately through the reservation process. SCS will verify that the groups mentioned in this letter have done so.

Communications Report: The “20 is Plenty” stickers are now available in the SCS office. They will also be placed in welcome baskets and distributed at the annual meeting.

The 2014 I'On Directory will be handed out at the annual meeting in December. The ad sales for the back cover reached \$1,600 which significantly offset the cost of printing and binding.

Better resident contact information is necessary for the Board to communicate effectively to homeowners and for homeowners to connect with each other. Monthly sales reports only provide the absolute minimum. The volunteer ambassador program is our key source for information, but does not reach absentee owners and those who do not respond to the ambassadors. We need to reach new homeowners at the settlement table. The estoppel letter sent by SCS can request the contact information but there is no guarantee that it will ever get back to us.

The new website is on schedule to be tested in mid-October. The number of changes necessary will determine the launch date.

Secretary Report: A process for enforcement needs to be agreed on before recurring issues on parking and garbage can be resolved. .

Compliance Report: The draft of a Parking Enforcement Policy from the August meeting and a general Compliance Policy were discussed. The Compliance Committee needs to research the Town of Mount Pleasant parking rules because the roads in I'On are public. Martin Hansen expressed that the vision of I'On is not to be a “rule happy”

neighborhood. However, some enforcement is necessary to keep the neighborhood well cared for.

President's Report:

There are three seats open on the Board for next year. The president discussed the possibility of a Recruiting Committee and a Social Hour at O'Brion's for potential candidates to learn about the Assembly, how it functions, and what it is like to be a member of the Board.

In preparation for the Annual Meeting, we need to be sure to get the notice out on time. The Board meeting in November will be the third Thursday (November 21st) due to the Thanksgiving holiday. Annual Committee Reports will be due at this meeting.

Any I'On titleholders having a delinquency on their account by November 15th are not eligible to vote.

I'On Company: Chad Besenfelder from the I'On Company came to discuss the I'On Design Committee turnover. The I'On Company has now proposed a three month turnover process. This will allow the I'On Company to observe how the Assembly is working with the IDC. The I'On Company may, in its discretion, turn over the IDC to the Assembly if all goes well on January 1, 2014.

The board members expressed their frustration with this extension. The I'On Company started this conversation with the Assembly over a year and a half ago and the Board believes it is time for the IDC to be turned over. Frederick Winther, Martin Hansen, and Deborah Bedell agreed that a three month transition process with Chad Besenfelder sitting in on meetings and assisting Pam Gabriel is a good idea, but that nothing the I'On Company has said about the transfer has been put in writing. The Assembly would like a firm date for the complete turnover as they have just hired staff to handle the new workload as stated to be handed over this month. It is unfair that the Assembly cover the cost of the IDC while the I'On Company makes a decision.

Meeting Adjourned at 9:12PM