

**I'On Assembly  
Preliminary  
Assembly Meeting Records  
December 10, 2013**

**Board Members Present:** Deborah Bedell, Martha Morgan, Tony Woody, Martin Hansen, and Frederik Winter

**Call to Order: 7:17PM**

Deborah Bedell notified the present titleholders of a possible issue with the mailing date of the Annual Meeting packet. The packet did not go out within the time constraints of the By-Laws, but the Annual Meeting notification was posted in several digital forms that were distributed to members of the community well in advance of the meeting. She went on to explain that the Board is seeking legal counsel on this matter and the meeting would move forward under the assumption that their actions are valid. Proxies have been printed in the event that another meeting will have to be scheduled. Titleholders may fill out their proxies tonight and submit them for a possible subsequent meeting. Deborah Bedell announced that a quorum was present.

**Approval of the Minutes**

*Motion was made to approve the December 11, 2012 Annual Meeting minutes as presented. The motion was seconded the motion. All in favor. Motion carried.*

*Motion was made to approve the July 25, 2013 Mid-Year Meeting minutes as presented. The motion was seconded the motion. Lydia Engelhardt of 48 Rialto Road would like her remarks concerning a golf cart rule to be struck from the record.*

*Motion changed to approve the Minutes as submitted without the inclusion of Lydia Englehardt's remarks. All in favor. Motion carried.*

**I'On Trust: Giving Lights of I'On Presentation**

Melinda Wrenn the Trust president, thanked the community for the generous support of this year's Giving Lights event, benefiting East Cooper Community Outreach. Melinda presented a check for \$14,400 to Jack Little, the Executive Director, and Alana Morell, the Director of Development, of ECCO who also expressed their gratitude to the I'On Trust and the community.

**Proposed Amendment to the By-Laws**

Deborah Bedell reviewed the proposed amendment to the By-Laws being voted on at the meeting. The proposal is to allow the titleholders of I'On to continue to elect a

total of seven members of the Board of Trustees. The Board recommends a vote FOR the amendment. Balloting was conducted after this announcement.

### **Candidate Presentations**

Deborah Bedell explained that, assuming the amendment to the By-Laws passes, there are five available seats on the Board of Trustees for 2014 and five candidates. Two positions are one-year terms due to the resignation of two Board members. Martin Hansen will be moving out of I'On and David Countryman is resigning for personal reasons. The two candidates with the lowest vote totals will serve these one-year terms. The candidates were chosen in random order and each candidate gave a brief presentation and answered questions from homeowners. Voting took place after the candidates' presentations.

### **I'On Trust Report**

Melinda Wren presented the I'On Trust Report. She explained that it has been a great year for events in the neighborhood, many with record attendance. She thanked the neighbors and volunteers for their support and to the the 2013 board members for their service

The Trust is pleased to announce the new officers for 2014.

- Amy Sage – President
- Carol Degnen – Treasurer
- Vikki Davis – Secretary

Also joining the Board

- Jodie Cochran
- George Grantham
- Annie Henderson
- Tom Ihrke

### **Developer Report**

Vince Graham explained the decision to exercise the right of the Founder's Appointment. In the Governing Documents and in the By-Laws the Founder has a right to appoint one member to the Board of Trustees until all the Lots are sold or until February of 2018. For many years, the I'On Company has taken a backseat in regards to the leadership in the community but Chad has agreed to take on the two-year appointment. The neighborhood at 16 years old is still in its adolescence and the main purpose that the I'On Company has decided to appoint this member is to enhance communication between the Assembly and the Founder and therefore better serve each entity.

The I'On Company is proud of the architectural direction established in the neighborhood. At this time, approximately 4% of the Lots in the neighborhood have

not been completed. The I'On Company feels obligated to remain, in some capacity, in the review process of the I'On Design Committee. The I'On Company will continue to review Conceptual and Preliminary submissions for the next two to eight months. All other reviews will be the responsibility of the IDC members appointed by the Assembly. All application fees will now go to the I'On Assembly to help cover the cost of the architectural review.

The construction that is currently taking place at the end of Jane Jacobs Street is not the beginnings of Phase 11. The lots are technically labeled 11-1 and 11-2 but they are entitlements that were given back to the I'On Company to build on to complete the 762 lots allowed through the original PD. The Phase 11 that has been discussed for years has been left on the table until the current litigation is over.

The property turnover for Phases 7, 9, and 10 is complete and the deeds will be transferred over by January 1<sup>st</sup>. The I'On Company has completed the canal enhancements and plans to turn those amenities over by early 2014.

There is a plan for a Meeting House at the top of the Square. Vince Graham is a member of the Church of the Holy Cross on Sullivan's Island and has intended to build a church in that space. They have now gotten loan approval and hope to begin construction during the first part of 2014.

The Developer answered questions following his report.

## **Board Reports**

### **Finance Committee—Frederik Winther**

Frederik Winther briefly thanked his fellow Board members and the volunteers on the Finance Committee for all of their hard work.

Frederick touched on the large expense items in the 2013 budget, those items set to increase in 2014 and how this is reflected in the Board's decision to increase the Annual Assessment for next year.

### **Communications Committee—Martha Morgan**

Martha Morgan introduced the new website with a PowerPoint presentation. She showed residents how to login and find the information they will need online.

### **Landscape and Infrastructure Committees—Tony Woody**

Tony Woody briefly went over projects on the Landscape and Infrastructure Committees that were completed over the past year and what these committees plan to do in 2014. The Board has voted to accept the transfer of Phases 7,9 and 10 from the I'On Company conditioned on the completion of a few items by the I'On Company.

**Compliance Committee—Martin Hansen**

Martin Hansen went over the steps made in Compliance this year with I’On’s new management team. SCS has automated software that they will start to fully utilize in 2014. This program will help with enforcement and consistency throughout the neighborhood in dealing with compliance related issues.

**President’s Report—Deborah Bedell**

Deborah Bedell briefly updated the homeowners on the status of the Creek Club litigation set to go to trial in early January. She also touched on the IDC Turnover and the Assembly’s newly appointed I’On Design Coordinator Pam Gabriel. She also noted our new SCS staff: Mike Parades (Community Manager) and Courtney Yannitelli (Administrative Assistant).

**Civitas Award**

**Recipient—Ed Clem**

Amy Sage, last year’s recipient, presented the Civitas Award to Ed Clem. She recognized all of his hard work and contributions for the I’On Community for over a decade. He is a wonderful neighbor, civic servant and friend and I’On is honored to have him as part of the community.

**Election Results**

A quorum was achieved with 192 titleholders present in person or by proxy. The Amendment to the By-Laws passed and all Board nominees were elected.

**Meeting Adjourned: 10:03PM**

**I'On Assembly  
Preliminary  
Annual Meeting Minutes  
December 29, 2013**

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

**Call to Order: 5:09PM**

Deborah Bedell announced that a quorum was present.

Ms. Bedell gave a brief description of the Bylaw Amendment and reasoning of the Board to support a vote "for" the amendment. The floor was then opened up for questions and concerns.

John Bigler gave his interpretation of the Bylaws and his opinion that the Founder no longer has the right to appoint a member to the Board. Therefore, he believes there is no need to appoint an eighth member to the Board of Trustees.

Jack Hamilton expressed his concern with the Founder's appointment and the upcoming litigation. He believes the Founder's appointment should not be allowed to participate in the activities of the Board until after the litigation.

Ms. Bedell explained that the Board has sought legal counsel on this matter and that they believe they are making the right decision by amending the Bylaw and adding an eighth member to the Board at this time.

**Voting for the Bylaw Amendment**

She then thanked the current Board members for their hard work over the past year. She introduced the nominated board members and opened up the floor for questions.

**Voting for the Board of Trustees**

***A motion was made by the board to approve the December 2012 Annual Meeting Minutes and was seconded.***

A resident was concerned that on page three of the minutes there was a typo and that the year should have been written as 2014 for the impending trial. However, after further review from SCS staff the transcript is correct that a trial was set for February of 2013. No change is needed.

John Bigler objected that there was no quorum present at the 2012 Annual Meeting. However, the President of the Board reminded the community that the Board sought legal counsel on this matter and there was in fact a quorum.

***With one vote opposed, the 2013 Annual Minutes were approved.***

***A motion was made by the board to approve the June 2013 Mid-Year Meeting Minutes and was seconded. All in favor. Motion passed.***

Deborah Bedell announced that voting results would be provided to the community as soon as they were available, probably the next day.

**Meeting Adjourned: 5:31PM**

**Meeting Addendum: Quorum and Voting Results**

182 Titleholders represented in person or by proxy

Proposed Bylaw Amendment was approved

Board Trustee Results:

Two-year terms: Anne Register 156, Bob Davis 135 and Tom O'Brien 116

One-year terms: Deborah Bedell 125 and Stephen Wood 88