I'On Board of Trustees Meeting
April 24, 2014

Members Present: Deborah Bedell, Martha Morgan, Tom O'Brien, Bob Davis, Anne Register, and Chad Besenfelder

Members Absent: Tony Woody, Stephen Wood

SCS: Mike Parades and Jessica Gosnell

Guests: Dave Rosengren and Ed Clem

Homeowner Forum: No homeowners present.

Call to Order: 6:00 pm
Motion to approve the March 27, 2014, Board Meeting Minutes. Motion seconded. All in favor. Motion passed.

I'On Trust Report: None

Landscape Report: Dave reported that the Perseverance Park work is to begin next week.

Infrastructure Report: Deborah mentioned that several pending infrastructure items such as the storm drain behind Ionsborough and the crosswalk refurbishment project need to be focused on by management and be completed as soon as possible.

Tom inquired about the status of the Creek Club loading zone project. Mike said a survey needs to be completed before we can proceed with the project. He will follow up on having that completed.

The infrastructure committee asked the board to vote on allotting funds for two large projects.

The first project is the refurbishment of the boathouse. Mike put together a scope of work and requested that Lawn-O-Green and Maintain INC. provide bids. Mike reported on the bids that he received and reported that the infrastructure committee decided to go with Lawn-O-Green. LOG will handle the carpentry and painting for $5,900. The electrical work to be done by Burch Electrical was estimated at $975.

Motion made to spend approx. $7000 from the reserves to refurbish the boathouse. Motion seconded.

Bob inquired if this project is just a band aid for the boathouse, or if this refurbishment will be a lasting improvement. Mike responded that this project will be a lasting improvement and keep the boathouse in good condition for many years to come. The only other boathouse item that will need to be done in the near future is to seal the deck.

All in favor of spending approx $7000 from the reserves to refurbish the boathouse. None opposed. Motion Passed

The Maybank Green lighting project is the second project that needs a vote before proceeding. Mike reported that he had the electrician inspect the landscape lighting at Maybank Green as well as several other areas where lighting inspections are done on a regular basis.

Maybank Green has not had any major lighting replacements in approximately 7 years. The electrician confirmed that the fixtures are in various states of disrepair and the timers need to be replaced and remounted. The electrician provided Mike with an estimate of $2575.00 to replace all of the lighting and timers that are currently in Maybank Green.

Motion to spend $2575 on Maybank Green lighting project. Motion seconded. All in favor. Motion passed.

Treasurer Report: The finance committee is still trying to simplify the report they provide to the board. They will separate out the operating and the reserve P&L and add the transfer fee language on how those funds can be allocated- as some can be used for improvement projects.

Deborah commented that when looking at the P&L, it combines operating funds with reserve funds spending which causes the account to appear to have a year-to-date deficit. She requested creating an operating P&L and a reserve P&L.

Anne reported that the finance committee plans to take a closer look at the reserve study to see if any changes are needed to ensure we are sufficiently funding the reserves. Mike commented that the reserve study actually establishes the budget for the reserve fund spending if followed.

Anne reported that we are now down to 51 delinquent homeowners with a total delinquent amount under $60,000.

Covenants Report: Bob reported that the Covenants Committee minutes and agenda are being included in the report to provide transparency to the neighborhood on what the Committee is working to achieve.

Bob will continue to directly keep the board updated on their progress.

The question was raised if the Covenants Committee meetings should be open to homeowners. After discussion there was a consensus that it would not be beneficial to have homeowners sitting in on the meetings. It could negatively affect the committee doing a complete and thorough job and possibly inhibit open discussion and debate. Further, specific addresses and residents' identities are discussed in the meetings and having an open meeting would compromise the privacy of the individuals involved. Their meeting minutes will be posted on the website for anyone who is interested.

Bob brought up the topic of proper membership on the Board of Appeals. In his case, since he is a voting member of the Covenants Committee, as well a member of the Board of Appeals, it is not an appropriate dual position. He recommended removing himself from the Board of Appeals to ensure there are no conflicts.

He proposed amending the Board of Appeals charter to remove the sentence that previously stated "the chair of the Covenants Committee shall be a member of the Board of Appeals".

Motion made to approve amended Board of Appeals charter. Motion seconded.

The question was raised whether the Board of Trustees has the ability to take any issue and hear it for themselves, or even overrule or reverse a Board of Appeals decision. Bob replied that yes, the Board of Trustees does have that authority.

All in favor of the amendment to the Board of Appeals charter. None opposed. Motion passed.

There is now an open seat on the Board of Appeals that must be filled.

Bob nominated Kathy Chambers to serve on the Board of Appeals. Motion seconded. All in favor. None opposed. Motion passed.

IDC Report: Nothing to report.

Amenity Report:
Motion made to change the boat registration fee from $50.00 to $20.00 for homeowners requesting keys and decals and $10.00 for decals only. Motion seconded.

Ed Clem presented information on the costs to operate the boating facilities. This information is based on historical information provided by Mike Russo. According to Mike Russo, he estimated a total cost of $16,000 per year to operate the docks.

Ed believes that the boating community should share a larger share of these costs, saying it seems unfair for the entire community to pay for 90 percent of the costs for an amenity that they are not using. He commented that there is value to ownership for everyone in the community; however the financial burden should not be placed on the entire neighborhood for an amenity that approximately 100 I'On residents use. He believes that the boat registration cost should be increased and asks that the board take this in consideration when voting to reduce the boater registration fee.

Tom reported on the great deal of feedback from the initial $50 boating fee. He stated that many boaters see the docks as any other common amenity; it is for the residents of the neighborhood and they feel it is part of what they are already paying yearly assessments for. They are questioning why they are they being asked to pay more money when they feel that they already own this amenity by being a part of the community.

Tom reiterated the main goal of having boaters register is so that the Assembly has a way to contact the boat owners, ensure that only I'On residents and Olde Park I'On Club members are using the docks, and properly enforce the dock rules. He said many residents have told him they will simply not register their boats on principle due to the new $50.00 fee, thus defeating the main goal of having boaters register.

Martha asked why the fee came down to $20 rather than staying at $25 as it was last year. Tom replied that since the Assembly bought the Creek Club, it makes sense to charge less than what an outside party was charging before.

Deborah made a suggestion to charge a higher amount for replacement keys to stress the importance of not sharing or losing these keys.

The charge is to cover the keys, decals, and cost of the administrative work that is being done on this. The fee should cover these charges as these are the known specific costs for use of the docks and once the Assembly has had the docks for longer and know the actual costs then the fee can be reassessed.

In response to community concerns a motion is made to change the boat registration fee.

Motion is made to amend motion to lower fee to $25 instead of $20. Motion seconded.

Dave Rosengren commented that homeowners may feel that even $25.00 is unreasonable being that they were paying $25.00 to an outside party before the Assembly purchased the Creek Club.

Motion made to amend motion to add the replacement key cost will be $50.00. Motion seconded. All in favor. Amendment passed.

Second motion made to amend initial motion changing registration fee from $50 to $25.00. Three in favor. Three opposed. Motion does not pass.

Motion made to amend initial motion of reducing fee to $20.00 for key with decals and $10 for only decals,to make the fee $20.00 across the board. Motion seconded.

Chad commented that, based on his years of experience with the boat ramp, having two fees in place could become very complicated.

Motion made to have a flat boat registration fee of $20.00 per boat. All in favor. None opposed. Motion passed.

Motion made to lower boat registration fee to $20.00 with a replacement fee charge of $50.00. All in favor. None opposed. Motion passed.

Communications Report:
Anne conveyed several Communication Committee ideas to improve communications in the neighborhood. One idea is to have a white board at the Creek Club where residents can write what they wish for in I'On, what they would like to get involved in, or what they would like to see happen in the neighborhood. The idea is to get input from the neighborhood in a constructive, non-confrontational way. Anne reported that the Communication Committee will then take this information, compile it to see if there is any critical mass, and then bring that information back to the board.

Another idea is to have borough meetings to replace one First Friday. The goal is to get homeowner input in a fun casual setting. A suggestion was added that the borough meetings should be open to children as well to make sure that younger population is included.

Board members commented that they liked these ideas, and requested the committee provide a firm idea of how they will implement these projects.

Anne reported very little response on a logo idea. The next step may be to ask homeowners in the neighborhood to submit photographs and then have a graphic designer turn a photograph into a line drawing for a logo.

Martha raised a question on the homeowner guide booklet. She pointed out that it seems to have taken a different direction from the board's initial idea, which was to get homeowners a hard copy of the covenants and restrictions.

Deborah proposed providing the CC&Rs when the estoppel letter is requested for property purchases in I'On.

Bob commented that even if homeowners are handed a hard copy of the CC&Rs or provided with a website, there will still be people do not read the rules nor follow them.

Mike offered to provide an easy to read, one page document, that he created to provide homeowners with the main points and legal obligations of being part of an association.

Secretary Report:
Martha asked the board to vote on three items that have to do with the annual meeting policy that she is working on.

Motion made to purchase a podium, a podium reading light and two flood lights to be used at the annual meeting. Motion seconded.

Bob made a suggestion to put logo on podium once we have a logo.

All in favor. Motion passed.

Martha suggested providing water, cookies, fruit, nuts, etc. at the mid-year and annual meetings. Anne mentioned that the Trust has four large water coolers that the Assembly can borrow for water. The decision was made to provide refreshments with the social fund that is already in the budget, so no vote is needed.

Martha reported on some of her findings in the elections book from CAI. She mentioned that the League of Women's Voters will handle the election process if the Assembly wished to outsource that task.

Martha suggested creating a nominating committee to ensure enough qualified people run for the board each year.

Bob suggested having one person from each borough on a nominating committee in order to create a broader network reaching out to more homeowners who may run for the board. There are 5 boroughs, so Bob made the suggestion to have 5 members on the nominating committee, one from each borough.

Deborah recommended a Leadership Recruitment Committee version since the purpose is to find interested, qualified, candidates, not to vet or approve a slate.

Anne suggested having a current board member on the leadership committee to help guide the group.

The board is unanimously supportive of creating a Leadership Recruitment Committee for the annual meeting in December.

Deborah and Bob will look into the legal aspect of the early voting concept and report back to the board.

Discussion on the Mid-Year meeting followed. It was clarified that the June meeting will not be an official meeting; it is mid-year update meeting where no voting takes place.

Martha proposed reformatting the mid-year meeting to a mid-year open-communications-with-the-board meeting, a community wide homeowner forum. We would encourage homeowners to come for the potluck, bring their questions or ideas, and have open discussion with the Board of Trustees. The Board agreed.

The decision was made to mail a simple Midyear Potluck/Homeowner Forum Meeting announcement out on June 1st and mention that midyear reports can be found on the website. Interested homeowners can read updates on accomplishments year to date and see what the board is working on for the future. This material may trigger questions or ideas they may want to bring to the board.

President's Report:
Deborah, Tom and Tony met with Tom Graham to hear his proposal for certain changes to the Recreational Easement and Agreement to Share Costs. She informed him that this was a decision that the Board would need to take a vote on before she could give him an answer.

Motion made that the Assembly respond to not amend the Recreational Easement at this time. Motion seconded. (Chad recused.) All in favor. None opposed. Motion passed.

Motion to reimburse Deborah for expense of condolence bouquet delivered to Bob and Vikki Davis. Motion seconded. (Bob recused.) All in favor. None opposed. Motion passed.

Manager Report: Deborah raised a question on the property reconciliation. It says there is one lot owned by the Founder and three entitlements. Chad clarified that the Founder (I'On Company) owns one residential lot which is actually Phase 11. The lot by the school that has never been billed HOA dues is owned by Graham Development.

Mike will send Deborah and Bob the covenants where it states that the Founder is exempt from paying dues. Mike and Chad are going to cross reference their property reconciliations to make sure they match up.

There being no further business, the meeting was adjourned at 8:39 PM.

Board Secretary: Martha Morgan

I'ON ASSEMBLY

BOARD OF APPEALS CHARTER

PURPOSE

The Board of Trustees (the "Board") of the I'On Assembly (the "Assembly") appoints the Board of Appeals to assist the Board in fulfilling its responsibilities. The Board has delegated to the Board of Appeals the responsibility to hear appeals from decisions of the Covenants Committee (the "Committee") and the I'On Design Committee (the "IDC"). This responsibility shall include, but not be limited to:

(a) investigating alleged breaches of the Assembly's governing documents;

(b) conducting hearings regarding such alleged breaches;

(c) making rulings pursuant to such hearings; and

(d) imposing sanctions, as set forth in the Declarations and the Bylaws.

The Board delegates to the Board of Appeals the authority necessary to fulfill its responsibilities.

STRUCTURE AND MEMBERSHIP OF THE COMMITTEE

The Board of Appeals shall be composed of not less than three nor more than five members. The Board shall appoint members of the Board of Appeals who shall serve at the pleasure of the Board and for such terms as the Board may determine. The Board IDC Liason shall also serve as a member of the Board of Appeals. A majority of the members of the Board of Appeals shall constitute a quorum for the transaction of business and the act of a majority of those present at any meeting at which a quorum is present shall be the act of the Board of Appeals. The Board of Appeals may meet in person or telephonically at scheduled times and places determined by the Chairperson. The Board of Appeals may also act by unanimous written consent. The Board of Appeals shall keep minutes and other relevant records of all of its meetings. The Board of Appeals shall conform its meetings, investigations, hearings, rulings, sanctions and all other activities to the applicable requirements contained in the Assembly's Declarations and Bylaws. The Board may amend or repeal this charter at any time.

I'On Assembly, Inc.
Creek Club Dock and Ramp Registration
2014

The Creek Club Docks and Ramp are available to I'On Titleholders and lessees of Titleholders, and to Olde Park residents who are also I'On Club members, all of whom must register with the I'On Assembly, Inc.'s management office to become authorized users of the Docks and Ramp at the Creek Club. Authorization shall also extend to immediate families of authorized users, including spouses or partners, and children under 21. All authorized boats must be owned by authorized users. Unauthorized users will be guilty of trespass and appropriate legal action, including the towing of unauthorized boats, will be taken.

To be authorized, users shall register annually beginning on April 1st and pay an annual fee ($20 in 2014) with the completed registration form.

Registered users will receive one key to the lock at the boat ramp, as well as two decals that must be prominently displayed on their boat and trailer. Users will be required to strictly comply with the Boat and Dock Use Policy attached to this application. Keys to the ramp gate lock must NOT be copied or loaned to anyone NOT properly registered as a user. Failure to abide by the Policy or permitting unauthorized Users to access the docks will result in the user's loss of boating privileges, including a requirement to surrender the dock key and remove the decals.

Users must provide the information below, a Certificate of Insurance evidencing boat insurance, and a copy of their current boat registration with SC DNR, and must acknowledge receipt of and agreement to comply with the Boat and Dock Use Policy by signing the attached Policy.

____________________ (Owner Name-please print)

____________________ (Home phone number)

____________________ (Cell number)

(Please designate emergency number)

____________________ (Street Address)

____________________ (City, State and Zip Code)

____________________ (Email address)

____________________ (Signature)

____________________ (Date)

****

Management Use Only:

Certificate of Insurance Provided: ________ Registration Fee Paid: ________

Boat Registration Provided: ________

Signed Boat and Dock Use Policy: ________

Key number issued: ________ Decal numbers issued: ________

I'On Assembly, Inc.
Boat and Dock Use Policy
March 2014

THE I'ON DOCKS AND RAMP ARE FOR THE USE OF AUTHORIZED USERS WITH PROPER DECAL. THESE RULES APPLY TO ALL I'ON COMMUNITY DOCKS.

1. Gate keys and decals will be distributed annually with proof of ownership, insurance and boat registration. Decals must be properly displayed on all boats and trailers.
2. Boat ramp chain must be locked after each use of the boat ramp
3. Keys to the ramp are not to be copied or loaned out.
4. Boats must not be left tied to docks more than 48 hours.
5. Users must observe posted dock closings.
6. Live Aboards (boats with kitchen, sleeping and bathroom facilities) are not permitted to dock overnight.
7. Boat trailers may not park in the parking lot.
8. Discharging oil, bilge water, etc. is prohibited while docked.
9. Discharging marine heads is prohibited while docked.
10. Garbage and trash must be bagged and removed from premises.
11. Major repairs involving outfitting/refitting of vessels while docked is prohibited.
12. Swimming and diving from the docks is at your own risk.
13. Fishing from the docks is permitted, although cleaning of fish is prohibited.
14. **Charter boat operations are NOT allowed at the docks.**

THE I'ON ASSEMBLY RESERVES THE RIGHT TO REFUSE DOCK SPACE TO ANY VESSEL DEEMED TO BE IN UNSAFE CONDITION.

IT MAY BE NECESSARY TO CLOSE THE BOAT RAMP AND DOCKS WITHOUT NOTICE FOR REQUIRED MAINTENANCE AND/OR CONSTRUCTION.

THE I'ON ASSEMBLY IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE CAUSED BY VANDALISM,THEFT OR RAFTING OF BOATS. OWNERS ARE RESPONSIBLE AT ALL TIMES FOR THE SECURITY OF THEIR VESSEL.

THE USE OF DOCK SPACE IS AT THE SOLE RISK OF THE BOAT OWNER. THE I'ON ASSEMBLY SHALL NOT BE LIABLE FOR THE CARE AND PROTECTION OF ANY VESSEL, ITS APPURTENANCES OR CONTENTS. THE I'ON ASSEMBLY SHALL NOT BE RESPONSIBLE FOR INJURIES TO OWNERS OR THEIR GUESTS OCCURRING ON OR AROUND THE DOCKS.

PLEASE BE COURTEOUS IN YOUR USE OF THE DOCKS, RAMP AND BE RESPECTFUL OF SCHEDULED EVENTS AT THE CREEK CLUB.

WE RESERVE THE RIGHT TO TOW ANY BOAT/TRAILER IN VIOLATION AT THE OWNER'S EXPENSE AND WITH NO LIABILITY TO THE I'ON ASSEMBLY, INC.

IMPORTANT PHONE NUMBERS:
CHARLESTON COUNTY EMERGENCY PREPAREDNESS (843) 740-6400
POLICE/FIRE/AMBULANCE 911
U.S. COAST GUARD (843) 723-7616 OR (843) 723-9378
I'ON ASSEMBLY, INC. (843) 388-7547