

**I'On Assembly Board of Trustees Meeting
October 22, 2015**

Members Present: Bob Davis, Anne Register, Tom O'Brien, Lori Feehan, Adam Robinovitz, Bruce Kinney, Tony Woody, Chad Besenfelder

SCS: Mike Parades, Katie Mell

Guests: Janet Stuchlak, 28 Prescient St; Sarah Hays, 1 Duany Rd; Amy Sage, 63 Joggling St; Michelle Sinkler, 10 Saturday Rd; Ed Clem, 167 E. Shipyard; Fred Knox, 117 Jake's Ln; David Thompson, 198 N. Shelmore Blvd; Rolf Leeven, 90 Latitude Ln; Antonia Fokas, 34 Fernandina.

Homeowner Forum: Michelle Sinkler and Antonia Fokas attended to give support for the basketball court and sports wall. Janet Stuchlak attended to express that she was against the basketball court and sports wall taking away from the soccer field. David Thompson, Rolf Leevan, and Fred Knox attended because they are interested in volunteer opportunities within I'On or running for the Board. Sarah Hays attended to answer any questions the Board might have had on the Try it for Life Triathlon. Amy Sage attended to give the I'On Trust Report. Ed Clem attended to show his support for the Board.

Call to Order: 6:41pm by Bob Davis.

Approval of Minutes:

Motion to approve the September 24, 2015 Board of Trustee Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report: Bob reported that the Creek Club litigation is still moving slowly.

In regards to the Montessori school, it is still up for sale.

Bob reintroduced the current I'On PD limit on outbuildings, including ADUs and the proposed increase of 750 Sq Ft. Counsel recommends that the I'On Board does not amend the current I'On PD. Discussion followed. *Board agrees to not amend the I'On PD.*

Bob reintroduced the proposed Bylaw amendment to change Board member terms from 2 years to 3 years from last meeting. Discussion followed. *Motion to amend the Bylaws from 2 year Board terms to 3 year Board terms. Motion seconded. 1 for amendment and 7 against amendment. Motion denied.*

Two Bylaw amendments approved at last Board meeting will be posted in the November newsletter.

Bob reported that the Board needed to direct someone to vote any undirected proxies that may be received. *Motion to have the Board President vote any undirected proxies that are received. Motion Seconded. All in favor. Motion approved unanimously.*

In regards to the one year term available, Bob suggested the candidate with the 4th highest vote would get the one year term. Discussion followed. *Board approved the suggestion.*

Bob reported that the Board candidates will have a meet and greet at the Creek Club Potluck on November 17th at 6:30pm.

Landscape Report: Tony reported on the landscaping contractor bids received from the performance based RFP for the 2016 contract. Discussion followed. The Landscape Committee recommends the Board approve awarding The Greenery for the 2016 landscaping contract. Discussion followed. *Motion to approve The Greenery for 2016 landscaping contract Motion seconded. All in favor. Motion approved unanimously.*

Tony updated the Board on the plan to have Living Gifts as memorials or honor gifts in the neighborhood.

Tom recommended having the soccer field seeded to allow grass to grow for the spring. Mike to get a price from the Greenery.

Infrastructure Report: Tony reported on the proposal to cement 3 walkways from Eastlake Rd that provide access to the path around Eastlake. The infrastructure committee recommends the Board approve the project to move forward. *Proposal approved.*

In regards to the dock gates, the committee recommends the Board approve the project to move forward with the estimated \$5,500 gate purchase and install. Mike to get final price and look into alternate gate materials. *Board approved the expenditure not to exceed \$6,000.*

Tony reported that the change from LED lights to the old fashioned yellow lights would be around \$4,500. *LED lights to stay.*

Communication Report: Anne reported that the I'On Social Facebook has been activated.

Anne updated the Board on the directory noting a cover page has been chosen and draft sent to the printer. 2016 Directories will be handed out with the luminaries and by the ambassadors.

In regards to Aging in place, the committee has chosen a name, "I'On at Home". An update will be posted in the upcoming newsletter.

Community Manager Report: Mike reported that the transfer fees YTD and the creek club closing income is doing very well.

Email reminder to go out to all interested Board candidates.

IDC Report: Bruce reported that the IDC will be coming up with ideas for better ways to raise awareness and get the rules and regulations across to titleholders.

Bruce proposed full or partial deposit forfeiture for projects that are not built as previously approved. *Board agrees the IDC has the right to charge a secondary review fee for projects.*

Covenants Report: Mike reported a tree removal had been removed without notification to the IDC or Assembly. Town of Mount Pleasant to be contacted.

I'On Trust Report: Amy updated the Board that the Trust would be asking for \$3,000 in 2016 based on August financial information. This will be reevaluated near the end of December when year-end actuals are available for the Trust.

Amenities Report: Tom introduced the proposed Try it for Life Triathlon leg to take place around Eastlake. Discussion followed. *Motion to approve I'On support for the Try it for Life Triathlon. Motion Seconded. All in favor. Motion approved unanimously.*

Motion to add Chris Colen to the Dock Committee. Motion seconded. All in favor. Motion passed unanimously.

Tom presented the proposed future investment survey to go out to titleholders. Discussion followed.

Treasurer Report: Anne introduced the proposed 2016 Annual Budget. Discussion followed. *Motion to approve the proposed 2016 Annual Budget. Motion Seconded. Discussion followed. All in favor. Motion passed unanimously.* Anne thanked the Finance Committee, Landscape and Infrastructure Committees, and Mike for all their work on the Annual Budget. Budget to be included in the Annual Meeting mailing.

Manager Priorities:

1. Get Annual Meeting mail-out ready to go by no later than November 27th.
2. Schedule approved maintenance projects
3. Send last year's Board Annual Meeting reports to applicable Board members as guide for this year's report.

There being no further business to come before the Board of Trustees, the meeting was adjourned at 9:15pm.

Respectfully Submitted,



Adam Robinovitz, Secretary