

I'On Assembly Board of Trustees Meeting
June 25, 2015

Members Present: Bob Davis, Anne Register, Lori Feehan, Chad Besenfelder, Tony Woody, Bruce Kinney

Members: Present via conference call: Tom O'Brien

SCS: Mike Parades

Guests: Mark Maguire, 23 Unwin Way; Barbara Fry, 28 Mobile Street; George and Mary Jane Toole, 130 W. Shipyard Rd; Bob and Pam Wilkes, 126 W. Shipyard Rd; Bob and Pam Bishop 138 W. Shipyard Rd.

Homeowner Forum: The Bishops expressed their concern about the B&B's. Pam reported that she recently had a real estate sale impacted because of the B&B's in I'On. Pam asked when rule prohibiting short term rentals would be proposed. Bob informed everyone about the next steps with the Town; he encouraged that everyone write to the Town and attend the upcoming meeting so that we have a strong turnout.

Mary Jane Toole reported on her recent discussion with Chris Hoover, the Town's code enforcement officer.

Discussion followed on action items to come, as well as the difficulty of enforcing the proposed rule.

Homeowners attending the meeting expressed their appreciation for the Board's efforts in addressing this issue. Bob encouraged everyone again to write a letter to the Town and come to the hearing.

Call to Order: 6:35 pm

Approval of Minutes

Motion to approve the May 28, 2015 Board Meeting minutes. Motion seconded. All in favor. Motion passed.

President's Report: The first order of business is to fill the vacant Board seat. If elected Adam Robinovitz would fulfill the remaining term and will stand for reelection at the

next community meeting in December. If reelected in December, it would be for one year to finish out the original two-year term.

Motion to appoint Adam Robinovitz to the vacant seat on the Board. Motion seconded. All in favor. Motion passed.

Adam volunteered to serve as the Secretary to the Board of Trustees.

Motion to appoint Adam as the Board Secretary. Motion Seconded. All in favor. Motion passed.

The Board also needed to elect someone to fill the Communications Committee Chair position, and Barb Fry agreed to fill this roll.

Motion to appoint Barb Fry as the chair of the Communications Committee. Motion seconded. All in favor. Motion passed.

Barb asked for a few minutes of the Board's time to discuss community communications. Barb mentioned that in meeting with the members of the Communications Committee, she discovered that all of the members of the committee are very talented and have a lot to offer the community as far as experience.

Barb pointed out the current communications tools that are in place that seem to be working, as well as the tools that are in place and not working. Barb discussed the pros and cons of Next Door I'On and how it could be a good way of communicating and getting information out to the community since it is highly utilized by the neighborhood. Discussion followed.

Barb asked that the Board allow the Communication Committee the freedom to explore and determine how the Board could best use Next Door I'On, and then get back to the Board with a detailed plan, and if the plan is approved, then decide how we would communicate that plan to the community.

Barb expressed her desire to identify other communication vehicles in the community, such as the I'On Life Magazine, and clarify to residents that this magazine is not an official I'On newsletter, nor does it have anything to do with the neighborhood association.

Barb and the Communications Committee are going to look into these items and report back to the Board with their findings on these items, as well as research other social media access that the neighborhood may take advantage of.

Bob reported that Vince Graham had the restrictive covenant for lot CV-9 recorded, and he obtained a copy of the recorded document earlier this week.

In regards to the proposed rule for short-term rentals, Bob asked the Board to read over the draft rule as it is currently written, and give their thoughts, opinions, and suggestions on the proposed rule change that will be voted on at the July Board meeting. Discussion followed and the Board as a whole is agreed that the rule is effective and addresses the issues with short-term rentals in the community.

Motion that the short-term rental rule, as written, be prepared for mailing to the full Assembly in preparation for the Board to receive feedback on that rule at the July Board meeting before they vote on the rule. All in favor. Motion passed.

Bob asked that if the Board is in agreement on the subject of B&B's; he asked for their authority to write another letter to the Planning Committee and Town Council for the next round of hearings. Bob also asked for authorization to speak on behalf of the Board if testimony is taken. The Board agreed and gave Bob authority to do so.

Bob provided an update on the Montessori School. The school has received interest from five or six possible purchasers; the school is speaking with all of these interested buyers; however they do not have a front runner at this time. The school has confirmed that each of the potential buyers would continue with the civic use of the building. That does not necessarily mean a school, but a civic use for sure.

As far as separating the smaller parcel from the larger building, Bob received confirmation that the seller is not able to separate the parcels because the parking lot that is associated with the school is actually connected with the smaller parcel. The Town requires that the entire parcel go together because the school building cannot be sold without any parking.

Leadership Development Report: Bob reported on the Leadership development Committee report that Deborah provided in the Board packet. Bob is going to ask Barb Fry and Adam Robinovitz to assist Deborah with planning the timetable for notices, publications, etc. for the 2015 annual meeting.

Manager's Report: Mike reported with the Montessori school being gone, and the Cainho soccer contract having ended, the Landscape Committee and Finance Committee agreed that they do not want to spend a significant amount of funds to get the field in tip top condition for this year. The Amenities Committee/Soccer Committee has been looking at the field for additional possible uses. The Committee is asking for approval to have a survey done in order to see exactly what we can do with this property. The survey will enable the Committee to come up with an actual plan for a soccer field/sports wall/basketball court complex, where they can then obtain bids for the construction of the project and put the project in next year's budget.

In regards to boater registration, Mike reported that it is going very well. The only trouble he has had is the continued problem of the boat ramp being left open and unlocked.

Mike also reported that the insurance renewal proposal is in and it looks great. We are about \$3,000 under budget and getting better coverage.

Mike provided an update on the situation with the young man who was charged for stealing one of the l'On historical markers. The solicitor's office sent l'On a letter stating that the pretrial intervention notice is being rejected because the young man is ineligible due to pending general session charges. This meaning he now has even more charges against him. When the solicitor's office asked l'On what punishment they wanted to see, l'On asked that he receive community service. This letter is saying that our recommendation of community service was denied because the young man has gotten into more trouble since then.

Landscape Report: Tony reported on the Krier parking project that actually began many years ago. The Landscape Committee came up with a plan, submitted the plan to the Town, and received comments back from the Town. Currently the Committee is waiting to get the comments resolved before sending the plan back to the Town for a permit. At the Landscape Meeting, Mike asked the committee if we really wanted to do this project. Do they want to spend \$15,000 on this project or use that money on something else? Mike has found that many owners in the Krier and Rialto area do not feel strongly about having the trees removed for more parking.

Bob suggested getting an accurate temperature from the residents to determine if the project is worth pursuing or not. Mike is going to obtain feedback from more residents.

Tony reported on the Landscape Committee's discussion on the great number of median strips throughout I'On that are void of vegetation. Homeowners are responsible for planting vegetation in these strips, but many do not. The Landscape Committee has discussed making it easy on residents by creating and publishing a document that would list four different types of plants/grass that can be planted in the median strips and actually survive and cover the area. The Landscape Committee would publish these four options including the cost of installment for each as well as the contact info for a landscaper who can do the work.

Previously, the Board asked the Landscape Committee to look at locations for the memorial gift ideas and plantings that may be available. The Committee has discussed this and Chad will provide a map with suggested memorial locations at the next Landscape Committee meeting.

Regarding the soccer field, Tony reported that the field was beaten up by the soccer league's use. He asked LOG to provide a quote to restore the field to what it should be, and LOG came back with a quote of \$8500. We do not have \$8500 in the Landscape Committee's budget and it does not look like we are receiving quite as many transfer fees as we hoped, so there is not a good avenue to fund getting the field back in shape this year. Thus the Committee is only going to aerate and top dress the field this year.

Mike reported that all of the dead flowers at the Eastlake entrance are going to be replaced by Lawn-O-Green

Infrastructure Report: Tony reported on the status of the crosswalks. He confirmed that we received the plans from the engineer; made comments on the plans, and returned them to the engineer to make those requested changes. The crosswalk will not be made from pavers as originally planned; it will be a painted crosswalk, made from reflective Thermoplastic that we used to re-mark the parking spaces. There will be two crosswalks, one in the Square outside of O'Brions, and one down near the church. The Square crosswalk will have a bump out, which will allow for parking . The other two crosswalks in the neighborhood that are at Sowell and Eastlake will be taken out and replaced with asphalt.

Tony reported on the status of the loading zone at the Creek Club as well as the Creek Club parking area. Earth Source is facilitating a meeting to discuss options for these projects. Tony confirmed that he would have more information on this later.

After the installation of the speed humps on North Shelmore, Tony spoke with Town's traffic engineer and they discussed how there are many other areas throughout the neighborhood where speeding is an issue. The question is, do we put speed humps in multiple places in the neighborhood, or is there something else we can do? The Town's traffic engineer commented that the speeds were actually not that bad, and we should perhaps look more into pedestrian safety. To do this, we would identify a map that shows areas in the neighborhood that pedestrians are most likely to use. We then look at the routes that pedestrians take and see if we need to make crosswalks, make improvements to the sidewalks, etc. Tony reported this is an ongoing project that he and the Infrastructure Committee will be working on.

Tony reported that we are in the process of taking over the canals from the developer.

The Infrastructure Committee has approached Reid Surveying to provide a quote to survey the athletic field. The proposed cost is \$2400, which Tony confirmed is actually a very reasonable price.

Motion to approve spending \$2400 to have Reid Surveying provide and Tree and Topo survey of the athletic field. Motion seconded.

Anne commented that the Finance Committee discussed this expenditure at their meeting the previous Friday, and the Finance Committee endorsed spending the money to do this survey of the athletic field.

Anne also asked that the dog park still be considered as an option after the field is surveyed.

All in favor of the Tree and Topo survey. Motion passed.

Mike confirmed that the Town has completed painting parking spaces on Duany. Jane Jacobs will be done on Monday, and the Town determined that there would be no designated parking spaces on Robert Mills Circle. Discussion followed that the residents on Robert Mills would not be happy with this decision by the Town. Chad volunteered to do a survey and provide his findings to Mike to take back to the Town in order to request some designated street parking spaces on Robert Mills.

Amenities Report: Tom reported that a group is currently working on ideas on what to do with the shed at the Friendship garden as well as the area behind it.

Mike reported that he has had no luck in contacting the owners of the l'On Cemetery. Chad added that he has Pam Martin at his office working to try to locate the owners as well so that we can discuss the Memorial Park idea at the Cemetery.

Tony requested that the Amenities Committee look into making the Creek Club dock safer where children are continually jumping off of the dock. Tony's idea is to put a gate where children could jump off of the dock without climbing on the railing. The Amenity Committee did not want to do this because they do not want to encourage jumping off of the dock. Tom confirmed that the Committee has discussed this topic at length and decided that it is in the best interest to prohibit jumping because of the danger and liability. A sign is currently being fabricated and will be posted stating that swimming, diving, and jumping will be at own risk. Tom asked Mike to contact the insurance agent and find out what they would recommend as the best course of action for this issue. Chad also suggested that Mike check the OCRM/DHEC signage requirements and follow their regulations.

Treasurer Report: Anne reported that we need to fill in a missing piece from the reserve study that was conducted last year. We need someone from Miller Dodson to come out to the Creek Club and do a visual inspection of the interior of building in order to file a report giving us a base line for the condition of the Creek Club at the approximate time that the Assembly purchased it.

Motion to spend \$1250 to do a visual inspection of the Creek Club for the Reserve Study. Motion Seconded. All in favor. Motion passed.

IDC Report: Bruce informed the Board that the IDC voted to recommend assessing financial fines against two homeowners who have not complied with the IDC regulations. One issue is a long standing issue regarding a shed on Ponsbury, and the other issue is regarding exterior construction and landscaping that was done without IDC approval.

In regards to the fine for the shed removal, the IDC recommended that if the shed is not removed by the July 15th deadline, then the homeowner will be fined \$25 per day for two weeks (beginning July 16th). If the shed is still not removed after two weeks, then the fine will be increased to \$50 dollars per day for the next two weeks, and if the shed

is still not removed after four weeks, then the fine will be increased to \$100 per day until the shed is removed.

The second issue, regarding exterior hardscape and landscape work that was started without IDC approval, the IDC recommended a fine of \$25 if the work is not completed by July 15th to standards that are agreed on by both parties. Then an additional \$50 fine would be assessed if the work is not completed by August 15th and then an additional fine, to be determined by the Board, if the work is still not completed after August 15th.

Motion to approve the financial fines as recommended by the IDC. Motion seconded. All in favor. Motion passed.

Bruce announced that the IDC recently updated information on the l'On community website, adding additional architectural details that were not in the original documents, as well as updating application forms. During this process, there was talk about some of the practices that have been followed but they are not codified anywhere.

Bruce asked the Board if they believe these practices should be put into writing. For example, the "rule" stating no screen porches, this is not written anywhere, but it is a Low Country vernacular tradition that is strictly followed. Another example of an unwritten rule is the rule on areas where you can screen, stating that the screening has to be behind the rail.

Discussion followed.

The main goal is to convey how important it is for homeowners to come to the IDC for approval on any and every exterior change. Discussion followed on the best way to get this message across to existing homeowners as well as new homeowners in l'On.

Bruce reported that the IDC Open House was a great success and they had a good turnout at the meeting. The IDC has discussed inviting homeowners to learn about their specific boroughs, enlightening them of the thought process behind the specific designs of the streets, houses, etc.

Covenants Report: Lori explained that she would like to include an announcement about the elimination of the satellite dish rule when the short-term rental rule is mailed out and announced to the neighborhood.

*Motion to eliminate the rule about satellite dishes. Motion seconded. All in favor.
Motion passed.*

Once the Board approves the maintenance guidelines that were drafted by the Covenants Committee, then the guidelines will be announced via email blast and posted on the l'On community website.

Motion to accept maintenance guidelines as written, to include Chad's modification that it states painted or stained fences. Motion seconded. All in favor. Motion passed.

As an update, Anne reported that the Aging in Place survey was distributed to the neighborhood on June 24th, and as of 4:30 on June 25th, we received 176 responses.

Manager Priorities:

- Touch base with insurance company about dock issue and obtain appropriate signage.
- Provide a copy 140 Civitas document to Bob.
- Distribute mailing on rule change.
- Krier parking project; obtain feedback from owners.
- Sign contract and schedule to have a Tree and Topo survey of the amenity field.
- Speak with Town traffic engineer regarding parking spaces on Robert Mills.
- Have Anne sign off on the Freeman Creek Club inspection proposal.

There being no further business to come before the Board of Trustees, the meeting was adjourned at 9:20 pm

Respectfully submitted,



Adam Robinovitz, Secretary