

**I'On Assembly Board of Trustees Meeting  
September 24, 2015**

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

**SCS:** Mike Parades, Katie Mell

**Guests:** Ed Clem, 167 E. Shipyard; Barbara Fry, 28 Mobile.

**Homeowner Forum:** Ed Clem attended in order to show his support to the Board.

Barbara Fry attended to give the Communications Committee Report.

**Call to Order: 6:22pm by Bob Davis.**

**Approval of Minutes:**

*Motion to approve the August 27, 2015 Board Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.*

**President's Report:** Bob reported that the Creek Club Litigation is moving slowly.

Bob reported that the Short-Term Rental and Bed and Breakfast rules have taken effect as of September 1, 2015.

Bob introduced the amendment to the existing I'On PD, which currently allows outbuildings, including ADU's, to have a footprint not greater than 625 square feet. Previously this guideline was not an issue due to the TOMP guidelines that did not include external staircases as part of the structure's footprint. The TOMP has since started to include external staircases as part of the structure's footprint. The BOT feels an amendment should be considered to allow the Assembly to stay consistent with the TOMP guidelines. Chad and Bruce are to reach out to the TOMP zoning administrator for guidance.

Bob introduced the following three drafted bylaw amendments to be proposed at the Annual Meeting: 1) Electronic voting 2) Eligibility requirements 3) Board terms. *Motion to approve all three-bylaw amendments for proposal. Motion Seconded. Discussion followed. Motion made to amend the original motion to postpone voting on Board Terms and vote on two remaining bylaw amendments. Amendment Seconded. All in favor for amendment. Amendment passed unanimously. All in favor for remaining bylaw amendments. Motion passed. Board Terms to be discussed at the October meeting.*

**Manager's Report:** Mike reported on transfer fees YTD.

Regarding Creek Club closing, we are ahead of budget.

**Communications Report:** Barb reported that directory ad sales are up from last year and have sold out; Additional ad spaces will be created in divider pages.

Barb requested approval from BOT to have Communications Committee member post monthly newsletter on Nextdoor I'On.

Regarding newsletter, Mike to talk to Chip Googe from TOMP in regards to creating a safety article.

Discussion followed about need for Board candidates. Article to be in October newsletter and candidate reminder E-blast to be sent out mid October.

**IDC Report:** Bruce re-introduced the amendment to the existing I'On PD. *Motion to amend I'On PD to keep the existing 625 square foot requirement but to allow 750 square feet only if external stairs are included. Motion Seconded. Discussion followed. Motion made to amend the original motion to be consistent with the TOMP allowing structures to be 750 square foot without qualifiers. Amendment Seconded. All in favor. Amendment passed unanimously.*

Bruce reported that the TOMP has been applying the 60% building coverage for lots. *Motion made to further amend I'On PD to allow for 60% building coverage on a residential lot. Motion Seconded. All in favor. Motion passed unanimously.*

E-blast to be sent out from IDC

**Covenants Report:** Lori introduced a discussion on authorized contractor work hours. Covenants Committee recommended expanding the current IDC policy to say contractor work hours, making the hours Monday thru Friday 8:00am-6:00pm, and possibly eliminating Sunday work hours. Discussion followed. A suggestion is made to create a Board approved policy. Discussion followed. *Motion made to adopt existing IDC hours and days under a contractor work hour policy. Motion Seconded. All in favor. Motion passed unanimously.*

Lori introduced recommendation by the covenants committee to modify the current pet rule to address two major complaints brought forth by a community wide survey, chickens and off-leash pets. Discussion Followed. *Motion made to amend existing pet rules as recommended. Motion Seconded. 3 for and 4 against. Motion does not pass.* Research to be done on TOMP ordinances. The proposed pet paragraph is to be redrafted and discussed at a later date.

A Fine discussion was started for continuing to promote short-term rentals for less than 28 days. *Motion to send a warning letter stating that a fine of \$500 will be levied for continuing to rent. Motion seconded. All in favor. Motion approved unanimously.*

A fine discussion was started for clearing on common area. *Motion to fine the titleholder \$500 and give 30 days to have a remediation plan submitted to the IDC*

*Landscape Architect for review. Motion seconded. All in favor. Motion approved unanimously.*

**Trust Report:** Mike to get Trust report and distribute for BOT review.

**Landscape Report:** Tony updated the BOT on the RFP for landscaping bids. All tree pruning and maintenance will be taken out of landscape contract and moved to tree contractor. Also, more frequent marsh trail maintenance will be added to the landscape contract.

Proposed landscaping plans to be prioritized for 2016 Annual Budget. Discussion followed.

**Infrastructure Report:** Tony updated the BOT on community enhancement provisions and infrastructure budgeting for the upcoming year. Discussion followed.

The crosswalk project is to be wrapped up by October meeting. Dock gates to be ordered and installed.

Proposed community enhancements to be prioritized for 2016 Annual Budget.

**Treasurer report:** Anne updated the BOT that the community delinquencies are at historic lows.

2016 Annual budget will continue to be main focus.

**Manager Priorities:**

- Contact Officer Chip Googe regarding a safety article for the newsletter
- Pull TOMP Pet Ordinances to see how define Household pet and leash requirements.
- Send two letters regarding fines as approved at meeting.
- Stay on top of Dock/Boat House gates
- Stay on top of Crosswalk Projects
- Check to see if there was in fact a Trust Report
- 2016 Annual Budget

There being no further business to come before the Board of Trustees, the meeting was adjourned at 9:00pm.

Respectfully submitted,



Adam Robinovitz, Secretary