

## **I'On Assembly Board of Trustees Meeting**

**February 25, 2016**

**Members Present:** Bruce Kinney, Tom O'Brien, Tony Woody, Chad Besenfelder, David Thompson

**Members Absent:** Paul Gillis, Lori Feehan, Karen Dillard

**SCS:** Mike Parades, Lesley Ramey

**Guests:** Ed Clem 167 East Shipyard Rd. , Janet Stuchlak 28 Prescient St., Dan Stuchlak 28 Prescient St., Michael Mitaro 74 Sowell St., Julie Mitaro 74 Sowell St., Steve Woodward 62 Eastlake Rd., Gayle Woodward 62 Eastlake Rd., Carla Gilman 344 N Shelmore Rd., Amy Sage 63 Jogging St., Trish Reydel 37 Eastlake Rd., Mary Jane Toole 130 W. Shipyard Rd., George Toole 130 W. Shipyard Rd., David Fernandez Neila 61 Eastlake Rd., Tom Urbach 22 Prescient St., Cheri Yates 38 Eastlake Rd.

### **Homeowner Forum:**

Ed Clem attended to show his support for the Board and to add input on the Waterfront Park Amenity Design.

Steve Woodward attended to address alleged methodology issues with the Amenities Survey as well as the negative impact he believes a Sports Court would bring to the Neighborhood including parking issues and outsiders using amenities.

Michael Mitaro attended to also voice his concerns about the Sports Court, adding there could be issues with older children crowding out younger children.

Dan Stuchlak attended to voice his concerns over the shrinking number of open areas in the community and speak against a Dog Park.

Tom Urbach asked if a new school moved into East Cooper Montessori building would they be using amenities again and potentially the new Sports

Court. Bruce Kinney answered that the building does not have an automatic right to use of the common areas. That was a deal struck with the previous school but would not be carried over to the new owner whoever that will be.

Janet Stuchlak attended to inform the Board of issues with teenagers congregating in the unlighted sections of Eastlake at night.

David Fernandez Nelia attended to discover the facts surrounding the “tiny house” on civic lot 11. Mike Parades confirmed the house would not and had not been approved for construction by the Town of Mount Pleasant. Amy Sage and Trish Reydel asked some clarifying questions about the original intent of the home’s design. Mary Jane Toole asked if the “tiny home” owners had poured the slab without permission. Mike Parades stated there had been a miscommunication regarding approval of the project.

Carla Gilman stated she had attended the meeting to listen as well as ask the Board to improve its communication with the neighborhood. Carla stated information regarding issues was provided to the community in a timely manner. Carla feels the minutes and agendas were difficult to find. Bruce Kinney suggested Carla speak with Karen Dillard from the Communications Committee about this matter.

Dan Stuchlak asked for an update regarding monetary recovery from the litigation surrounding the Creek Club. Bruce Kinney informed him the case was going to the South Carolina Appellate Court in June or July, and a result is expected by December.

Janet Stuchlak asked how she could access the Board minutes. Mike Parades informed her they were on the website, [ioncommunity.com](http://ioncommunity.com), and to please call the I’On Assembly office if she ran into any issues.

**Call to Order: 6:31 pm by Bruce Kinney.**

**Approval of Minutes:**

Tom O’Brien asked a sentence be added on page 2, line 5 after the words “around it” to read “It was approved by the IDC in 2010 with the existing fence and property line noted.”

Chad Besenfelder asked that on Page 7 of the report in the section labeled "T'ON Company Liaison", the last sentence is changed to read: "With the completion of pump funding..."

*Motion to approve the January 28, 2015 I 'On Assembly Meeting Minutes with modifications. Motion Seconded. All in favor. Motion passed unanimously.*

### **Manager's Report:**

Mike Parades informed the Board of three key upcoming events related to the Town of Mount Pleasant (TOMP).

First, TOMP's Transportation Committee will meet Monday, February 29, 2016. The committee will be discussing the town's traffic calming program. A submittal to add a speed hump on Sowell, though it did not qualify for the program, will be discussed at that meeting.

The TOMP's Planning & Development Committee will hold a special meeting on Tuesday, March 15, 2016 to discuss ADUs and short term rentals. Mike stated there are no additional reports attached to the agenda, so the exact issues related to these topics are not yet known. Typically, more information is released the Friday before the actual meeting. Mike will monitor the town for that information. Bruce Kinney asked that Mike attend both of these meetings. Mike agreed.

Mike has set up a meeting with the TOMP as requested at the previous Board meeting. The meeting will take place April 7<sup>th</sup> from 6:00pm to 7:30pm. The location has yet to be decided. Mike compiled a list of several items to be discussed at this meeting and sent that information to the Town of Mount Pleasant Liaison. Mike asked for additional input from the Board to send to the Town of Mount Pleasant. Bruce asked if the meeting was limited to only Board members or if the community at large was able to attend. Mike was not sure but would reach out to the TOMP to find specifics. Bruce also suggested the community be asked what items they would like see discussed with the Town of Mount Pleasant. Tony Woody asked what specific topics were on the list Mike created. Mike said the list included the Board of Zoning Appeals (BOZA) issues, tree removal, curb repair, and furthering the relationship between Town's Permit Department and the IDC. He will forward his list to Board members for review and will ask the community for input as well.

Lastly, Mike informed the Board he had located the owner of the I'On cemetery. The owner is open to negotiating ownership and cleaning rights to the property.

### **Community Garden Update:**

Mike Parades informed the Board all plots in the Community Garden have been rebuilt, and new dirt has been put into the garden.

### **Presidents Report:**

Bruce Kinney wanted to bring attention to the tremendous progress of I'On At Home and stated he had attended their meeting earlier that evening. He noted they do operate independently of the Board and clarified there is no fiscal relationship between the I'On Assembly and I'On At Home. Bruce found their presentation very informative and would like the information to be widely available to the community via the I'On Committee website.

Bruce also wanted to highlight the section of his report regarding efforts to develop digital resources for the neighborhood. He would like an ad hoc committee formed to be led by Mike Parades. Bruce asked the Board if there were any residents with telecommunications experience, specifically broadband, who could join this ad hoc committee. Some names were suggested.

Tony Woody asked for more information regarding the Aherne vs. I'On Homeowners Association case. Bruce informed the Board that the case was from a carport not being built in accordance with plans submitted and approved by the IDC. Due to the variance in design, the IDC retained ½ of the deposit. The Board had voted to approve the IDC's measure and was in litigation regarding the issue. Bruce stated the Board is not retaining legal counsel on the matter.

### **Covenants Committee:**

Mike Parades read the purposed change the Rule D-104.

“Trash and refuse containers shall be stored inside of the dwelling or garage on a lot or otherwise at the rear or side of the lot and adequately screened from the street (a street is defined as a road owned by the Town of Mount

Pleasant) with architectural and/or landscape elements in a manner approved pursuant to Article IV of the Declaration.”

After some discussion, the Board elected to postpone a vote to submit the change to the community until the March Board meeting when Lori Feehan will be available to provide more information on the purposed rule change.

### **Communications Report:**

Mike Parades informed the Board the Communications Committee will be getting a line item in the budget to cover their expenses. Bruce Kinney asked if a vote to approve the funds to use Constant Contact was needed. Mike said the expense would come from the Communications Budget instead. Bruce stated that the Board is in support of using Constant Contact.

### **Finance Report:**

Mike Parades informed the Committee that \$43,825 or 5.5% of 2016 Assessments were still considered outstanding as of 2/25/2016. Penalties will begin to be applied to those accounts.

The Finance Committee has adopted a new policy regarding project funding. Projects that should have been in the Reserve Study and logically should be funded from Reserves will be funded from the Reserves. New projects will be funded from the Capital Projects Fund. Bruce Kinney brought up new projects needing to have Reserve funding plans. Mike stated they would be requesting a new Reserve Study in the next year in order to discover the replacement costs of new projects and updated costs of existing structures.

The Finance Committee also recommended revising the Collection Policy to include the following clarification: *“When foreclosure action is necessary, the Collections Attorney will continue to take action against the property owner, even if the past due amount falls under \$1,000 because of partial payments, until the balance is paid in full.”*

*Motion to approve the revised Finance Committee Collection Policy. Motion seconded. All in favor. Motion passed unanimously.*

### **IDC Liaison Report:**

Mike Parades highlighted the performance of the IDC thus far this year. The IDC has been very busy with requests.

David Thompson reported Chad Besenfelder asked IDC members to participate in this year's Radical I'On Series. David will discuss the request with the IDC.

Mike Parades informed the Board the new IDC informational signs have been posted at the entrance of the neighborhood. Bruce Kinney clarified these signs were temporary.

Bruce asked David about new material developments. David stated the IDC is working to review new building materials and how they can or cannot be used in I'On.

### **Landscape and Infrastructure Committee Report:**

Tony Woody updated the Board on the crosswalks project. The original contractor elected not to continue with the project. Mike Parades had solicited new bids for the project.

Mike informed the Board the new bid was \$22,500 as the small speed bump at Sowell and N Shelmore has to be removed in accordance with the Town of Mount Pleasant and the Americans with Disabilities Act. There is a total of \$9,000 still available from the original amount approved for the crosswalks project. The Landscape & Infrastructure Committee is asking for the additional \$13,500 in funding to complete the project. Brief discussion ensued. Tony informed the Board the vote could be postponed till the next month to wait for more bids. Bruce Kinney and David Thompson agreed the crosswalk project was already too far behind schedule and was quite an eyesore to the community.

*Motion to approve additional \$13,500 to complete the Sowell speed hump removal and crosswalks project from the Capital Projects Fund. Motion Seconded. All in favor. Motion passed unanimously.*

Tony presented the Board with the Marsh Path Clearing Project. The marsh path has become overgrown, and maintenance is inconsistent. The Landscape and Infrastructure Committee asked that \$5,000 from Capital Projects be used to begin the clearing of the Marsh Path. The \$5,000 would cover the first phase of this project with the goal being to remove vines and lower branches to allow for a window view of the marsh everyone can enjoy. This project would begin on Saturday Rd and work towards the Creek Club. After this

Phase has been completed, the Board will decide if the work was satisfactory and the course for continuing the project. Mike mentioned maintenance will be easier as the Greenery attends to the marsh path once a week per their contract. Tom O'Brien asked if any of the residents in the area had been surveyed about this project. Mike has spoken to some of the residents, who have expressed great support; however, each resident has not been contacted. Tony asked if Mike would connect with these residents.

*Motion to approve \$5,000 from Capital Projects for Phase 1 of the Marsh Path Clearing Project. Motion seconded. All in favor. Motion passed unanimously.*

Tony brought up the condition of the Eastlake and Westlake aeration pumps. The Eastlake aeration pump had been cut off due to noise complaints from neighboring residents. However, the lake has been naturally maintained by the environment. Westlake's aeration pump no longer functional and the lake cannot be maintained naturally. The Greenery has given a price to replace the entire aeration system in both lakes. The Landscape and Infrastructure Committee would like to hold out on replacing Eastlake's aeration pump but would like to move forward with replacing Westlake's aeration pump. Chad explained aeration pumps along with carp and physical removal were used to reduce algae in the lakes. Tony concurred and mentioned the Greenery has been maintaining our lakes since before they became our landscapers. Aeration can be provided through fountains or bubblers/aeration pumps. The designers of I'On chose aeration pumps to preserve the natural look of I'On. The Landscape and Infrastructure Committee felt it best to continue with aeration pumps for the lakes. Mike also noted the canal pumps funding had been received, and the new circulation pumps for the canals will be installed the first week of March.

*Motion to approve \$8,000 from Reserves to replace Westlake's aeration system. Motion seconded. All in favor. Motion passed unanimously.*

Mike Parades announced Phase 2 of Tree Pruning Project has been completed. Approximately 255 trees were pruned during this phase. Roughly half of the trees in I'On have been pruned.

Tony Woody recommended a lake profile survey to establish a bottom baseline that can be monitored for siltation and to determine when dredging is needed. Tom O'Brien asked if this had ever occurred in the past. Mike

confirmed there were no known surveys of the lakes. Mike stated the survey would be important to planning for the future as dredging the lakes is our largest future expense at \$600,000 estimated cost.

*Motion to approve \$5,656 from Reserves to complete a lake survey of Eastlake and Westlake and establish a bottom profile. Motion seconded. All in favor. Motion pass unanimously.*

Tony brought a proposal to the Board regarding the condition of the Westlake path. The Greenery has supplied a proposal that created a 4" limestone base with 2" of plantation mix as well as adding drainage and edging. This project would cost approximately \$64,000. Mike elaborated that the material salvaged from the current path would go elsewhere in the neighborhood (i.e. the marsh paths). This vote would not come to the Board until March.

The Greenery has given an estimate of 6000 every 5 years to maintain the current path. Chad Besenfelder suggested an alternative solution may be installing a concrete path. Mike was asked to obtain quotes for a concrete path as well as for different lengths of path.

The last item for the Landscape and Infrastructure Committee was approval for the safety repairs at Perseverance Park.

*Motion to approve \$3,600 from Reserves for hardscape safety repairs at Perseverance Park. Motion seconded. All in favor. Motion passed unanimously.*

*Motion to combine the Landscape & Infrastructure Committee. Motion seconded. All in favor. Motion passed unanimously.*

*Motion to appoint John Powers to the Landscape & Infrastructure Committee. Motion seconded. All in favor. Motion passed unanimously.*

### **Amenities Report:**

*Motion to approve the 2016 Waterfront Park Committee Members: Dave Niemann (Chair), Scott Bidwell, Robert Hardie, Bill Gangi, Bill Hussey, Carolyn Pelletier. Motion seconded. All in favor. Motion passed unanimously.*

*Motion to approve the 2016 Sports Court Committee Members: Steven Woodward, David Fernandez Nelia, Shannon Frisch, William Dillard, Karen Dillard, Kaki Hinton, Leigh Willard, Bill Willard, Michelle Sinkler, and Antonia Fokas. Motion seconded. All in favor. Motion passed unanimously.*



Tom O'Brien requested conditional approval of \$5,000 from Capital Projects for the Waterfront Park Committee to get started on the design of the park, bid packages, etc. Tom stated I'On Legal Counsel was looking into the lease of the Creek Club as the tenant believes CV-6 is designated to only be for parking purposes. The I'On Assembly believes the lease is referencing solely the parking portion of CV-6. Legal Counsel has been asked to review and advise. Bruce Kinney advised the park would be closed during events that occur at the Creek Club under the current lease conditions. Bruce recommended deferring vote on funding for the committee until legal counsel has rendered advice regarding lease options. It was agreed to table the funds approval until March.

Discussion arose around the question of design around the Waterfront Park area including landscaping. The Waterfront Park Committee is still in the early phases of planning. Tom commended the committee's chair, Dave Neimann, for his wonderful leadership.

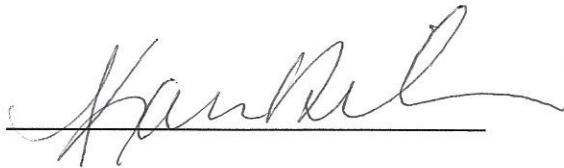
### **Board of Appeals**

Mike Parades updated the Board on the Board of Appeals progress. There were 3 cases in process. One was withdrawn before the hearing. The second case ended in an agreement being found between the owner and the IDC before the hearing was completed. The last case was postponed till March.

A new case was being filed at the time of the meeting.

**There being no further business to come before the Board of Trustees, the meeting adjourned at 7:53pm.**

Respectfully submitted by

A handwritten signature in cursive script, appearing to read "Hank Bell", is written over a horizontal line.