

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

**March 24, 2016**

**Members Present:** Bruce Kinney, Tom O'Brien, Tony Woody, Chad Besenfelder, Paul Gillis, Lori Feehan, Karen Dillard

**Members Absent:** David Thompson

**SCS:** Mike Parades, Lesley Ramey

**Guests:** Ed Clem 167 East Shipyard Rd., Amy Sage 63 Joggling St.

### **Homeowner Forum:**

Ed Clem and Amy Sage attended to hear the Board meeting.

**Call to Order: 6:00 pm by Bruce Kinney.**

### **Approval of Minutes:**

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

### **Request by 45 Saturday Rd for HOA to abandon Parking Easement**

Mike Parades informed the Board that the owner of 45 Saturday Rd has requested the Board abandon the parking easement on his property. The Homeowner's letter was included in the Board Packet. Mike Parades stated the easement had been passed from the I'On Club to the I'On Assembly after the purchase of the Creek Club, and the parking area was not used by most of the community. Mike recommended abandoning the parking easement. Tom O'Brien voiced his concern about removing 4 parking spots when parking is already a serious problem in the community especially on Saturday Rd. during events at the Creek Club. Mike mentioned guests of the Creek Club were supposed to park in CV-5. Lori Feehan asked for clarification regarding where the property would go if the parking easement was abandoned. Mike confirmed it would go back to the Homeowner of the lot. Chad Besenfelder

recommended the Board use caution in deciding this matter as there may be a zoning regulation in place that requires a certain number of parking spaces to operate the Creek Club as an event rental facility. Tony Woody stated he was against abandoning the easement as parking is such an issue on I'On it is inadvisable to lose the additional spots. Mike Parades asked about the space potentially being wide enough for a loading zone. Tony Woody stated the space would have to be at least 18 ft deep. Tom O'Brien brought up using the parking area for vans to drop off guests. Chad Besenfelder stated he believes the easement came about for the purposes of fulfilling a zoning requirement. Karen Dillard asked if we were to keep the parking easement and its purpose is for additional parking during Creek Club events, will we enforce that. Karen pointed out the homeowner expects enforcement if the easement is not abandoned by the Assembly as his understanding of the easement is that the parking easement is designated to be solely for Creek Club guests. Mike Parades replied the easement states it is for the purposes of the I'On Assembly's guests and invitees and is not tied to Mr. Russo's lease or specifically Creek Club guests.

*Motion to deny 45 Saturday Rd's request for the I'On Assembly to abandon its parking easement on Homeowner's lot. Motion seconded. All in favor. Motion passed unanimously.*

### **Presidents Report:**

Mike Parades informed the Board that Deborah Bedell plans to write a letter to the Town of Mount Pleasant regarding the letter sent by Vince Graham to the Town of Mount Pleasant. Bruce Kinney has also heard from several residents they intended to write the town as well.

*Motion to approve Chris Colen as the 2016 Exploratory Dock Expansion Committee Chairman and David Beckmann as a committee member on the 2016 Infrastructure & Landscape Committee. Motion seconded. All in favor. Motion passed unanimously.*

### **Covenants Committee:**

Lori Feehan brought back the discussion from the February Board meeting regarding trash bin screening. Lori sensed there was some misunderstanding as to why the issue was brought up in the first place. The issue came up when

a homeowner objected to trash bins being visible from the canal despite being screened from the thoroughfares. The Committee looked into the issue and discover there were circuitous references between rules, regulations to the I'On Code. The I'On Design Committee considers alleys part of the public realm. Bruce Kinney disagrees with the argument of alleyways being part of the public realm, but could see lakes & canals being included as public realm. Tony Woody asked for clarification regarding the language in the Covenants. Lori Feehan stated the Covenants say trash bins should be screened from the thoroughfare, but the I'On Code says trash bins and mechanical equipment should be screened from the public realm. Lori noted from an enforcement standpoint, considering alleyways public realm would make screening very difficult to enforce. Paul Gillis asked if residents must go to the IDC for screening measures. Lori Feehan clarified that residents did have to go through the IDC. Paul Gillis questioned if there should be a standardization of the method. Bruce Kinney noted there are a variety of ways to screen and standardization would be very difficult. Chad Besenfelder stated the home whose trash bin could be seen from the canal was working to improve screening, but there had been several issues with screening including the sale of the lot next to the home falling through. Lori mentioned she had investigated throughout the neighborhood and there were issues almost everywhere. The issue is further complicated by initial designs of most houses did not allow for screening of the full size bright blue recycling bins that came later. Lori Feehan stated the Committee would like to send a communication out to the neighborhood asking neighbors to be thoughtful with their trash bin placement as well as reminding neighbors to take in their trash bins within 24 hours of pick up. Other than the public education campaign, the Committee will hold on the issue for the time being but reaffirms its position that screening is from thoroughfares defined as public street maintained by the Town of Mount Pleasant. Lori asked the Communications Committee to assist with the matter and Karen agreed to assist.

One suspected short term rental was sent a compliance letter. Mike Parades informed the Board the suspected short term rental owner says they are renting for 30-days minimum. Lori Feehan asked that Mike request a copy of the lease(s) for confirmation. Mike agreed to retrieve documentation.

Lori updated the Board on the progress of the compliance program. The program will be slowed during pollen season, but Lesley will begin 90 Day follow ups to courtesy reminders sent out in April. Mike Parades stated the SCS office is tackling the issue of homeowners feeling targeted by the letters as some homeowners weren't aware of the program and felt singled out. Mike informed the Board that 167 letters have gone out since 01/21/2016 and 30% of those cases have already been closed out. There is another list of 64 homes that has been put on hold until after pollen season. The general response has been positive with few negative responses. Karen Dillard asked if the revised courtesy reminder letter was being received better than the original draft. Mike confirmed it was.

### **Communications Report:**

Karen Dillard updated the Board on the logo development process. Karen plans to present logo options at the next Board meeting in April.

Mike Parades stated he will do a monthly General Manager email blast similar to the community email he sent out in March regarding tiny house, marsh path clearing, and other projects. The Board agreed it was a positive way to communicate landscaping, construction, and other projects to the community. Mike informed the committee The Greenery would be mulching and planting seasonal flowers during the second week of April. The previous seasonal plantings will be pulled out during this time.

Karen asked the Board to clarify its philosophy on emailing out serious information posted on Next Door I'On. Karen highlighted two recent posts regarding a suspicious individual in the Rookery and a coyote on Ionsborough St. The Board agreed Next Door I'On is not an official source, and it would be best to not send emails based on information from Next Door I'On.

Mike Parades informed the Board that new signage was being placed on the Sports Field and the Rookery that explicitly states the hours of operation. Mike has spoken with the Mount Pleasant Police Department asking that they periodically enter the Rookery after hours as well as checking the Sports Field. The new signage will allow the police to enforce the hours of operation of the amenities and help reduce loitering after dark in these areas.

### **Finance Report:**

Paul Gillis informed the Board that financials were looking good, and the transfer fees are ahead of budget so far this year.

Mike Parades updated the Committee that approximately \$25,000 or 3.1% of 2016 Assessments were still considered outstanding as of 3/24/2016. There is a total of \$41,804 outstanding including long term delinquent accounts. Penalties have been applied to those accounts overdue. Mike sent a final email reminder to homeowners with outstanding accounts.

Mike Parades presented the new office space request to the Board. The current office has become cramped between the amount of storage space needed and two full time staff members. A larger office space, double the size of the current space, has opened up in the 159 Civitas building for \$825 a month or \$325 more month than the current office rent of \$500 a month. The new office space will cost an additional \$2925 on office space for the remainder of the budget year. The \$825 price will be locked in until December 2017. Paul Gillis supports moving to the larger office space, adding the Assembly is ahead of budget by approximately \$4,000 as of 3/24/2016.

The Finance Committee approved a Communications budget of \$1500. Karen Dillard asked why the amount was lower than what was the Communications Committee had requested. Mike Parades informed Karen the Finance Committee is willing to approve more funds whenever the formal budget is submitted.

Paul Gillis stated the Finance Committee had adopted a policy for new budget item additions. The Finance Committee agreed that the policy would be to adjust the budget as need for new or revised spending plans but only within the total budget amount approved by the Board.

Karen Dillard asked about how the logo rollout will be budgeted to fit in. Paul asked if it had to be in this budget year. Karen stated it was important to have a well-developed rollout rather than piecemeal the logo roll out. Mike Parades asked if a budget estimate could be devised, so the Finance Committee can start planning now. Karen agreed to develop the proposed budget estimates.

Paul Gillis brought up his final item regarding Cashflow from the Reserves. The Reserves now have their statements separate from the operating budget. The Committee wants to be able to forecast out Reserve spending against the

Reserve Study spending plan and have worked to develop more efficient ways to track this information. The Reserves are tied to CDs and it is important to watch liquidity.

**IDC Liaison Report:**

David Thompson was not available to give an IDC report, but Bruce Kinney remarked the IDC was very busy with new construction and new landscaping. Lori Feehan questioned how many new homes were left to be constructed. Mike Parades stated he would find out the number of lots left.

**Landscape and Infrastructure Committee Report:**

Tony Woody updated the Board on the Committee's progress on repairing the alleyways. Areas in need of repair have already been identified. In addition to repairing these areas, the Committee is debating how to fix the turn radii and what seal coat material to use. The Committee would like to move forward with the general alley repairs now.

*Motion to approve additional \$47,500 from the Reserves to complete alley repair work. Motion Seconded. All in favor. Motion passed unanimously.*

Paul Gillis pointed out that items 7 & 8 on page 2 of the Infrastructure and Landscape Report should be from the Reserves, not Capital Projects. Mike Parades agreed.

Bruce Kinney informed the Board of the compliments he had received regarding Phase 1 of the Marsh Path Clearing Project. Lori Feehan asked if the neighbors who live where the marsh path clearing occurred are among those excited about the project. Mike stated there had been one negative comment received and some concern regarding potential violation of DHEC rules. He assured the Board the clearing was done in a manner in line with the regulations from DHEC. Lori Feehan asked what the total price was for the work done so far. Tony Woody stated that \$4,700 was spent on the first section. Mike Parades believes there would be at most 3 more installments necessary to complete the entire marsh path. Tony Woody clarified the initial phase was a sample to see how the project was received and what the visual result was.

Mike Parades informed the Board that both the crosswalks and the pruning rejuvenation projects are complete. Discussion arose regarding the pedestrian

crosswalk warning signs now located at the entrance of I'On. Lori Feehan asked if these warning signs were required. Tony Woody stated the warning signs were required as the crosswalk is treated as a midblock crosswalk, but there was some latitude as to where the signs had to be placed. Mike Parades asked if the crosswalk signs on Mathis Ferry allowed additional latitude to the Assembly's placement. Tony Woody suggested the signs be moved to the other side of crosswalk, so as not to be disruptive to the aesthetics of the entryway. Mike agreed to reach out to the Town of Mount Pleasant in order to determine what can be done.

Jason Weaver of Weaver Construction, Chad Besenfelder, and Mike Parades will walk the alleys in order to finalize the plan to address turn radiuses and/or widening of the alleys. Mike met with the manufacturer of the Liquid Road product who after inspecting alleys advised Liquid Road would not be an ideal choice for I'On; however, there is another product available that is sufficient for the neighborhood's needs that is about 25% of the cost of Liquid Road.

Lastly, the field work for the depth survey of the lake and canals has been done. The full report can be expected in mid-April. Mike spoke with the surveyor and was told the lake's slit level was looking significantly lower than previously thought. If this is accurate, it will have a very positive impact on the Reserves funding.

### **Amenities Report:**

Tom O'Brien requested approval of \$5,000 from Capital Projects for the Waterfront Park Committee to get started on the design of the park, bid packages, etc. Mr. Russo, the lessee of the Creek Club, is on board with the waterfront enhancement, and an amendment to the lease will be prepared.

*Motion to approve additional \$5,000 to begin design of the Waterfront Enhancement. Motion Seconded. All in favor. Motion passed unanimously.*

Tom updated the Board on the progress of the Sports Court Committee. The question of the Sports Court location not being available in the January Amenities Survey has been resolved. Tom included the exact wording of the Sports Court survey question in the Board Packet. The print out shows the question includes the proposed location of the Sports Court. The Sports Court

Committee is making progress and will have an official bid prepared for the Board for the April meeting.

The Waterfront Park/Enhancement Committee will be meeting in the week following the Board meeting to look at bids for getting freshwater out to the dock. Lori Feehan asked if the water can be secured. Mike Parades said it was possible. Tony Woody suggested the Committee ensure the existing permit allows for freshwater.


Mike Parades asked for Tony's opinion on the Earthsource bid on seeding and fraze mowing the soccer field. Tony Woody agreed it was a good price for the work needed as any land disturbing activity in I'On requires several permits to be filed.

### **Final Comments**

Lori Feehan asked for an update regarding Aherne vs. I'On Homeowner's Association. The latest information she received was that the plaintiff did not attend the most recent court date. Bruce Kinney confirmed the plaintiff was not in attendance at the last court date. The judge dismissed the case. Lori asked if the Assembly was over on its Legal Budget. Bruce confirmed there was a variance on the Legal Budget due to a few legal situations that have arisen thus far. The Creek Club litigation is not the primary source of legal costs this year. Bruce assured the Board there was extreme caution being used when seeking outside Counsel.

**There being no further business to come before the Board of Trustees, the meeting adjourned at 6:55 pm.**

Respectfully submitted by

A handwritten signature in black ink, appearing to be "Hart", written over a horizontal line.