

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

**April 28, 2016**

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

**SCS:** Mike Parades, Lesley Ramey

**Guests:** Ed Clem 167 East Shipyard Rd., Dennis Young 25 Eastlake Rd. , Marshall Sinkler 10 Saturday Rd., Michelle Sinkler 10 Saturday Rd., Kaki Hinton 50 Fernandina St., Antonia Fokas 34 Fernandina St., Amy Mathisen 146 N. Shelmore Blvd., Whitney Walsh 57 Saturday Rd., Leigh Willard 27 Hopetown Rd., Heather Emrich 332 N. Shelmore Blvd., Carla Gilman 344 N Shelmore Rd., Amy Sage 63 Jogging St., Steve Reydel 37 Eastlake Rd., Trish Reydel 37 Eastlake Rd., Cheri Yates 38 Eastlake Rd., McCabe Templeton 34 Saturday Rd., Cacky Templeton 34 Saturday Rd., Hampton Templeton 34 Saturday Rd., Catherine Templeton 34 Saturday Rd.

### **Homeowner Forum:**

Steve Reydel, 37 Eastlake Rd, attended to address the concerns he and some of his neighbors had regarding the Sports Court. Mr. Reydel conducted a survey with I'On residents living near the proposed Sports Court area including Prescient Ln, Eastlake Rd, south Sowell Rd., and E. Shipyard Rd. There were concerns about potential use by nonresidents, aggravating existing parking/traffic issues in that area, vandalism/loitering, and an unfair burden on the surrounding owners and their property values. Mr. Reydel believes there were flaws to the Amenity Survey sent out in January 2016. Due to these flaws, Mr. Reydel believes the Board is not aware of the true feelings of residents.

Trish Reydel, 37 Eastlake Rd., supports Mr. Reydel's position.

Dennis Young, 25 Eastlake Rd., supports Mr. Reydel's position. Mr. Young added he feels there is a small minority of residents who have pushed the Sports Court onto the rest of the community. Mr. Young reiterated the unsafe traffic/parking situation that currently exists and would be aggravated by the Sports Court.

Michelle Sinkler, 10 Saturday Rd., attended to clarify the Sports Court Committee's objective and process. The Sports Court Committee was created after the Amenities Survey (January 2016) showed the Sports Court was the 2<sup>nd</sup> most favorable proposed amenity. Of the 463 respondents, 63% indicated they were favorable or very favorable to the Sports Court amenity. The Sports Court Committee was then created to research costs, design plans, locations, and lay the preliminary work for a potential Sports Court. The Committee is not at this time looking at building a Sports Court outright. The Committee is committed to addressing the concerns about parking, noise, vandalism, and nonresidents' use to name a few.

Catherine Templeton, 34 Saturday Rd., supported Ms. Sinkler's comments. Ms. Templeton went on to say she believes the Sports Court is a continuation of the original vision of I'On, a close community with many gathering places to meet neighbors. Ms. Templeton also stated there were no places in I'On the older children and that was desperately needed.

Carla Gilman, 344 N Shelmore Blvd, stated she was neutral on the Sports Court issue but felt the Amenity Survey (January 2016) did not give room for alternative opinions. Ms. Gilman also noted her comments did not appear on the survey results. Ms. Gilman wanted to bring the issue of loose dogs to the Board's attention. Personally, Ms. Gilman has been jumped on by a loose dog and was very uncomfortable this was allowed to occur. Ms. Gilman would like to see the I'On Rules come in line with the Town of Mount Pleasant's leash law.

Cheri Yates, 38 Eastlake Rd., asked the Board about the Sports field potentially being rented out again. Ms. Yates was concerned about the repercussions if the field was to be rented again.

Ed Clem, 167 E. Shipyard Rd., stated his concerns about incurring substantial costs due to the agreement with the I'On Club and Olde Park residents.

**Call to Order: 6:29 pm by Bruce Kinney.**

**Approval of Minutes:**

*Motion to approve the March 24, 2016 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.*

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

The Landscape and Infrastructure Committee, as requested by the Sports Court Subcommittee, reviewed the Earthsource bid for designing the Sports Court. The Landscape and Infrastructure Committee is fully in favor of approving funding for the bid, so that a design professional will prepare a design for the Sports Court. Tony Woody clarified this would only be for the design not for building the Sports Court. The design would allow the Sports Court Subcommittee to have a chance to look at the concerns that have been voiced by neighbors and find a design that mitigates these concerns.

Lori Feehan asked if the Sports Court Subcommittee was able to adequately hear and address concerns. Tom O'Brien responded that several members of the Sports Court Subcommittee were very sensitive to the concerns surrounding the project, and the Committee was making every effort to respond to all concerns. Paul Gillis inquired as to whether there were openings left for new committee members. Tom O'Brien confirmed there were positions still open.

*Motion to approve \$7,700 from Capital Projects to fund a design professional to prepare plans and apply for permits for a Sports Court. Motion seconded. All in favor. Motion passed unanimously.*

Tony Woody brought to the board's attention the need to complete the alley repairs and add seal-coating to the alleys. The Landscape and Infrastructure Committee requests \$105,700 from the Reserves to patch all of the alleys, improve turn radiuses, and add a seal coat. Lori Feehan asked what else was going to be addressed in this project. Mike Parades stated originally the goal was to widen the alleys. However, Chad Besenfelder made an excellent point that widening the alleys would not improve the issues widening was intended to address. In light of this, Mike Parades stated they intended to use a mix of bollards and Palmetto trees to reduce wear on the alleys. These repairs would also include fixing broken grates, catch basins and storm drains as well as adding the seal coat which will prolong the life of the asphalt. Tom O'Brien asked if there was a warranty attached to any of this work. Mike Parades responded the seal coat has a 5-year warranty. Karen Dillard asked for clarification regarding which alleys would be repaired. Mike Parades confirmed it would be all the alleys in I'On. Lori Feehan asked for assurance

from Paul Gillis that financially this was a good option. Paul Gillis stated it was and would ultimately save the Assembly money down the road. Paul added the Assembly was in very good shape fiscally.

*Motion to authorize \$105,700 from the Reserves to complete the rest of alley repairs and seal-coating. Motion Seconded. All in favor. Motion passed unanimously.*

Tony Woody presented the Board with Phase 2 of the Marsh Path Clearing Project. Phase 1 of the Marsh Path Clearing Project was well received by the community. The Landscape and Infrastructure Committee is requesting \$4900 to continue clearing the path. Tony highlighted that once the path is cleared, The Greenery is contractually obligated to provide regular maintenance of the path. In other words, this project should not have to be repeated. Tom O'Brien asked what the vision was for moving forward. Tony Woody stated they would start at the older areas and move towards the newer areas. Mike Parades added the next section was not as overgrown as the first section, so the funding would likely cover more area than Phase 1 covered. The next area would start at the bridge to Isle of Hope Rd and go to the Frogmore to Hopetown bridge. When that section is completed, the Landscape and Infrastructure Committee will come back to the Board to request funds for the next section. Tom O'Brien brought up that marsh front owners typically received letters each year that stated not to clear anything on the path. Tom questioned whether or not owners should be allowed to do so now. Tony Woody responded the reason for those letters was the strict limits regarding marsh path maintenance. Tony would work with the Landscape and Infrastructure Committee to devise an appropriate process by which owners can maintain the marsh path plant material. Tom O'Brien suggested a relationship be formed between the residents and the Greenery, so the Greenery, who has expertise in clearing the area now, can properly maintain the marsh. Tony Woody agreed this would be good. Lori Feehan asked how the Assembly will monitor the cutting. Mike Parades stated the Greenery was aware of the limitations and would be monitored appropriately. Paul Gillis noted the funding will come from Capital Projects. Mike Parades stated additional restoration projects on the marsh path (i.e. pocket parks) would be budgeted for in the coming year.

*Motion to approve \$4,900 from Capital Projects for Phase 2 of the Marsh Path Clearing Project. Motion seconded. All in favor. Motion passed unanimously.*

Tony Woody recapped the Westlake path issue previously discussed by the Board. Westlake Path on the Fernandina side has had consistent maintenance issues. The Greenery has informed the Landscape and Infrastructure Committee that the path had been incorrectly installed and needs a new base and proper drainage. The original proposal from The Greenery was to create a 4" limestone base with 2" of plantation mix as well as adding drainage and edging. This project would cost approximately \$44,828. When this proposal was presented in February, the Board requested a proposal for a concrete path instead of a sand shell path. The Greenery submitted a proposal to remove the current sand shell path and replace it with a concrete path of similar width and treatment to existing sections. This would cost \$58,308. After reviewing both proposals, the Landscape and Infrastructure Committee recommended the sand shell replacement.

Paul Gillis asked if this recommendation was based on the aesthetics of the sand shell path over the concrete path and what maintenance the path would require. Lori Feehan asked if this proposal included proper drainage. Tony Woody stated the proposal attempts to address run off via a French drain and allows for the path to absorb water from gutter less homes. Lori Feehan informed the Board she was reluctant to approve the funds for a sand shell path as the current one was obviously not appropriate for the area. Tony Woody informed the Board that replacing the path with this new design would prevent the Assembly from replacing the Plantation mix every year. Mike Parades added the new sand shell path would require little maintenance year to year but would need major maintenance in 10 years. Tony Woody noted there would be a 4" limestone base and the edges would be reset with a 2" mix. This would prevent annual maintenance from being necessary. Lori Feehan asked how much annual maintenance costs the Assembly. Mike Parades responded the budget was for \$8,000 and typically that is all used. Tom O'Brien stated he, too, was uncomfortable with the sand shell path but wondered what the cost of maintenance was for the concrete path. Tony Woody stated maintenance issues can be fixed with the design of new sand shell path mitigating that issue. Paul Gillis asked why the east side of Westlake Path was concrete. Tony Woody stated the slope of the section required

concrete. Chad Besenfelder noted drains through the bulkhead were required for the later built homes and the developer added a French drain along the bulkhead. Chad also noted that there are formal and informal styles throughout the neighborhood. This is a more formal area and tabby concrete would be appropriate.

*Motion to approve \$44,828 from Reserves for the removal of the west side of Westlake Path and replacement of sand shell. Motion seconded. 5 for, 3 against. Motion passed.*

Finally, Tony Woody informed the Board the new crosswalks had been inspected by the Town of Mount Pleasant. There were several changes the Town demanded be made. The Assembly will not pay for these changes. Bruce Kinney noted the new sign will be more aesthetically appealing.

### **Presidents Report:**

Bruce Kinney informed the Board that Shawn Willis, the Assembly's General Counsel, had accepted a position with Nelson, Mullins, Riley & Scarborough LLP. Mr. Willis invited the Assembly to move their files to Nelson Mullins, and he would provide counsel at the same billing rate. The Legal Committee strongly recommends staying with Mr. Willis. Bruce recalled how difficult it had been to find a lawyer that best represented the needs and wants of I'On, and Mr. Willis had served the community well.

*Motion to transfer files to Nelson, Mullins, Riley & Scarborough LLP from Turner Padgett Graham & Lacey and continue to have Mr. Shawn Willis represent the I'On Assembly. Motion seconded. All in favor. Motion passed unanimously.*

Bruce Kinney brought the use of the boating facilities by I'On Club Members to the attention of the Board. Bruce had engaged in many discussions with Olde Park and the I'On Club. In regards to the I'On Club, the I'On Assembly had not receiving monetary reimbursement for costs of the boating facilities as required by the 2009 Easement in which the I'On Club is permitted to offer use of the boating facilities to its club members in exchange for sharing in the costs of maintaining and insuring the boating facilities. Bruce reached an agreement with the I'On Club regarding this issue. The three pieces to the agreement are:

*“1. The I’On Club will pay to Assembly \$15,000 to satisfy all amounts due for cost sharing for 2014-2016 and become current,*

*2. Until December 31, 2016 (or the time the Assembly and the Olde Park HOA enter into a new agreement), the Club agrees to limit Club members’ access to the Boating Facilities to only members who are residents of Olde Park,*

*3. Club and its successors agrees to terminate the 2009 Easement when and if the Assembly enters into an agreement directly with the Olde Park HOA regarding the use of the Boating Facilities by Olde Park residents.”*

Chad Besenfelder noted he would not be voting on this issue due to a conflict of interest. Discussion arose regarding the details of this agreement. There was concern about the effects this agreement would have on the current litigation surrounding the Creek Club. Bruce Kinney assured the Board there would be no negative effect on this litigation if this arrangement were to pass. The arrangement would simply be added as a memo to the 2009 Easement. Karen Dillard asked how the cost sharing bill was typically decided. Bruce responded a formula was used based on the number of I’On Club members using the boating facilities.

*Motion to approve the proposed arrangement with the I’On Club regarding Olde Park residents access to I’On boating facilities. Motion seconded. 5 for, 2 against, 1 abstention. Motion passed.*

### **Communications Report:**

Karen Dillard informed the Board the Communications Committee had reviewed 3 potential logo options created by Craig McLaughlin (designer of the I’On Trust logo). There was one option the Committee unanimously agreed upon.



The logo represented what the Communications Committee felt would best represent I'On. The seal is in continuity with the I'On Company logo and the I'On Trust logo. The porch design represents all boroughs in I'On and is iconic. The porch represents a gathering place and a close community, an idea I'On was built upon. The ribbon can be altered to reflect the different boroughs, interest groups within I'On as well as the Committees and Assembly. The logo is in black & white for now, but if the community would like to use color, Charleston Green will be used in order to keep with the traditional colors used in our signs now. Karen Dillard provided a cost breakdown to the Board:

- *\$525 spent to date*
- *Additional \$100 to formalize file formats once approved*
- *\$175 additional to develop the logo for Letterheads and Mailing Envelopes*
- *\$150 additional to develop the logo for business cards*



- *OPTIONAL: \$50 for every time the Assembly wants to add a new name to the logo ribbon*

The Total Cost (without the optional \$50 for each ribbon change) stands at \$995 which is within the budget of the Communications Committee. However, the logo rollout will be outside the budget of the Communications Committee.

Lori Feehan asked if it was possible for the Communications to be responsible for adding new names to the logo ribbon rather than Mr. McLaughlin and inquired as to whether or not I'On would own the logo. Karen stated I'On owned the logo, but it was not copyrighted. Copyrighting would cost an additional amount. Mr. McLaughlin prefers to edit the name in order to preserve the integrity of his work. The Board agreed a copyright was important to retrieve and the logo was a wonderful design for I'On.

Karen Dillard stated with the Board's approval of the logo the Committee will move forward with planning a logo rollout. Karen will work closely with the Finance Committee on this matter. Tom O'Brien asked if a website would be created, for residents to purchase merchandise with the logo on it. Karen stated they would be looking into how to best sell merchandise to the community.

*Motion to approve the Logo design and rollout campaign. Motion seconded. All in favor. Motion passed unanimously.*

### **Covenants Committee:**

Lori Feehan addressed a complaint about trash cans that were visible from the canal. The Covenants Committee feels it was not a covenants issue, but there was concern that if this was address as a covenants issue, it would set a precedent that the Covenants Committee was not comfortable with it. Lori would like the Board's support in the Committee's decision to not move forward with the complaint as it was not a covenants issue. David Thompson stated he felt the plantings added were sufficient and it was no longer an issue that should be pursued. Lori agreed and stated there should be more done to encourage neighbors to screen trashcans in areas that are not subject to covenants.

Lori Feehan brought the issue of loose dogs to the attention of the Board. The Covenants Committee as well as Mike Parades has received several

complaints regarding dogs not on leashes as well as dog deposits being left all about the neighborhood. Several complaints specifically mention dog deposits heavily resulting from loose dogs. The Amenities Survey has 82 mentions of dogs not on leashes and dog deposits. The issue has been brought to the Board several times before without conclusion. The Covenants Committee feels it is time for I'On Rules to come in line with the leash laws of the Town of Mount Pleasant. Tony Woody asked how dogs can be allowed off the leash now if the Town of Mount Pleasant had a leash law in place. Lori Feehan clarified the Assembly owned property (e.g. the marsh path, Maybank Green, etc) were private property. Therefore, animals did not have to be leashed on these areas according to the Town of Mount Pleasant.

*Motion for the Covenants Committee led by Lori Feehan to move forward with rewriting the language of Rule D-102 Pets in order to bring the rule in line with the Town of Mount Pleasant Leash laws. Motion seconded. All in favor. Motion passed unanimously.*

Lori Feehan stated the Covenants Committee will submit the new language to the Board and the I'On Community for vote in the coming months.

### **Finance Report:**

Paul Gillis stated the past due assessments are very low. On March 31, 2016, approximately \$36,000 was considered past due. On April 28, 2016, approximately \$26,000 was considered past due. In comparison, last year on 4/28/15 approximately \$44,000 was past due. Paul commended Mike Parades on his outstanding collection efforts.

Paul Gillis highlighted the Reserve Investment Maturities graph on the Executive Dashboard. Paul noted this will be updated as the Finance Committee has voted to order a new Reserve Study in early 2017. However, the Assembly is still in a positive fiscal position.

### **IDC Liaison Report:**

The IDC requested David Thompson bring the question of artificial turf to the Board's attention. David noted several requests had come through the IDC regarding artificial turf. The I'On Code currently does not allow for artificial turf. The IDC reached out to several neighborhoods including Snee Farms,

Dunes West, Kiawah, etc to ask their policy on artificial turf. The answer from all these neighborhoods was a resounding no.

Tom O'Brien stated artificial turf should be permitted in limited circumstances due to the common shaded lawns in I'On as well as being a wise environmental decision. David Thompson noted there were plenty of natural options for shaded areas. Tom O'Brien suggested that I'On should be ahead of the curve on this issue as eventually legislation will be enacted on it similar to legislation regarding satellite dishes. Chad Besenfelder informed the Board that any changes to the I'On Code like allowing metal doors or artificial turf would require a PUD amendment through the Town of Mount Pleasant which will take several months. David Thompson asked if exceptions to the Code would be acceptable rather than changing the Code itself. It was agreed that a case by case basis with strict parameters would be acceptable. Paul Gillis asked if there were efforts being made to address the less than desirable appearance of the right of ways (soil areas between the sidewalks and the roadways). Bruce Kinney stated the Greenery was testing options now and would report the findings to the Community soon.

Lori Feehan asked how many lots were left to build upon in I'On. Mike Parades informed the Board that 747 homes were built, 5 homes were under constructed, and 9 lots were left to be built on as of 4/27/2016. The I'On PD allowed for 762 platted lots.

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

Mike Parades informed the Board that the Town of Mount Pleasant had not changed its position on the tiny house on Phase 11. The Town of Mount Pleasant will not approve the structure.

In regards to Landscape and Maintenance, mulching and seasonal plantings had been put in. The tree company will come back to lift all trees that were not pruned previously to the 12ft mark along streets and alleys.

The Lake study has been completed, and Mike has reviewed it. The lakes are in great condition. The company believe the lakes had another 25 years before they would need to be dredged.

The largest issue Mike wished to address was security. A group of adolescents were caught on camera by a Saturday Rd. resident vandalizing a home and

obstructing the roadway with material from the marsh. Mike Parades advised that anyone who sees or experiences similar incidents to please file a police report.

Mike also pointed out that there are specific Town of Mount Pleasant Ordinances that address the use of golf carts. Specifically, Mike pointed out: golf cart drivers must be 16 and licensed, carts must be insured, and cart cannot be driven at night.

Mike Parades informed the Board the Mid-Year Meeting will take place after the Creek Club Potluck on June 14<sup>th</sup>. Bruce Kinney will be drafting an invitation letter to the community. The Post Office will have an official there to speak on some of the issues that have plagued I'On residents. The Greenery will also be there to discuss landscaping including potential shade friendly plantings.

Mike informed the Board the Broadband Committee was continuing to move forward with finding alternative options for wireless. The two members must be confirmed by the Board.

*Motion to appoint Phil Helmstetter and John Altergott to the 2016 Broadband Committee. Motion seconded. All in favor. Motion passed unanimously.*

Lastly, Mike Parades stated he would add a section about screening trash cans to his General Manager Email Update. His update would include details from that evening's Board Meeting.

**There being no further business to come before the Board of Trustees, the meeting adjourned at 8:31 pm.**

Respectfully submitted by

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