

I'On Assembly Board of Trustees Meeting

May 26, 2016

Members Present: Bruce Kinney, Tom O'Brien, David Thompson, Paul Gillis, Lori Feehan, Karen Dillard

Members Absent: Tony Woody, Chad Besenfelder

SCS: Mike Parades, Lesley Ramey

Guests: Anne Register 270 N. Shelmore Blvd., Amy Sage 63 Jogging St.

Homeowner Forum:

Anne Register, 270 N. Shelmore Blvd., attended the meeting as a representative of I'On At Home (IAH) in order to provide programming updates to the Board. An article regarding IAH's progress will be included in the June Newsletter. I'On At Home was officially incorporated in the state of South Carolina on May 4th. However, the IRS has not yet appointed IAH as a charitable organization. On May 25th, IAH adopted their Bylaws, Conflict of Interest Statement, and elected their first Board of Directors. The Board of Directors is composed of the Steering Committee members. The Board will have staggered terms with elections occurring at their annual meetings. The annual meeting will occur in December. Mandy Summerson, Executive Director of an Aging In Place program located in Chapel Hill, met with the Board of IAH to help provide guidance and best practices. IAH has also begun to collaborate with Lutheran Homes of South Carolina on healthcare services as well as administrative assistance. Lutheran Homes is very excited about this opportunity as it is a potential model that can be exported across South Carolina. IAH has also raised approximately \$10,000 from I'On neighbors. Lastly, IAH will have a fitness and nutrition event for seniors at the I'On Club on June 8th. Mimi Rose will be the instructor for this event.

Anne Register, 270 N. Shelmore Blvd., proposed the Board should form an ad hoc committee to look into a community space as it is desperately needed by

the community. Anne suggested an active I'On resident to look into the matter. Bruce Kinney stated the resident and any other interested parties should research and present their findings to the Board.

Amy Sage, 63 Jogging St., inquired about the status of the former East Cooper Montessori building, noting the for sale sign had been removed. Mike Parades had spoken with the owner, who informed him there was no contract.

Anne Register, 270 N. Shelmore Blvd., requested the Board work to restore the historical marker that was at the entrance of the neighborhood. Bruce Kinney asked Mike Parades to look into getting back the marker.

Call to Order: 6:14 pm by Bruce Kinney.

Approval of Minutes:

Motion to approve the April 28, 2016 I'On Assembly Meeting Minutes with modifications. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Bruce Kinney presented the proposed Board Charter. Lori Feehan suggested the first sentence read "Ultimately, the role of the Board of Trustees is to promote the concept of community and protect the neighborhood's property values." Lori stated this would better reflect the purpose of the Board. Karen Dillard agreed. Karen also asked for clarification on whether or not a Founder's Representative was mandated by the documents. Mike Parades responded the Founder has a right to appoint a Representative to the Board until the Founder's Rights expire in February 2018 or until all of the lots in I'On were sold which ever should come first.

Bruce Kinney asked the Board to record Bylaws and its amendments. Bruce informed the Board that it is not required to record the Bylaws. However, since adding several amendments, it would be best to do so.

Motion to record Bylaws and amendments. Motion seconded. All in favor. Motion passed unanimously.

Bruce Kinney reminded the Board of the need to support Board decisions, especially in light of the increase of IDC reviews and Covenants Enforcement. Bruce encouraged the Board to debate the issues but once the

Board votes, the Board stand by decisions after voting. The Board agreed to follow the debate, vote, support policy.

Paul Gillis raised the issue of the IDC and its reputation in the community. He advocated for a more consumer friendly IDC and suggested the operating policies be reviewed and revised in some areas. Tom O'Brien and Karen Dillard expressed agreement with this sentiment. David Thompson, who chairs the IDC, commended the efforts of the community members and architects who sit on the IDC to improve their relationship with homeowners. After further discussion, it was agreed to table any action pending development of specific recommendations to improve the Community's image of the IDC.

Communications Committee Report:

Karen Dillard informed the Board of the branded merchandise purchased by the Communications Committee. The items will be sold at the Mid-Year Meeting as well as in the management office. Karen Dillard asked for the Board's input as to pricing of wine glasses. The Board agreed the pricing was reasonable. Karen Dillard asked if the Board would be willing to purchase polos to wear to the Mid-Year Meeting. The Board agreed. Karen will put together polos and send the link for purchasing to Board Members. The Communications Committee is also putting together a quiz to win branded merchandise as part of the logo rollout. The Communications Committee requested approval for \$5105.91 from Capital Projects fund to purchase I'On branded signs at the front entry in I'On Square and Mathis Ferry-N Shelmore roundabout, business envelopes, business cards, 25 canvas flags and hanging devices to attach flags to lamp poles. Paul Gillis asked if SCE&G approval would be required to hang the flags on a light post. Mike Parades stated it was not needed. Lori Feehan raised concern about the security of the flags from thievery. Mike Parades assured the Board the flags would be as secure as possible. Bruce Kinney and Tom O'Brien stated they believe the flags would be a wonderful way to roll out the new logo.

Motion to spend \$5,101.91 from Capital Projects for I'On branded signs at the front entry and Mathis Ferry-N Shelmore roundabout, business envelopes,

business cards, 25 canvas flags and hanging devices to attach flags to lamp poles. Motion seconded. All in favor. Motion passed unanimously.

Karen Dillard also informed the Board the copyrighting process was continuing.

Landscape and Infrastructure Committee Report:

Mike Parades informed the Board that asphalt paving work would begin on June 14th. The Westlake path reconstruction would begin after the 4th of July. Mike Parades also presented the Board with two options for the replacement furniture in Sophie's Park: teak or composite furniture. The Board agreed the composite furniture would be a better investment. Mike Parades will move forward with purchasing the furniture for the park.

June Board Meeting:

Bruce Kinney asked the Board if there would be a need for a June Board Meeting considering the Midyear meeting on June 14th. There was some concern about potential fines to levy. Bruce Kinney stated a special meeting could be called if it was necessary. The Board agreed a meeting on the fourth Thursday in June was not necessary.

Covenants Committee:

Lori Feehan presented the Board with new wording for D-102 Pet Rule. The new wording would bring I'On Pet Rule into compliance with the Town of Mount Pleasant leash ordinance. Bruce Kinney stated he did not agree with the 8 ft in length clause. The Board agreed the length limitations should be removed. Paul Gillis asked if there was any language stating the leash must be in hand. Lori Feehan stated the Covenants Committee had thought to address that but felt it was implied. David Thompson inquired as to the enforcement mechanism. Lori Feehan informed the Board that once the rule is in place, Animal Control would be able to respond to any complaints about off leash pets. Bruce Kinney asked for clarification regarding the General Manager's role in enforcement. Lori Feehan stated residents would go directly to Animal Control. Tom O'Brien asked if Animal Control would patrol the neighborhood. Mike Parades stated he would contact Animal Control and request. Paul Gillis asked for clarification regarding the process of changing the rule and how homeowners can add input. Lori Feehan informed the Board they would send

out the notification of intent to change the rule to the community. After a sufficient comment period and homeowners forum, the Board would vote. Lori Feehan asked the Board when it would be best to send out the notice of intent to change. Mike Parades stated the notice should be sent out a month before the Board meeting where voting will occur. Lori Feehan asked the notice be sent out in July as there will not be a Board meeting in June. The Board would then vote on the rule change at the August Board Meeting. The Board agreed this would be the best timeline.

Motion to notify owners of intent to change Pet Rule D-102. Motion seconded. All in favor. Motion passed unanimously.

Lori Feehan provided an update to the Board about the maintenance program. Lori highlighted the steps taken including a certified letter for the second notice to ensure folks were getting the letter and had time to respond. Paul Gillis asked how the Committee was working with special needs and situations. Lori Feehan stated the Committee was working with homeowners. The issue the Committee faces is some residents appear to be ignoring the letters. Bruce Kinney reminded the Board that the Covenants Committee has the power to recommend fines, but all fines would have to ultimately be approved by the Board before being levied.

Finance Report:

Paul Gillis informed the Board that financials were looking good. A large past due account of approximately \$8200 will be written off as bad debt. The home was sold at auction in early May. Mike Parades informed the Board that receivables are at a historical low. Paul Gillis reminded the Board that the approximately \$5100 requested by the Communications Committee would be coming from Capital Projects not Operating Funds or Reserves.

IDC Liaison Report:

David Thompson reported the IDC reviewed 38 requests in May. David Thompson informed the Board that the IDC's landscape architect, Stephanie Holland, would sadly be leaving. Stephanie's firm was not able to have another architect sit on the IDC. The IDC is looking into potential replacements.

David Thompson brought the Board's attention the issue of artificial turf. The IDC is getting more requests to install artificial turf, but it is prohibited by the

I'On Code. Steve Degnen, IDC Committee Member, will be putting a piece in the Living in I'On Newsletter regarding artificial turf. A variance could potentially be granted on a case by case basis in backyards where it will not be visible. Mike Parades stated two homes had added artificial turf to their homes and the Neighborhood Design Coordinator, Pam Gabriel, would be contacting the owners. David Thompson stated a test case had been approved in a resident's backyard. The IDC will be carefully monitoring the product over the next year to see how the product matures. Paul Gillis asked if the test case would be asked to remove the product if it is not in satisfactory condition in a year. David Thompson stated if the IDC finds the product is not satisfactory, he believes the resident will likely agree and want to replace the product. David Thompson reminded the Board the PD would have to be amended to officially allow for artificial turf in I'On. Bruce Kinney stated it would something to look into further. David Thompson also reminded the Board that none of the other neighborhoods the IDC reached out to had approved artificial turf. Mike Parades noted many of those neighborhoods did not have the right of ways and tree issues I'On faces.

Amenities Report:

Mike Parades provided an update on the potential dock expansion. Ken Hanse, who did the original dock permit, has informed the Committee the area cannot be a marina. 250 ft. of moorage is allowed, and there is current 231 ft. of moorage. Ken Hanse was able to meet with Mike Parades, Dave Niemann (Chair of the Waterfront Park Committee, and Chris Colen (Chair of the Dock Extension Committee) at the docks. Ken Hanse advised the small staging dock not be included in the moorage square feet. He also provided contact information for individuals at the Office of Ocean & Coastal Resource Management in the Shellfish and Water Quality divisions. These individuals would be helpful in providing guidance during the permitting and design process. The Dock Extension Committee will need a scale drawing of the waterfront area to supplement the plat rendering to see if there is an option to create another corridor to another dock. Mike Parades reminded the Board there was still some distance to go on the dock extension, and there is only a chance the dock could even be extended. Paul Gillis asked about the community support for the project. Tom O'Brien informed the Board the Dock Extension elicited an extremely positive reaction from the community in the

2016 Amenity Survey. Tom also noted the current dock situation was very overcrowded. Bruce Kinney asked if the Dock Extension Committee was requesting any funds. Mike Parades stated an engineer was needed to do an update on the plat rendering to determine if there is a corridor of at least 50 ft, and Giles would need to do additional work on the waterfront park or it will need to be separate. At the current time, the Committee is not ready to request additional funds.

Bruce Kinney informed the Board the formal agreement with the renter of the Creek Club would be delayed to ensure the agreement adequately addresses the potential dock extension. Mike Parades stated the Waterfront Enhancement had a rough sketch of what was needed, but quotes are still required and we will not be ready for work until fall.

Mike Parades also updated the Board on the progress of the Sports Court Committee. The Committee has met with the engineer and is working on the design aspects. Lori Feehan recommended the Amenity subcommittees have updates to present at the Midyear Meeting. Tom O'Brien reminded the Board the difficulty of finding contractors in Charleston right now.

Mike Parades informed the Board that a men's soccer team was practicing on the Soccer field on Eastlake. The members are predominately I'On residents. The team is aware they are responsible for any traffic issues causes, noise, and clean up. Mike Parades will be monitoring.

Letter from Saturday Rd Resident Re: Children Jumping Off the Docks

Mike Parades directed the Board's attention to a letter written by a Saturday Rd resident. The resident was concerned about the children seen jumping off the docks and the dock roof. Mike noted this is not the first time the concern has been raised this year. Mike Parades reminded the Board there were signs placed by the docks and a gate installed to prevent small children from getting on the docks. The Board agreed that was the limit to what the Board could reasonably do, especially considering how often the docks are used by nonresidents.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:25 pm.

Respectfully submitted by 