

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

**July 28, 2016**

**Members Present:** Bruce Kinney, David Thompson, Paul Gillis, Tony Woody, Chad Besenfelder

**Members Absent:** Lori Feehan, Karen Dillard, Tom O'Brien

**SCS:** Mike Parades, Lesley Ramey

**Guests:** None

**Homeowner Forum:**

No comments

**Call to Order: 6:04 pm by Bruce Kinney.**

**Approval of Minutes:**

*Motion to approve the May 26, 2016 I'On Assembly Meeting Minutes and June 14, 2016 Special Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.*

**Presidents Report:**

Bruce Kinney highlighted discussion surrounding the Creek Club lease modifications. Bruce emailed The Assembly's Legal Counsel, Shawn Willis, regarding documenting the change in the Creek Club lease to accommodate the alterations from the proposed Waterfront Park. Mr. Willis had not returned the email at the time of the meeting but was working to make the agreed upon changes were consistent with the lease agreement.

**Landscape and Infrastructure Committee Report:**

Tony Woody informed the Board that a Change Order was needed for the Westlake Path project. During the construction of the path, it was discovered several drain lines were either damaged or did not connect to the bulkhead. It was also discovered some of the steel edging was corroded beyond further use. Due to the need for extended and new drainage, additional steel edging and additional plantation mix, the Change Order of \$4,207.83 was needed to

properly complete the project. Tony Woody also noted there was a question about using the original Westlake Path Plantation Mix on the marsh path. The mix pulled off of Westlake Path appeared to be more dirt than plantation mix. Chad Besenfelder had looked at the material pulled from the original path and felt the mix was appropriate for use on the Marsh Path. Tony Woody noted discussion would continue regarding what to do with the previous plantation mix.

*Motion to confirm Change Order for \$4,207.83. Motion seconded. All in favor. Motion passed unanimously.*

The Landscape & Infrastructure Committee has received two proposals regarding the potential dock expansion. Reid Surveying submitted a proposal for a hydrographic survey, essentially checking the topography of the bottom of the creek. JGT Associates submitted a proposal to create the structural design, initial permitting, and construction administration work for the dock expansion. Tony Woody works in the industry and feels these are adequate prices for the work. Bruce Kinney asked if the JGT Associates proposal was paid incrementally based on advancement of the project. Tony Woody confirmed the proposal's payment structure was incremental.

Tony Woody informed the Board the dock expansion would be considered a marina. There will be an O&M manual, and there will be a public notice, allowing for potential objections. This could bring attention to I'On and its efforts. Paul Gillis asked what the community would be getting with this expansion. Tony Woody replied it would add an additional float, adding 200ft of dockage. This would hopefully alleviate some of the issues at the docks regarding docking space and ramps. Mike Parades noted the existing dock is 200 ft. Tony stated the length of moorage being pushed over the 200 ft mark is why the expansion will be considered a marina. Bruce Kinney asked if the marina designation would mean fuel lines and a fuel dock were required. Tony Woody stated these were not required, and in the O&M manual there would be statements to clarify the lack of these items. Mike Parades noted JGT Associates is confident the permit will go through. Tony also informed the Board there would be a water quality issue, which is common, and neighborhoods up river would be able to object to the dock expansion. Work will be done to show there will not be contamination of the water, and that work will be reviewed by DHEC. Bruce Kinney stated during discussions with

Olde Park HOA earlier this year, the importance of unity between I'On and Olde Park to allow for the expansion of the dock was heavily emphasized.

Paul Gillis confirmed the authorized work being done on the Sports Court, Waterfront Park, and Dock Expansion was all spec work and was not indicative of approval of the whole project. Tony Woody confirmed. Bruce Kinney stated the Dock Permit was good for 10 years, so construction did not have to begin immediately. Mike Parades clarified the permit was good for 5 years initially and a request for a 5-year extension would need to be made. The request for extension is routinely granted. Chad Besenfelder was able to present the Board with what the dock could potentially look like based on a dock built by the Grahams in Beaufort, SC. Mike Parades informed the Board the language in the permitting documents called the dock expansion a second community dock, not a marina, citing the increased size of the community as a motive for adding the new dock. Mike Parades noted OCRM works to encourage community docks over individuals. Tony Woody stated the way the regulations about community docks was that lots that could have individual docks be given up to create the community dock. Tony appreciated the notion but recognized the difficulty of adding the community dock after most of the neighborhood had been built out. Bruce Kinney mentioned the internal restriction on individual docks meant that lots with potential individual docks had already been given up.

Tony Woody stated the community dock would be well received and add value to the community. Bruce Kinney agreed stating folks recognize the value of a boating dock in the Lowcountry.

*Motion to approve additional survey work for \$1,980.00 needed for Dock Expansion Permitting to come from the Capital Project Fund and to approve signing the service proposal for Dock Expansion with JGT Associates for a total of all phases of \$12,500.00 to come from Capital Projects Fund. Motion seconded. All in favor. Motion passed unanimously.*

Bruce Kinney commended the Board for their use of the transfer fee to add to the neighborhood. The original vision for the transfer fee was to have a portion go to the Reserves and a portion go to Capital Projects, to do new things. The Board is fulfilling the promise made when the transfer fee was introduced.

Tony Woody brought to the attention of the Board the furniture in Sophie's Park. At the Board meeting in May, Mike Parades presented the Board with two options for furniture: teak or composite. The Board voted on composite, but Tony would like to revisit the question. Tony believes the composite material is not in line with the vision of the community to make the infrastructure of the community high quality. Tony Woody believes the composite is a lesser material than what is already there. Mike Parades mentioned the furniture would also be installed at Hopetown Park as well. Paul Gillis asked what the difference in cost was. Mike Parades stated the teak furniture was approximately twice the price of the composite furniture. David Thompson noted the difficulty in maintaining teak furniture. Mike Parades has reached out to a community member that resides near Sophie's Park and is active in the community. Chad Besenfelder noted the community member had been responsible for picking furniture in the Square. The Community Member was okay with the composite furniture but recommended a dark color to prevent signs of wear from showing. Tony Woody reminded the Board for years the Board had been very cost conscious, but had recently refocused to maintaining and improving the community. Furniture is a part of that. Tony Woody prefers the teak.

Chad Besenfelder mentioned he had purchased composite Adirondack chairs and placed them in a pocket park on Duany's section of the marsh path. David Thompson informed the Board that the composite chairs on Duany looked good still. Chad Besenfelder stated he had thoroughly researched and purchased the chairs from a vendor in Mount Pleasant. Mike Parades was looking at the same vendor for the park furniture and noted the vendor guarantees his work. Mike noted he felt comfortable using the composite material in Sophie's Park and Hopetown Park due to the lack of visibility from the main arteries of the neighborhood. Bruce Kinney asked if composite furniture was being considered for the Waterfront Park. Tony Woody confirmed teak was the only furniture considered for that park. Mike Parades asked if the Board was comfortable moving forward with composite furniture, noting the fund would come from the Reserves. Paul Gillis inquired on the costs of the composite furniture. Mike Parades stated the furniture would be approximately \$2,000 for each park. The Board agreed to move forward with the composite furniture in Sophie's Park and Hopetown Park.

Bruce Kinney brought up the issue of the Right of Ways in the community. Bruce noted the homeowner is responsible for the planting and irrigating of these strips according to the governing documents. Bruce lamented on the state of these areas and how their poor maintenance reflected negatively on the overall image of the community. Mike Parades has investigated these right of ways and found that many simply were not irrigated. Mike Parades informed the Board the Greenery had developed a proposal of what to plant and how to maintain these areas. Mike will be informing the community of options for the strips with an emphasis on needing to irrigate that area.

Bruce Kinney solicited ideas on how to enforce this obligation. David Thompson noted it would be extensive to add irrigation underneath existing sidewalks. Mike Parades noted some homeowners had simply cut off the water to the right of ways, so not all homeowners would need to install irrigation. Paul Gillis noted it would be difficult to enforce this and not all owners would comply. Tony Woody reminded the Board that the right of ways were not the owner's property. Bruce Kinney informed the Board that homeowners agreed to plant and irrigate these areas when they purchased their home.

Bruce Kinney had discussed the question with Lori Feehan, chair of the Covenants Committee who was unable to attend this evening's Board meeting. Lori Feehan agreed it must be enforced and that it was a violation of the Covenants. Paul Gillis noted the bare right of ways were an eyesore and so was the landscaping in the Square. Paul was concerned about enforcing the maintenance of the strips when some portions of the neighbor not under homeowner responsibility do not look good. Tony Woody informed the Board the Landscape and Infrastructure Committee asked the Greenery to price out getting the front of the neighborhood redone with new ground cover and flowers as well as the area in front of the Rookery entrance in order to bring those areas up to the standards of the neighborhood. Tony Woody noted it was a priority of the Landscape and Infrastructure Committee to improve the less attractive areas of the community.

Paul Gillis reiterated his concern about the enforcement of right of way maintenance. David Thompson asked for confirmation that already built homes will be subject to letters from the Covenants Committee, not the IDC. Bruce Kinney confirmed, noting that it was continuing the Community's

efforts to enforce the covenants. Mike Parades read the Board the following passage from his General Manager Update scheduled to be sent out August, 1, 2016:

“In response to many inquiries, the Greenery has provided a number of options for plant materials that will survive in the median strips **IF** the strips are regularly irrigated. The cost of planting and irrigating is an owner cost. The HOA will perform the routine on-going maintenance that is needed. Please contact our office for further information. Please remember all plantings should be approved by the IDC before planting.”

Bruce Kinney reminded the Board enforcing right of ways was in line with efforts of improving the neighborhood. Mike Parades noted several residents had already reached out to him asking for solutions. There is also a watering truck the Greenery could use to irrigate. Bruce Kinney asked if the bill would be sent to owners who do not have irrigation. Mike Parades confirmed.

David Thompson asked for clarification on the tree situation in Latitude Ln. Mike Parades informed the Board a group of homeowners had sent a letter to the Landscape Committee requesting permission to remove the oaks and replace them with palms at their own costs. The Landscape Committee approved the measure. Mike Parades is concerned the trees planted do not match the number of palms of the opposite side and will confer with the homeowners on that issue. Tony Woody elaborated the homeowners were concerned the roots of the trees were causing the footing of their homes to crack. David Thompson asked if all the homeowners had approved of this decision. Mike Parades confirmed all affected homeowners had agreed to it.

Chad Besenfelder recommended creating an overall comprehensive plan of landscaping including budget, schedule, etc. Chad noted homeowners who did have a right of way were not subject to the same burdens as homeowners with right of ways and suggested a potential for a cost sharing program to address the issue. Bruce Kinney noted this would relieve the Homeowner of their duty outlined in the governing documents. Paul Gillis stated he felt the right of way strips were in essence common areas. Mike Parades stated he and his assistant would work to identify all right of ways strips and record their size in order to better understand the magnitude of the problem, so the Board could work to fully address the issue.

**Covenants Committee:**

*Motion to approve the \$10 a day fine for 1 home in violation. Motion seconded All in favor. Motion passed unanimously.*

**Finance Report:**

Paul Gillis informed the Board that the Assembly is ahead of budget. The Assembly will likely finish the year ahead of budget, but not as substantially as it appeared now. The 2016 budget had budgeted conservatively on insurance and the premium came in roughly \$10,000 less than expected adding extra cushion to the budget.

**IDC Liaison Report:**

David Thompson directed the Board's attention to the information regarding solar and artificial turf included in the Board Packet. The IDC has received increasing requests to install these items. The Committee has compiled pros and cons and developed a policy. Variances can be granted if appropriate. These variances are only granted if the material is totally out of view of the public realm. However, these items are considered not approved. Chad Besenfelder commended the IDC's stance. Tony Woody asked if these materials were specifically restricted in the governing documents. David Thompson informed the Board the governing documents allowed only for natural materials. Discussion continued around specific variances in the community. Paul Gillis asked for confirmation that there was consistency in the approvals and rejections. David Thompson confirmed the IDC was acting on a strict set of standards when these requests come to them. Mike Parades brought up the issue of legislation affecting the IDC's standards. David Thompson informed the Board the IDC was aware of the impact of legislation and would monitor developments. Tony Woody stated he wasn't sure solar panels would harm the housing values in the neighborhood. Bruce Kinney felt the large panels would, but there were products that blend with the roof would not have a negative impact. Chad Besenfelder reiterated his support of the IDC's decision, noting it was consistent with the position the IDC has traditionally taken. David Thompson noted the IDC wants to be fair to the community.

Bruce Kinney informed the Board he met with 3 of the past presidents still residing in l'On. During their lunch, Bruce introduced the IDC's stance on artificial turf and solar panels. The past presidents agreed with the IDC's position.

### **Manager's Report**

Mike Parades brought to the Board's attention the question of mosquito control. The Board felt current efforts were sufficient.

Mike Parades informed the Board his General Manager report will be sent out on Monday, August 1. Paul Gillis asked if Mike would be addressing artificial turf and solar panels. David Thompson stated the IDC will be doing pieces in the newsletter to address these developments.

**There being no further business to come before the Board of Trustees, the meeting adjourned at 7:09 pm.**

Respectfully submitted by

A handwritten signature in blue ink, appearing to be "K. Parades", is written over a horizontal line.