

I'On Assembly Board of Trustees Meeting
December 8,2016

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

Members Absent: Karen Dillard, David Thompson

SCS: Mike Parades, Lesley Ramey

Guests: Steve Degnen, 26 Fairhope Rd.; Amy Sage, 63 Jogging St.; David Niemann, 109 Jakes Ln.

Homeowner Forum:

Amy Sage, 63 Jogging St., attended the meeting to thank the Board for all their hard work throughout the year.

Call to Order: 6:16 pm by Bruce Kinney.

Approval of Minutes:

Motion to approve the October 27, 2016 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Bruce Kinney informed the Board he had spoken with Shawn Willis, the Assembly's Legal Counsel, regarding the agreement reached with Olde Park over the use of boating facilities. Bruce Kinney had not received the formal written agreement yet but will receive it soon. Once he receives the agreement, it will be shared with Tom O'Brien (who serves on the Legal Committee), Tom Graham, and the Olde Park HOA President for comments. There is potential the Board will have a short special meeting before the 2017 Annual Meeting in order to approve the final agreement.

IDC Liaison Report

Steve Degnen, IDC Committee Member, presented the IDC report for David Thompson. Steve Degnen asked the Board to approve the appointment of John Janas to the IDC. Mr. Janas will join the Committee in place of Len Hanson who, after 4 years of outstanding service, elected to retire from the IDC. The IDC

believes Mr. Janas will be able to provide the thoughtful insight that Mr. Hanson provided.

Motion to approve the appointment of John Janas to the I'On Design Committee. Motion Seconded. All in favor. Motion passed unanimously.

Lori Feehan noted the Covenants Committee had not met with the IDC yet to discuss the “never done’s” like unpainted fences and plastic storage units that have never been addressed. Bruce Kinney spoke with David Thompson and agreed many of these issues were Covenants issue and subject to Covenants enforcement. Steve Degnen informed the Board the IDC was working to finalize a fine schedule to submit to the Board.

Steve Degnen noted the communications strategy undertaken by the IDC has been successful. More homeowners are submitting work before beginning and seek out the IDC for advice. There have been some changes to the IDC committee members with the addition of Cindy Cline of Wertimer + Cline. Ms. Cline replaced the previous Landscape architect and has been a wonderful addition to the team. The IDC forms have been streamlined and placed visibly online. The IDC has also created a process checklist and shared it with the Board of Appeals. The IDC has also begun reviewing new materials like solar panels and steel garage doors. Steve Degnen thanked the Board for its support and hard work throughout the year.

Bruce Kinney thanked Steve Degnen for attending the meeting and presenting for the IDC.

Amenities Report

Tom O'Brien reminded the Board the Amenities Survey from the beginning of the year identified three projects: Sports Court, Waterfront Park, and Dock Expansion. Subcommittees were appointed to investigate these projects and develop designs. The Sports Court Subcommittee is working to get bids on the potential design. The Dock Expansion Subcommittee has submitted the application for a permit. The Waterfront Park Subcommittee has a preliminary design to show the Board.

Dave Neimann, 109 Jake's Ln, is the Chair of the Waterfront Park Subcommittee and attended the Board meeting to report the work of the subcommittee thus far. The project would likely roll out in late 2017- early

2018 if approved. The lease with the Creek Club asks that major work only be done in December, January, and February so as not to interfere with the business. There is potential to piecemeal the work by doing some of the smaller projects throughout the year. Mr. Russo, the Creek Club leasee, has approved the changes.

Dave Neimann, 109 Jake's Ln, noted there would be 12 car parking spots. This is 2 less than the current numbers, but there would be 14 golf cart spaces. There is space for a 35ft truck opposite the unloading zone. There would also be a kayak-paddleboard vertical storage area. Lori Feehan asked if the storage area would be lockable. Dave Neimann informed the Board that a decision has not been made yet. It would be up to the Board to decide how to handle that. There are several options available. The Waterfront Park Subcommittee has also developed a security plan to install cameras in the area. Paul Gillis and Tony Woody noted there were other communities that had great examples of Kayak storage. Lori Feehan voiced concern about vandalism. Bruce Kinney informed the Board Mr. Russo had offered kayak storage previously, but ended the practice due to vandalism and theft issues. Dave Neimann reminded the Board this was just a preliminary design used to solicit bids, and the Board will be presented with more specifics in January. Lori Feehan inquired about the use of gravel pavers in the plan. Dave Neimann stated the plantation pavers would keep the gravel in place and allow for water to flow down the parking lot.

Dave Neimann also noted the plan had a path to picnic tables and an egress into the water for designed solely for kayakers and paddle boarders. Tony Woody asked if residents would have to launch from a slope. Dave Neimann stated the subcommittee intended to have a landscape engineers address the slope issue. Lori Feehan applauded the idea, stating it would be much safer for nonmotor watercraft users.

Paul Gillis inquired about the cost of such a project. Dave Neimann estimated \$80,000 partially due to the cost of the parking lot. Tom O'Brien reminded the Board this can be done in phases, so it won't have to be an \$80,000 lump sum.

Dave Neimann informed the Board part of the plan would be to add a key FOB activated boat gate, so a conduit would be added to the area. Mike Parades noted the kayak lock system could be tied to the FOB and asked the Board to send any suggestions they had about the plan to him and Dave Neimann.

Tom O'Brien asked what the concrete pad was on the design plan. Dave Neimann informed the Board it was an additional picnic area. Chad Besenfelder expressed concern about a concrete pad and its negative visual impact on the area. Dave Neimann informed the Board he would ask the architect to make the pad for visually appealing.

Chad Besenfelder asked the subcommittee present the design plan to the IDC and the Founder. Tom O'Brien agreed and asked Chad Besenfelder to present the plan to the Founder for comment. Tom O'Brien asked Mike Parades to solicit bids on the design. Mike Parades agreed he would.

Dave Neimann informed the Board the Waterfront Park Subcommittee would be discussing the plan with the Boating Subcommittee in the interest of cooperation and transparency.

Mike Parades informed the Board the dock expansion permit application had been filed. OCRM had no issues with the preliminary permit. The permit is on public notice for comment.

General Manager Report

Mike Parades informed the Board that Maybank Green had been staked. There were several stumps from tree destroyed in Hurricane Matthew that will be ground down after utilities were marked. Approximately 17% of the 2017 Assessments has already been collected. Delinquent accounts are exceptionally low.

Paul Gillis inquired about the cost of Hurricane Matthew clean up, noting that \$19,000 had been spent so far. Mike Parades estimated \$25,000 would be the total spent on cleanup efforts.

There is a net income, but several large bills have yet to come in. That net income will be reduced before year's end. Paul Gillis informed the Board the Finance Committee had been investing Reserves in short term increments at 88 basis points.

Mike Parades informed the Board electronic voting had been set up on the I'On Community website. A Titleholder's electronic vote counts as their proxy to the Annual Meeting for quorum purposes. Bruce Kinney noted his invitation letter to the Annual Meeting encouraged residents to attend the meeting to meet the Board Candidates. Mike Parades informed the Board the Annual

Meeting packets were being printed and would be sent out by Monday (12/12) at the latest.

Covenants Committee:

Lori Feehan informed the Board the Covenants Committee would meet on December 14th to go over some outstanding issues including the monitoring of short term rentals and a potential dog issue. Tony Woody asked if the issue of a car trailer on an empty lot in the neighborhood would be addressed. Tom O'Brien noted he, too, was concerned about the trailer as it may set a precedent. Lori Feehan agreed it would be addressed.

Mike Parades informed the Board the issue of a leaf blower being used on Thanksgiving morning has been addressed.

Finance Report:

Paul Gillis stated the Assembly's financials were healthy. Mike Parades informed the Board a Reserves study update would be finished in early 2017 to evaluate the Reserves and future community needs. There will also be a bulkhead study to determine their condition.

Paul Gillis informed the Board an audit would be done in 2017. This will ensure the Assembly is engaging in best practices and help reinforce the Assembly's credibility.

Bruce Kinney thanked the Board for all their hard work throughout the year and appreciates their service to I'On.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:05 pm.

Respectfully submitted by

