

**I'On Assembly  
Preliminary  
Annual Meeting Minutes  
January 11,2017**

**Board of Trustees Members Present:** Bruce Kinney, Tom O'Brien, Chad Besenfelder, Tony Woody, Lori Feehan, David Thompson

**Board of Trustees Members Absent:** Karen Dillard, Paul Gillis

**Meeting called to order: 7:04pm**

**Civitas Award**

Bruce Kinney calls on Linda Hanson and Steve Degnan to presents the Civitas Award to the 2017 winner.

**Recipient – Anne Register**

Linda Hanson provided a history of the Civitas Award. The award is earned through hard work and dedication to the I'On Community. Linda Hanson and Steve Degnan presented the Civitas Award to Anne Register. Anne Register has served the community in multiple capacities over her 12-years as an I'On Resident. Anne Register helped develop the I'On Trust when she served as the Trust's Director. Many of events and programs she started are still in place today. Anne Register served a 2-year stint on the Board as the Treasurer and still serves on the Finance & Communications Committee. Now, Anne is involved with building the budding neighborhood nonprofit, I'On At Home, and she still manages to help create & skillfully edit the I'On Directory. Anne Register participates and hosts many of the neighborhood events including First Friday, Ladies Lunch and Women's Coffee.

Anne Register accepted the Civitas Award. Anne Register thanked all of the community members that have helped her throughout the years in her various activities, especially Becky Van Wie.

**Confirmation of Quorum**

Bruce Kinney certified that the notice of the annual meeting was timely given in accordance with the bylaws and that quorum was present in person and/or by proxy.

**Approval of the Minutes**

*Motion was made to approve the December 9, 2015 Annual Meeting minutes as presented. The motion was seconded. All in favor. Motion passed*

### **President's Report**

Bruce Kinney reviewed the history of the Creek Club litigation. Bruce Kinney informed the membership the case would likely be heard by the Appellant Court in 2017.

Bruce Kinney thanked Lesley Ramey, Assistant Community Manager, for her efforts since coming on board with l'On in January 2016. Bruce Kinney also thanked Chad Besenfelder for his work on the Board and all the support he provides the community. Bruce Kinney applauded Chad's work and recognized what an asset he is to the community.

Bruce Kinney read the letter from the Town of Mount Pleasant awarding l'On the 2016 Civic Pride award for the landscaping to the neighborhood's entrance.

### **Recognition of Outgoing Board Members**

Tom O'Brien thanked Bruce Kinney for serving as Board President and his tireless efforts to make l'On a wonderful place to live. Tom O'Brien reminded the community that during his first term from 2007-2008, Bruce Kinney helped pass the transfer fee amendment to the Governing documents. In 2016, 65 homes sold in l'On adding \$100,000 in transfer fees. Sixty thousand went to the l'On Trust to fund their community programs and events. During his second term, Bruce Kinney has dedicated much of his time to moving the community forward, making his Board service an almost full time job. Bruce Kinney was presented with a "retirement gift."

Tom O'Brien thanked Tony Woody for his 2 terms on the Board. Tony Woody's experience as an engineer was invaluable to improving the look of the community as l'On switched landscapers and worked to improve the community's infrastructure. The community has never looked better thanks to his leadership.

Tom O'Brien thanked Lori Feehan for serving as the Covenants Chair. Lori Feehan put together the first survey for residents. The survey allowed the Board to gain a better understanding of the community's needs and set a course for Board actions over the previous 2 years. Lori Feehan worked with her committee to improve the quality of life in l'On and tackle the issues residents raised in the survey including the short-term rentals and pet leashes.

Tom O'Brien thanked David Thompson for his service. David Thompson served as the liaison to the IDC. Tom O'Brien noted David Thompson's passion and energy to learning the intricates of

the IDC and working to improve the homeowner's experience when dealing with the IDC. Tom O'Brien remarked what a difficult job David had taken on and how well he had done at it.

### **Amenities Report**

In 2015, the HOA board voted to allocate future funds from excess transfer fees to new amenities. An Amenities survey was done in January 2016. There were 482 responses. Households were limited to one response. From that survey, the Board set up subcommittees for the top 3 amenity ideas: the sports court, waterfront park enhancement, and dock expansion. The subcommittees have worked to develop design ideas and solicit bids. None of the subcommittees have come back to make a presentation to the Board with official recommendations and no bid estimates have come in yet. No construction will happen until the Board votes on it.

Tom O'Brien noted there was a lot of discussion surrounding the Sports Court, so Michelle Sinkler, the subcommittee Chair, was present that evening to answer any questions residents had about the Sports Court.

### **Community Manager Presentation**

Mike Parades, the General Manager, reported on projects that he has been working on over the past year. There was significant tree damage from Hurricane Matthew. Damage costs will be approximately \$25,000. The Board set up an Insurance Reserve for damages like this. There is a surplus in the Operating Fund that the Finance Committee will recommend the Board use to replenish the Reserves fund.

In regards to the AT&T, there has been no deal with AT&T signed. There has been discussion and negotiation. The Board has contracted a consultant that is not paid by AT&T and is on a contingency agreement with the Assembly. The Board did not pay for AT&T to put in fiber cables. AT&T will fund all fiber installation itself. The Assembly has not given away any easements to AT&T. The TOMP gave AT&T an easement to the Town owned right of ways. The alleys are the HOA's and AT&T has no easement to work in those areas. The Assembly needs an agreement so AT&T will be required to pay for and/or fix any damages they cause. There will be a meeting called by the Board when there is a deal on the table.

### **Board Candidate Presentations**

Bruce Kinney introduced the five candidates running for the Board. Homeowners could ask questions to each candidate after they presented. Each of the five candidates gave a brief presentation.

### **l'On At Home Report**

Brenda Uttaro, President of the Board of Directors for l'On At Home (IAH), informed the community IAH was ready to launch in March. IAH has begun their membership campaign and will be hosting a kickoff event at the Holy Orthodox Church on the 16<sup>th</sup> of January.

### **Special Recognition**

Bruce Kinney recognized two l'On residents, Ed Clem and Len Hanson, for their tireless efforts on behalf of the Community. Ed Clem served on the Board previously and recently retired from the Finance Committee. Len Hanson has volunteered for many activities and retired from the IDC. The Board appreciates all the work they've done for the community.

### **Voting Results**

Bruce Kinney announced the new members of the l'On Board of Trustees. The new Board members are Jody McAuley with 204 votes, Lori Bate with 181 votes, Michael Purcell with 173 votes, and Matt Walsh with 172 votes. Officer placement will be announced via email blast.

**Meeting Adjourned: 8:25 pm**