

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

**May 22,2017**

**Members Present:** Jody McAuley, Lori Bate, Karen Dillard, Tom O'Brien, Trey Mathisen, Michael Purcell, Chad Besenfelder

**Members Absent:** Paul Gillis

**SCS:** Mike Parades, Lesley Ramey

**Guests:** Carole Murphy, SCS

### **Homeowner Forum:**

No Homeowners were present to comment.

**Call to Order: 6:04 pm by Jody McAuley.**

### **Approval of Minutes:**

*Motion to approve the April 24, 2017 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.*

### **Presidents Report:**

Jody McAuley reminded the Board of Trustees that the Mid Year Meeting would be on June 20<sup>th</sup> and asked that those who could attend to prepare a brief update to share with the community. Jody McAuley asked that Paul Gillis and Mike Parades put together a brief presentation regarding finances in order to help inform the community. Mike Parades agreed that it was important for the presentation to be brief yet clearly express how the Assembly's finances are set up and their status. Tom O'Brien stated he felt it should be emphasized in the presentation that the Capital Projects Fund is 5% of our total budget. Jody McAuley felt the presentation should highlight how projects and the budget are funded as well as the financial stability of the Assembly. Trey Mathisen expressed confidence in Mike's ability to convey the information, stating Mike had helped him gain a full understanding of the Assembly's finances. Tom O'Brien stated the Covenants Committee would not be able to do a presentation as he would not be in attendance. Lori Bate informed the Board that she would also not be in attendance but would ask Steve Degnan, IDC member, if he would like to present anything.

Jody McAuley informed the Board he had spoken with Andy Jones from AT&T regarding broadband services in I'On. They agreed to set up a meeting and Jody McAuley will invite the Board to attend when a date is set. Jody McAuley reminded the Board that they had rejected a bulk deal with AT&T earlier in the year. The question that remains is does AT&T have access rights to the alleys owned by the Assembly. Jody McAuley also highlighted the importance of ensuring that damage to landscaping and property done during the conduit installation is properly replaced. Michael Purcell noted that 1 gig service would require homeowners to upgrade internet related products and asked that AT&T provide educational information to the Assembly to give to homeowners. Tom O'Brien asked if the Management company could research what deals other communities had received from telecommunication companies. Mike Parades noted Dunes West had done a deal with AT&T. Karen Dillard asked if there were any updates to be sent out to the Community at this point. Jody McAuley stated there were no updates, but he hopes to have more information for the community in June.

### **General Manager Report**

Mike Parades informed the Assembly that he had met with Weaver Construction at the half court site, and it was discovered a large oak was in the lower quadrant of the site. The engineering firm had incorrect measurements, so no permit had been issued to remove the tree. Jody McAuley asked if there were any options to keep the tree like moving the half court to the far right. Mike Parades stated the same issue would be present. Karen Dillard asked if there were any changes that needed to be communicated to the Community. Mike Parades stated not at this time. The hope is that the half court will be finished by the end of June, but until the permit is issued, there isn't a timeline set. Michael Purcell asked if the paperwork for a permit had been sent in yet. Mike Parades informed the Board that he had spoken with the engineering firm today and they were moving forward with permitting paperwork. Jody McAuley asked if there had been a permit issues at all. Mike Parades stated none had been needed until the tree issue had been discovered.

The Montessori school is under contract and the buyer's attorney had reached out to the Assembly to confirm a few general items. Mike Parades will draft a response, and Jody McAuley will approve it.

Mike Parades has reached out to JGT regarding responses to the public notice for the dock expansion. No responses have been received yet.

Mike Parades presented the Board with a proposal to spray for mosquitos at Maybank Green, Scramble Playground and Ramble Playground for 5 months. Mosquito Squad had the best bid at \$1200. Tom O'Brien asked about Hopetown playground. Mike Parade agreed to add Hopetown Playground once the new play structure is added.

*Motion to approve \$1200 for Operating to spray for mosquitos at Maybank Green, Ramble Playground and Scramble Playground for five months. Motion Seconded. All in favor. Motion passed unanimously.*

Chad Besenfelder asked for confirmation that the chemicals used in spraying were safe. Mike Parades confirmed, stating all the companies used the same set of chemicals.

Jody McAuley informed the Board that Paul Gillis had asked him to bring up the idea of raising the boater registration fee. The issue has come up in the past. Jody McAuley noted there were two obstacles to that idea: (1) the bylaws do not allow for the Assembly to charge more than the cost of keys and (2) concerns about separating this particular amenity out for extra use charges. Tom O'Brien echoed concerns about fairness in amenities. The Board decided to not pursue the issue at this time.

Jody McAuley noted this was an issue that should be emailed out to the Board prior to the meeting with talking points, so the Board can decide whether or not to discuss the issue at the meeting. Jody McAuley noted as a volunteer group that handles many, many issues there was a need to vet them before the meeting, especially with meetings being broadcast now. It was important that the Board is clear and direct in their discussions and actions in order to prevent misunderstandings or incorrect interpretations.

Mike Parades reminded the Board about efforts to change the parking area on Krier Lane. There are live oaks in the parking area, and there is some concern about the trees as they continue to grow. The issue had been raised several years ago, and a plan had been drafted. A resident on Krier Lane has asked the Board address the issue. On that resident's portion of Krier Lane, there is overwhelming support. The other side will need to be briefed on the plan and polled to ensure support. The project would not take place until 2018 due to

funding needs. Michael Purcell stated he was comfortable tabling the issue for this meeting but asked that Board members drive by the area to gain a better understanding of the issue.

### **Amenities Report**

Trey Mathisen stated the half court construction was scheduled to start but will be delayed due to the tree permit requirement. Trey Mathisen also noted there was a question about adding a sign with rules and regulations to the half court area. However, there are four signs around the amenity area already that are sufficient. The only thing that would potentially need to be stated is that hanging from the rim is not permissible. Jody McAuley stated the fewer signs the better and agreed no hanging from the rim was not needed on a sign.

Trey Mathisen informed the Board that new soccer nets had been ordered and Stephen O'Connor had agreed to install them. Jody McAuley noted he had spoken to Mr. O'Connor about forming a Soccer Group and proposed the Board allot a small amount of funds to help him get that group started. The Board agreed to \$250.00 being allotted to help get a Soccer group started.

Mike Parades informed the Board that the moles were back at the soccer field. Holy Moley will be out to address the moles and the Greenery is treating for grubs (the mole's food source).

Discussion arose regarding anchoring the nets at the soccer field. It was decided the issue would be researched by the Soccer group.

Trey Mathisen updated the Board on the water lines at the dock. The Greenery will test a one inch water line to see if it improves water pressure. If it does, the Greenery will replace the 5/8ths line at their own cost. After this is done, American Dock and Marine will come out and redo the tubing down to the dock. Trey Mathisen noted there would hose reels added after this work is done. Trey Mathisen expressed concern about mounting the hose reels on a metal dock. Mike Parades stated American Dock and Marine would install the hose reels and would likely have a reinforcement plan in place for installing on a metal dock.

### **Landscape and Infrastructure Report**

Michael Purcell directed the Board to the portion of his report regarding the marsh path refurbishment project. Four companies had been contacted for a

bid: The Greenery, Carolina Landscape, High Marsh and Three Oaks. Only two offered bids: The Greenery and Three Oaks. The Greenery's bid included pocket park refurbishment was approximately \$164,235.00. Three Oaks offered a bid for the same scope of work minus the refurbishment of the pocket parks at \$157,850. The Greenery's bid when you compare the scope of work is slightly cheaper. Karen Dillard asked if The Greenery originally installed the path why they did not maintain the pocket parks. Michael Purcell stated the pocket parks' maintenance likely lapsed when The Greenery left as the landscaper for the Community. Tom O'Brien praised Mike Parades getting additional bids.

*Motion to approve \$164,235 from the Replacement Reserves for The Greenery to refurbish the Marsh Path and Pocket Parks. Motion Seconded. All in favor. Motion passed unanimously.*

Mike Parades has asked The Greenery for a start date but has not received a date yet. Michael Purcell stated the Committee would communicate with the neighborhood as the path will be shut down while work is going on. Mike Parades confirmed the path would be shut down section by section not the entire path all at once. Michael Purcell informed the Board that maintenance of the pocket parks would be factored into the budget and landscape contract for 2018. Jody McAuley asked about the drip irrigation on the path. Chad Besenfelder informed the Board that the drip irrigation was used until the plantings were grown and then turned off. Mike Parades noted The Greenery is instructed to remove the old tubing when they see it. Trey Mathisen asked if this would impact Homeowner fences or plantings. Mike Parades stated The Greenery is using common sense. The path is going to be 4 ft wide with pine straw filling in larger portions of the path. The Management Office will reach out to individual homeowners as needed during the refurbishment.

Michael Purcell presented a proposal from Charleston Tree Company to clean up the storm damage from Hurricane Matthew in the HOA owned area across from CV-5. The area would not be cleared out, but the fallen trees and such would be cleaned out. Tom O'Brien expressed concern that this activity was of limited benefit to the neighborhood as a whole. Lori Bate asked if this was contrary to the policy developed by the Landscape & Infrastructure Committee policy that downed trees that are not impacting anyone's property or safety be left. Michael Purcell stated the activity was in line with the

Committee's efforts to beautify HOA owned areas throughout the Community. Michael Purcell agreed to table the matter but asked the Board to take some time to look at the area.

Finally, Michael Purcell updated the Board on efforts to refurbish the neighborhood entrance on N Shelmore Blvd. The project was split into two phases to be done over this year and next year. Mike Parades informed the Board that the proposal from The Greenery was two times the allotted amount to spend this year. Mike Parades has asked Cindy Cline of Wertimer + Cline to submit a proposal within the price budget. Mrs. Cline has agreed to submit but the proposal will not be ready until the summer. The goal is to get the wings and the median island around the oak tree done in 2017. Then, doing the median island in 2018.

### **Covenants Committee**

Tom O'Brien had no fines for the Board to approve this month. There were 2 appeals.

### **Treasurer Report**

Mike Parades informed the Board there were less than \$6,000 in receivables and only one account was not on a payment plan. Jody McAuley applauded Mike's hard work in getting receivables so low.

### **IDC Liaison Report**

Lori Bate informed the Board that the IDC had met with an owner to go over some issues including gutters. The owner maintains that several neighbors have installed gutters that are not allowed in the I'On Code. The IDC explained those gutters were done without approval and the I'On Code must be enforced by the IDC. The IDC stated they would accept any research that supported the unapproved gutters would be better than what the I'On Code asks for.

Lori Bate informed the Board that the IDC would like to set a schedule of fines for work done without approval. Mike Parades proposed setting up an approved schedule of automatic fines as the current system could allow up to 2 months before a fine is levied. Mike Parades suggested the IDC meet with the Covenants Committee to review the procedures in place. Jody McAuley urged caution when establishing a fine system. Tom O'Brien noted the Board can always reject a fine.

**Communications Committee:**

This Board Meeting was the beta test of Facebook Live. Karen Dillard noted there is a 10 second delay which will be beneficial if there are any issues such as saying a homeowner’s address or name when it is not appropriate. Karen Dillard informed the Board that 5 people had viewed the video and there were two comments. One comment stated the camera angle was bad. Karen Dillard agreed and would work with Lesley Ramey and Mike Parades to find a solution. The President’s Report email blast will begin the advertising of the I’On Social and the Board meeting broadcasts.

**Board of Appeals**

The Board of Appeals met on May 18<sup>th</sup> for two covenants appeals. One was settled. The second one has yet to have a decision issued.

**There being no further business to come before the Board of Trustees, the meeting adjourned at 7:19 pm.**

Respectfully submitted by \_\_\_\_\_