

I'On Assembly Board of Trustees Meeting

July 24, 2017

Members Present: Jody McAuley, Tom O'Brien, Trey Mathisen, Michael Purcell, Chad Besenfelder, Paul Gillis

Members Absent: Lori Bate, Karen Dillard

SCS: Mike Parades, Mary Fraser

Guests: NONE

Homeowner Forum:

No Homeowners were present to comment.

Call to Order: 6:05 pm by Jody McAuley.

Approval of Minutes:

Motion to approve the May 22, 2017 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Jody McAuley noted that the basketball half court is underway and looks great. We are working with the TOMP on finalizing the landscaping and should have a grand opening in a few weeks. Jody noted that we are working with our consultant to receive the final approval to expand the docks. He noted that once a permit is issued we will address the timeframe for completion.

In the meantime, we are exploring estimates to complete the project. Mike said JGT is finalizing the bid package and will then send out to potential bidders in late August and come back by September. That will allow time to review, finalize and award a bid for dock expansion well before December. Under the terms of the lease of the Creek Club, any major project can only be done in December, January or February. The HOA board is exploring options for the waterfront expansion project. What we hope to do is secure all the regulatory permits and cost estimates and then take the necessary time needed to explore when and if this makes sense for I'On.

Jody also updated the Board of Trustee's on the high-speed internet project. He brought up the fact that this has been one of the most talked about projects around the neighborhood. A committee has been formed to improve our high-speed internet capabilities. Chad Besenfelder, Don Higgins, and Michael Purcell are on this committee and we have met with AT&T and are working to get this update completed in 2017. Currently, AT&T is telling us that they do not have the ability to complete this work until 2018. Don Higgins is working with AT&T, to pull the project into 2017.

We have also reached out to Comcast and are waiting to hear back from them to schedule a meeting.

Paul asked if we could get a discount regarding their marketing agreement concept.

The committee is currently exploring the best route to provide freedom of choice for our homeowners. There are no plans to do anything but provide

Jody discussed the Marsh Trail Pathway. He said that work is underway for the refurbishment of the marsh trail. Jody asked if The Greenery is planning on putting down another layer of plantation mix along the pathway. Michael Purcell stated that we will not be putting down another layer. He also noted that we will probably be spending less than what was anticipated in the budget. They are filling in the low spots along the path, removing any roots that are not close to tree trunks, and narrowing in some areas of siding. When the job is done, we will go walk it again and let The Greenery know of any areas need more mix. It was noted that older sections will have more plantation mix especially closer to the Creek Club. Tom O'Brien asked what we have heard from the town and The Greenery regarding the critical buffer act. Mike stated that there has been no clear answer yet. The board is in contact with a consultant to review the best path forward.

Chad said we should follow the Town's guidelines as they are there for a reason. Jody brought up the fact that we are 20 years into this neighborhood, and it is only natural to have to rejuvenate the pruning. Jody concluded that we are in phase 1 of this long-term strategy. Jody emphasized that the HOA has no

interest other than properly maintaining this important amenity under the strict adherence to any TOMP regulations.

General Manager Report None

Amenities Report

Trey Mathisen stated that the dock's waterline needs something more supportive to be holding it in place. It was noted that kids have been hanging onto the line from in the water. He proposed we put up signs under the waterline to keep kids off. He brought up the idea of stainless steel hose clamps being used in place of zip ties, which we had formally used, to secure the line. Jody pointed out that we are still way under budget for this project and that we could possibly do this. Michael stated that we need slack in the waterline and proposed the idea of running the line down the pier head, under the floating dock, and securing it to one of the pilings to eliminate this problem. It was also stated that a conduit can protect from cast nets, fishing line, etc. Mike is to talk to whoever installed the waterline. Trey said that plumbing at the dock with hose bibs need to be included in the drawing.

Jody proposed an idea of possibly having a couple of college students monitor the dock during the busy season. They would do things like help wash and tie up boats, monitor swimming, taking out the trash, and make sure kids aren't jumping off the roof of the dock. Paul stated that we would have to be careful with this idea. He said that we would possibly have to increase the dock user fee because we wouldn't want to charge the entire community. Jody agreed with Paul because of our agreement with the Trust. Tom also said that Paul's point is valid with such a low percentage of users at the dock.

Tom brought up the idea of having security cameras installed at the dock to monitor what is going on down there.

Landscape and Infrastructure Report

Michael Purcell directed the Board to the portion of his report regarding the proposal for regrading and installing road side plant materials on Duany Street for \$5,065 from Capital Projects. Trey asked if we need parking spots to help resolve the issue on Robert Mills. Chad stated that if the town doesn't approve, then we can put down gravel or shoulder parking, similar to Robert

Mills. Michael noted that this may cost more, but in the long term is more efficient.

Motion to approve grading and enhancement proposal for \$5,065, with funds coming from the Capital Budget, along Duany roadside subject to resolution of parking space issues. Motion Seconded. All in favor. Motion passed unanimously.

Mike is to schedule meeting with the town next week.

Michael brought up the HOA owned common area across from the Creek Club overflow parking area (CV) He stated that we are to cut back 15-20 feet of that area, remove downed trees, clear vines and generally cleanup the area. The quote for this project is \$4,800 which would come out of capital projects. Michael stated that we may need permission from the town to do this.

Motion to approve clean-up of lot across from the Creek Club Overflow Parking (CV5). Motion Seconded. All in favor. Motion passed unanimously.

Michael concluded that we will inform neighbors around that area (Saturday Road) when this will be happening.

Covenants Committee

Tom O'Brien had no fines for the Board to approve this month.

Treasurer Report

Paul stated that we are currently ahead of budget. Paul also discussed the audit letter. He stated that the audit was clean and that there were only two items to discuss: improving reconciliation procedures over IDC deposits and preparing state income tax returns. Paul concluded that the auditor stated we have the best books he has ever seen from a HOA and that our reserves are exactly where they should be.

IDC Liaison Report

No Report

Communications Committee:

No Report

Board of Appeals

No Report

**There being no further business to come before the Board of Trustees,
the meeting adjourned at 7:00pm.**

Respectfully submitted by _____

DRAFT