

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

**August 28,2017**

**Members Present:** Jody McAuley, Chad Besenfelder, Michael Purcell, Trey Mathisen

**SCS:** Mike Parades, Mary Fraser

**Guests:** NONE

**Absent:** Karen Dillard, Tom O'Brien, Paul Gillis

### **Homeowner Forum:**

No Homeowners were present to comment.

**Call to Order: 6:02PM by Jody McAuley**

### **Approval of Minutes:**

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

### **Presidents Report:**

There was no formal report for August.

### **Treasurer Report: No Report**

### **Amenities Report: Included in GM Report**

### **General Manager Report:**

Mike Parades directed the Board's attention to his GM email that went out the community on various projects in progress and other issues to be considered. Mike reported that The Town of Mt. Pleasant has released its Stop Work Order on the basketball court. He updated the Board on what the next steps are for completion. He informed them that the court is to be pressure washed tomorrow and that it must be dry before it is coated. Weaver Construction is to do the grading this week after pressure washing. It was noted that the second goal is to be installed next week and court coated. Mike reminded the Board that there are 6 pine trees that should be removed around the sports court. The cost to take down the trees, remove debris, and grind stumps was quoted at \$3,000. This funding would come

from the Operating Budget. Mike received a revised quote for Landscape Enhancement around the court that includes extending irrigation, planting 5-foot sod strip around the perimeter and planting 7-gallon Ligustrums on three sides for \$7,600. Trey Mathisen said that the Ligustrum's purpose is to be a wall barrier. Mike informed the Board that funding would come from Capital Projects.

*Motion to approve Landscape Enhancement around the Sports Court for \$7,600 funded from Capital Projects. Motion Seconded. All in favor. Motion passed unanimously.*

Mike reported that he received a quote to install an eight-foot privacy fence along Mathis Ferry from Eastlake to N. Shelmore. He has asked the contractor to quote running the same fence from the termination of the fence parallel to Mathis Ferry back to tie into the privacy fence of Olde Park. The cost would be \$9,225 for the fence parallel to Mathis Ferry and approximately the same for the other section. Neither cost is budgeted for this year. He stated this would need to be included in the 2018 Capital Projects budget. Jody McAuley commented that the fence may be something to decide on after the Sports Court and Landscape Enhancement are both completed. He also presented the possibility of tying in the community garden with the fence if that is the route we take.

While updating the Board on the Marsh Path Renovation Project, Mike noted the Sketch Map used by Seamon Whiteside indicates additional areas that would be exempt from the Critical Buffer Act. Michael Purcell and Mike have a meeting scheduled this week with a Town official to discuss what has been done to date this year and finishing the last two sections.

Mike reported that the final bid package for the dock extension plan was mailed to 6 marine contractors last week and said that bids are due back by September 21. It was noted that all six contractors have responded and are interested in bidding. The permit has not been issued yet, but OCRM/DHEC are carefully reviewing. Mike stated he thinks the bids will be back around the time of a decision on the permit.

Mike informed the Board that the rainy weather has put the roofer behind in replacing the roof at the Pavilion Dock and Boathouse, but he was advised it will likely be on their schedule in the next 2 weeks. The Infrastructure committee has asked a local Architect to look at the roof design on the Pavilion Dock to stop teens from climbing on the roof to jump off. Michael Purcell directed a question to Chad Besenfelder asking if he would take a look at it. Chad said he would and that he would like to keep the architecture the same.

Mike directed the Board to the portion of his report regarding security and camera systems. He informed them that proposals have been received and are being studied for performance in three areas. One being to add security cameras at all I'On entrances that would allow license plate information to be captured 24 hours per day. Mike commented that there is still a good bit of due diligence to do before the Board would make a decision. It was also noted that Flock is still to provide references for Mike to bring to the Board. The second area cameras would be installed is at the Boat Ramp and Docks. The intent would be to provide better security in these areas. A proposal has been received that the Board will need to review and discuss, but Mike reiterated that this is not in the budget for 2017. Jody commented that we need to meet with Flock again to prove exactly what their camera system can do. Lastly, Mike has received a proposal for key fob actuated access control at the boat ramp. Mike informed the Board that this will be a part of the Waterfront Enhancement Project and submitted to that committee for review.

Mike reported that preliminary design plans for the Waterfront Enhancement are complete and ready to begin soliciting bids. He informed the Board that he anticipates soliciting bids during October/November time frame since any work has to be done in the December through February time frame in accordance with the Creek Club Lease. Mike noted that the biggest expense would come from redoing the parking lot. Michael Purcell commented that the bidding should depend on what the dock pricing ends up being. Michael asked Mary and Mike to send him the waterfront enhancement plans for him to review.

Mike reviewed the TOMP Street Sign Standardization Project with the Board. The Town has begun changing out street signs in order to standardize and meet Federal Guidelines. I'On is scheduled for the fourth quarter. A subcommittee of the Infrastructure/Landscape Committee has been appointed to investigate alternatives to the Town's program that would retain the look and feel of I'On. The subcommittee is to be led by John Powers. Michael commented that the I'On Assembly should reach out to the community and let them know that if anyone has experience doing this, to please call the Town. Jody informed the rest of the Board that the community is to go to the TOMP for signs, otherwise, road funding could be lost.

Mike recently met with the Town Traffic Engineer to finalize parking for Robert Mills, Jane Jacobs, and other select street areas. The parking additions and

deletions will be completed in the near future and when they are done, Mike will ask the TOMP police to enforce the parking ordinances.

Mike commented on vandalism and trash problems in the community. He noted that problems have been experienced at the docks with the increased numbers of teens fishing and leaving debris behind. He let them know that we have ordered trash cans that are to be installed in the dock area. Trey conveyed the importance of placement of the trashcans. Mike responded that they would be placed closer to the dock entrance on the left side. Both Chad and Trey reminded the Board of overflow problems of previous trashcans, especially on the weekends. Mike reminded them that this is a problem we are trying to fix and if overflowing occurs we will address it when needed. Mike also addressed problems with trash in the Rookery by letting the Board know we have ordered trash cans for that area as well. He commented that these steps are necessary to protect the value of common areas. Michael reminded the Assembly that the trash areas would need to put on The Greenery's schedule.

### **Landscape and Infrastructure Report: included in GM Report**

#### **Covenants Committee:**

Mike reported that there is no formal report, but did convey to the Board that there have been some issues keeping the areas behind N. Shelmore houses that back onto Jake's Lane presentable. He stated we would be sending letters to the houses that need to be addressed.

#### **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 6:37pm.**

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

