

I'On Assembly Board of Trustees Meeting

October 23,2017

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

SCS: Mike Parades, Jessica Gosnell, Mary Fraser

Guests: Michele Wilson, 224 Ponsbury; LeAnn Adkins, 34 Hopetown; Johann Von Asten, 3 Duany; John Daniels, 23 Saturday

Absent: NONE

Homeowner Forum:

Four homeowners attended the meeting stating that they would like to be more involved in the community's affairs. Three members of the community attended to see what being a part of the Board necessitates. They stated that they are hoping to be elected as part of the 2018 Board. Another owner was present to see what the town found out about the critical buffer act regarding the marsh path project. Jody stated that the owners could remain a part of the entire meeting and ask their questions when needed regarding that topic.

Call to Order: 6:00PM by Jody McAuley

Approval of Minutes:

*Motion to approve the September 25,2017 I'On Assembly Meeting Minutes.
Motion Seconded. All in favor. Motion passed unanimously.*

Presidents Report:

Jody reported on a few ongoing projects in the neighborhood. He stated that the sports court is now completed. He also reported that AT&T is in the process of its final steps to offer 1 gigabyte services throughout the neighborhood. Jody also reported on the meeting with Comcast announcing that they plan to install five WIFI hotspots throughout the community. The hotspots would be located at the square, Maybank Green, the docks, the community garden, and the sports court. Jody introduced Jessica Gosnell to the Board and welcomed her as the upcoming General Manager.

Treasurer Report:

Paul submitted the final 2018 draft budget to the rest of the Board for review and final approval. He reported no dues increase for the second year in a row. Paul provided a summary of the dues history, stating that there have only been two big increases. One increase when transitioning from developer control to a professional management company and the other increase when switching from half time to full time management. He also stated that I'On's assessment is reasonable considering all the amenities offered. In his executive summary report, it was noted that we are ahead of budget. Paul reported that as of October 23rd there is \$87K in capital projects. Mike estimates that another \$30K from capital projects will be spent by the end of the year. Paul also reported an excess of \$81,500 in transfer fees and is expecting another \$14K by the end of the year.

Motion to approve the 2018 budget. Motion Seconded. All in favor. Motion passed unanimously.

Amenities Report:

Trey reported that he is ordering black pads to go around the poles at the basketball court. He also confirmed that the AT&T utility box painting was completed, and the box is now painted green. Karen asked if it was possible to screen the utility box with plantings. Trey responded that the ligustrums that are already planted will be large enough to screen the box, and they may end up adding a few more. It was also announced that an opening party for the sports court will occur sometime between now and winter.

General Manager Report:

Mike reported that AT&T will complete laying conduit this week and should be able to offer service within the next few weeks. Karen mentioned that she would like to alert the community when service is available. Mike confirmed that he will follow up on when and how to alert the community.

Landscape and Infrastructure Report:

Michael Purcell reported on the committee's plan to clear the CV5 area. He stated that the board has already approved the clearing of vines. He then discussed the parking issue at Krier Lane. He stated that the plan had been on hold since 2015, but the Board needs to start discussing the issue again. The north side of Krier Lane has already given their approval and we are awaiting the south side's

response. Mike is to email the approval from both sides to the rest of the Board when it is received. Michael asked that the Board take a look at the area and bring back their comments and thoughts to the November Board meeting. Michael then discussed the marsh path and described what is and isn't a part of the critical buffer act. After meeting with the town, it was decided that the Hopetown and Duany sections are the only sections that apply to the act. It was asked how to correctly identify the 33% corridor. Michael plans to apply for hardship to uniformly maintain the entire trail.

John Powers then gave an update on the street signs. The federally mandated signs that the Town will install are on a U-Chanel break away post and would all be green and white, not identifying the individual Burroughs. If I'On wishes to keep custom signs, the signs must be of a certain size and height, and be installed on break-away posts. John Powers has found a company that makes round breakaway posts and he will present custom sign options to the Board at November's meeting.

Covenants Committee:

Tom reported on a few compliance issues in the neighborhood. He spoke about the mildew/stucco issues that are in legal limbo, stating the problem can go on for years without coming into compliance standards. Mike is to check with the attorney to see if pending lawsuits exceed our CC&Rs. Tom also brought a suggested fine letter to the Board for their approval. The fine would be for twenty-five dollars a day until the violation was fixed.

Motion to approve letter indicating fine amount of \$25 per day. Motion Seconded. All in favor. Motion passed unanimously.

IDC Liaison Report:

Lori Bate reported that the IDC would be bringing a request to the Board of Appeals this month. She stated that everything else was running smoothly. Chad Besenfelder gave an update on the proposed amendment to the PD related to Lot Coverage as recommended by the TOMP. It was reported that the change could take up to 3 months. It should also be noted that the I'On Assembly is to clarify the movement and incorporate in the I'On Code. Chad Besenfelder and Julie O'Connor are to represent the assembly at the town meeting. Mike is also to educate the community on this process through a GM update.

Communications Committee:

Karen reported that the 2018 directory is being put together and finalized. She also stated that a meeting would be held in the upcoming week for the Civitas Award. Karen also discussed a recommendation from a homeowner to have periodic email updates on the TOMP Comprehensive Planning Committee activity. Lastly, Karen discussed adding a sheet for covenants guidelines to the new homeowner gift baskets.

Board of Appeals: No Report

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:37pm.

Respectfully submitted by _____