

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

**November 27,2017**

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

**SCS:** Mike Parades, Jessica Gosnell, Mary Fraser

**Guests:** NONE

**Homeowner Forum:** No homeowners present

**Call to Order: 7:04 pm by President Jody McAuley**

**Approval of Minutes:**

*Motion to approve the October 23,2017 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.*

**Presidents Report:**

No new report.

**Treasurer Report:**

Paul stated that there is nothing new to report, and informed the Board that we are still under budget for the year.

**General Manager Report:**

Mike informed the Board that the current contract with SCE&G expires in December 2017. It was noted that a homeowner, whose expertise is in the lighting industry, volunteered to assist in negotiating a new contract with SCE&G. Mike stated that the current maintenance contract includes replacing light bulbs and making electrical repairs to the fixtures. Tom requested to receive clarification on what the LED lights would look like, what the fixtures would look like, and asked for information on the type of bulbs that would be used. Jody requested that a Board member assist with these contract negotiations. Lori volunteered to work on the committee with David Vermeland and will get a draft contract to the Infrastructure Committee outlining the fixture style, the type of light bulbs to be used, and information regarding the details of the maintenance service contract.

Mike reported that the clean-up of loose limbs and debris in the Rookery has been completed. Mike made mention that we have only one sign for the Rookery, located on Jake's Lane, that encompasses all of the Rookery rules. Mike ordered three more of these signs to install at the other three entrances to the Rookery, as there have been problems with people entering and vandalizing the Rookery at night. In regard to the marsh path rejuvenation, Mike relayed that the Town made the determination that Hopetown and Frogmore are indeed exempt from the Critical Buffer Act. Michael Purcell met with The Greenery to discuss moving forward with these sections of the path and work is scheduled to resume on December 4<sup>th</sup>. (At the time these minutes are being posted, a homeowner, LeAnn Adkins appealed the Town's decision on whether the Critical Buffer Act was applicable on certain areas of the marsh and hence, no work is going on at this time on the Marsh Path Rejuvenation project).

Mike provided a report on the TOMP street sign project. He stated that Mahoney Signs informed him that the current street sign posts are breakaway posts, and if they meet TOMP standards then we don't need to replace our posts. Jody commented that the new street signs the Town is installing do not fit the look of I'On. Jody doesn't believe that these generic signs suit I'On. Lori pointed out that the I'On design standards should not accept this. John Powers has done extensive research on this project and complying with SCDOT standards. He has found that in order to meet the Town's requirements with custom signs and posts, the replacement signs would cost almost 70K (that is if we have to get new posts and new custom signs). Mike noted that we could add this item to the reserve study and pay for it out of reserves. Michael proposed that the Board write an official standpoint stating why we should not use the Town's proposed signage in I'On. Mike pointed out that we do have a new mayor and it would be a great opportunity to let him know I'On's viewpoint on this project. Jody agreed to go to the mayor and discuss I'On's position on the new signs.

Mike provided an update on the Krier Lane parking issue. He stated that we are still awaiting responses from neighbors on both sides of Krier Lane with their support for the project. Hopefully by the next meeting we will have the new quotes for the project along with neighbor support and/or feedback. After this information is obtained, then the Board will be able to make a decision whether or not to take down the trees.

Mike reported on the front entrance renovation project. He stated that we have two landscaping plan submittals for this project. One is from The Greenery and one from Cindy Cline, who is the landscape architect consultant to the IDC. This would be a 2018 Capital Project expense and it is anticipated to cost \$40 to \$50K. Mike reported that the landscape committee has approved the yard of the month program. It is to begin in 2018 and will be of zero cost to the Assembly. Mike asked for the Board's approval.

*Motion to approve Yard of the Month program. Motion Seconded. All in favor. Motion passed unanimously.*

Lastly, Mike stated that online voting will start after the annual meeting notice is mailed out in the middle of December. The annual meeting is scheduled to be held on Wednesday, January 17, 2018 at 7pm at the Creek Club. Mike stated that the annual assessment letters went out this week and we will start collecting payments.

### **Amenities Report:**

Trey reported that the basketball party was a success. There was a turnout of 40 plus children. Karen will collect pictures from the event to send to Meegan for the upcoming newsletter. Jody commented that every weekend he sees neighborhood kids and even parents out playing on the court.

### **Landscape and Infrastructure Report:**

*Included in general manager update...*

Jody asked what else needs to be done in advance of the completion of the marsh path project. Michael said he walked the path with Chris Marsh and discussed marking trees and plants to ensure that The Greenery does not touch them. Michael said that he and Chris spent a lot of time going over in detail what is appropriate to prune and what is not. In addition to the rejuvenation pruning, Michael said a few pocket parks are to be planted and worked on. The Peace Park is to be redefined along with adding some metal edging and plantings. They will start the pruning next week and the project should be completed in 2 to 3 weeks. Michael also informed the Board that a homeowner on Hopetown plans to appeal the Town's decision on whether the Critical Buffer Act was applicable on certain areas of the marsh.

Mike mentioned a drainage issue on the path near Isle of Hope. It was noted that the drain is on a possible easement and we need to clean it out, install new riprap, and will need to reshape and redefine its location so that it drains properly. As it currently drains, it is washing the path away at the base of the bridge creating a trip hazard. Mike pointed out that all these little projects are included in the Marsh Path Project budget and that it is just being paid for with reallocated money from the project.

### **Covenants Committee:**

Tom recommended two fines to the Board due to non-response over a long period of time from the homeowners. One being a boat on Ponsbury that is improperly screened; it is recommended that the property be fined \$25 per day if not screened by December 18, 2017. The second is a home on Civitas that has had a significant mold issue on the carport area. It was requested that the owners paint and power wash. It is recommended that the property be fined \$25 per day if they do not come into compliance with I'On standards by December 18, 2017. Lastly, Tom also reported that the Covenants Committee has two new members, Susy Teale and Sandie Frank.

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

### **IDC Liaison Report:**

Lori reported that everything is running smoothly with no appeals to bring to the Board. She did state that there is a project on Sowell that was temporarily approved, and the IDC is going to keep an eye on it until 2018.

Chad reported on the status of the PD amendment. He stated that the amendment has been submitted to the Town and the Planning Commission is to meet on December 20th at 5pm to discuss. The next meeting is with the Town Planning department on January 2. February 13 is the last Town Council meeting to make this amendment run smoothly. Chad stated that it will basically consist of going over some I'On Code issues. Vince has given Chad the authorization to get this started. Chad informed the Board that there will be yellow signs posted around the community announcing the request of the PD amendment.

### **Communications Committee:**

*Motion to approve 2018 Civitas Award Winner. Motion Seconded. All in favor.  
Motion passed unanimously.*

**Board of Appeals: No Report**

**Other Business:**

A few owners have asked us to put up signs around the lakes regarding feeding of ducks and geese. The Board responded, stating that they could possibly put out information in newsletters and/or I'On Social, but not to put out any additional signage at this time.

**There being no further business to come before the Board of Trustees, the meeting adjourned at 7:04pm. Next meeting January 17<sup>th</sup> for annual meeting at Creek Club.**

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