

I'On Assembly Board of Trustees Meeting

March 19, 2018

Members Present: Jody McAuley, Michael Purcell, Trey Mathisen, Tom O'Brien, Chris Colen, Lori Bate

SCS: Jessica Gosnell, Mary Fraser

Guests: Kim Daniels; 23 Saturday Road, Bill

Absent: Johann van Asten

Homeowner Forum:

Bill asked the Board about the probability of structures being built at the front entrance as mentioned at the I'On Company architectural forum that was held a few weeks ago. He asked the Board to update him on that topic. Jody confirmed that was an old/original idea of the I'On company that isn't in any current plan from the Board nor the Landscape committee. Michael Purcell let the owner know about the current plans for the front entrance enhancement that have been discussed by the Landscape and Infrastructure Committee, none of which include any kind of structures. The plans only consist of enhancing the plantings, adding some landscape lighting, and removing invasive vines. When the owner asked if residents would be involved in that decision making, the Board responded that they welcome input from homeowners at the homeowner forums, but ultimately is the Board's decision on what is done. Bill then asked about the trimming of crepe myrtles and plantings installed on Ponsbury by the Rookery that was done a few years back. Michael responded that was a common area enhancement that was done to clean up the area as it was becoming overgrown and a frequent dumpsite for landscaping debris from surrounding homes. Jody pointed out that landscaping is the highest expense in the annual budget, and he confirmed that the Board and sub-committees research and practice due diligence regarding allocation of monies.

Call to Order: 6:05PM by Jody McAuley

Approval of Minutes:

Motion to approve the February 26, 2018 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Jody submitted no formal report stating that the details lie within the committees.

Jody did mention that the Walbeck vs I'On Company lawsuit hearing is scheduled for April. The attorney advised us that there was not a benefit for us for residents to attend the hearing.

Treasurer Report:

Jody reported on behalf of Johann, stating that expenses are tracking as planned per budget. He also stated that Johann confirmed the collection process is going well and that we are down to 10 delinquent accounts. Most of the owners on the delinquency list are repeat offenders and are late every year, but the majority of homeowners pay their assessment on time. Jessica reiterated that payment plans are offered through SCS, so there is no reason for homeowners to be late, even if there are financial hardships.

Amenities Report:

Trey followed up on the main dock's resurfacing. The new surface is a nonskid material that looks nice and appears to be holding up well. If it holds up well after this summer, then the Committee will consider resurfacing the other docks and possibly other wooden walkways like the marsh path bridges. Trey stated that he will follow up on its durability around September/November 2018.

Trey then reported on the dock expansion project, announcing that we received a much lower quote from Carolina Dock and Marine that came in at 112K. The Board asked Jessica to obtain references from previous clients of Carolina Dock and Marine. Michael pointed out that there is some general maintenance required on a few areas of the existing dock that we need to do regardless of an expansion. Chris mentioned that the ramp at Frogmore is off centered and needs to be looked at as well. Jody mentioned that the hardware for the hoses at the dock needs to be replaced. The current hose nozzles are broken and need to be replaced with a higher quality nozzle. Jessica confirmed that she would get new hardware from West Marine that would be plastic or rubber coated aluminum/steel material that would hold up better in the saltwater environment. Derek from Carolina Dock and Marine will be meeting onsite with Jessica to inspect all existing docks and note any maintenance that may be needed.

Trey reported on the possibility of a pickle ball court being added at the sports court. Jessica and Trey are to meet with the homeowner who requested this. Trey stated that he doesn't think that one will fit on the sports court, but stated that he would look into it. Jody noted positive reaction of sports court and the possibility of pickle ball being added having the same reaction.

Landscape and Infrastructure Report:

Michael reminded Board members that the BOZA hearing regarding the Marsh Path Rejuvenation is to be held on March 26th.

Michael provided an update on the status on the front entrance enhancement and the Saturday Road Park (which is the parcel of land across from lot CV-5), stating that the committee is working diligently to obtain all required permits from various governmental agencies that we are required to get permitting from for these projects.

Michael also stated that he met with Chris from The Greenery to discuss maintenance of the marsh path and Creek Club areas and specifically went over keeping up with the maintenance of accumulation of leaves throughout the neighborhood.

Michael reported that the lakes are being tested by the Greenery's aquatic division and will be taking two samples from each lake. When there starts to be an accumulation of algae growth, the fish are to be restocked. When we receive the results, we will publish those to the community. Kim Daniels asked about the status of the lot across from CV-5. Michael responded that this is the Saturday Road Park he mentioned and we only have a preliminary plan for a passive park area with benches or a swing, a path with steel edging and plantation mix, planted with native plantings has been discussed but nothing has been confirmed or drawn up yet. The committee is working hard to have the project completed in a timely manner. The first step is getting the hazardous trees removed and boring under the road to run water and electricity to the property. It was noted that the completion of the project all depends on when we get the permits and that we are hoping for it to be a two to three-week process once proper permits are obtained.

Covenants Committee:

The Board went into Executive Session at 7:20PM.

The Board resumed the Board meeting at 7:34 pm.

Tom updated the Board on the status of a home on Civitas, stating that they have not come into compliance or paid any fines. SCS is to send copies of certified receipts to homeowners and continue to fine until resolved.

Tom then gave an update on the screening of a boat on Sowell Street. It was noted that the owner has submitted plans to IDC for a gated fence and SCS will continue to follow up to ensure the screening is completed.

Tom recommended delaying the start of the fining process due to some miscommunication. It was noted that if the project is approved by the IDC and the owner begins construction by 3.27.2018, then the owner will not be fined.

Motion was made to have McCabe and Trotter send a collections notice/intent to file lien notice to the N. Shelmore home with a \$1000 violation fine that is past due. Motion Seconded. All in favor. Motion passed unanimously.

Motion to start fining process of \$25 per day on the Krier stucco home in need of pressure washing. Motion Seconded. All in favor. Motion passed unanimously.

IDC Liaison Report:

Lori provided a report on the options of what the HOA can do with the current street lights. We can keep the lights as is, or the HOA can sign a new contract with SCE&G and have them change out the fixtures replacing them with new fixtures that would cost less per month. Lori noted that we could cut the electricity budget by two thirds simply by changing out the fixtures. She also stated that the cleaning of the light fixtures would be much easier, as would shielding the lights from homes.

Next month the Board is to decide if they want to replace the poles with 12ft poles or use the existing height. Lori thinks the 12ft poles would be the best option as they are less than 9ft now. Michael asked if we decide not to replace, if we would need to have them cleaned and painted. Jessica is to find out the expenses and bring back to next month's meeting.

Jody pointed out street light maintenance is in the reserve study and that SCE&G is supposed to be cleaning the fixtures.

Communications Committee:

Chris reported on the possibility changing website providers due to the current website not being as user friendly as it needs to be, and having a lack of technical support when needed. The Communications Committee looked into three different provider options; our current provider Association Voice, Members First, and Cambuilt. Association Voice does not support some online browsers or the use of apps, and SCS had great difficulty getting assistance with glitches they were having with the voting booth during the 2018 Annual Meeting. Members First was a great option, but was too far out of the budget. Cameron Conway (Cambuilt) was within the budget of the HOA (less than what we currently pay annually), he lives in I'On which is a major benefit as far as maintenance and transition, and he was giving the association a good price since he wishes to use I'On as an example to build business from other local HOA's.

It was noted that the termination process with our current provider, requires a sixty-day notice. Mary is to pull a report from our current website showing traffic of the website.

Jody noted the importance of the transferal of governing documents and being able to keep certain documentation private where only I'On owners can view the information. Chris confirmed that with Cambuilt we will still be able to set certain documents and information with security settings where it would only be visible to confirmed residents that are signed into the site.

The Board asked how much we are spending for our current provider. Chris responded that we are currently spending \$2,600 a year, and that going with Cameron would only cost us a recurring \$154 dollars a year.

Chris brought up the topic of implementing a written email blast policy. Basically, putting our current email blast practices into writing. The Board is to revisit the e-blast policy at the next Board meeting after the Communications Committee looks at correcting verbiage.

Lastly, Chris announced that the committee is looking into recruiting new members and finding someone to do the newsletter.

Board of Appeals: No Report

Other Business: None

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:39pm. Next meeting April 16, 2018.

Respectfully submitted by _____

DRAFT