I'On Assembly Board of Trustees Meeting

July 16, 2018

Members Present: Jody McAuley, Trey Mathisen,

Members Present Via Conference Call: Chris Colen, Lori Bate, Tom O'Brien

SCS: Jessica Gosnell, Mary Fraser

Guests: Shawn Willis, I'On legal counsel

Members Absent: Michael Purcell and Johann Von Asten

Executive Session: The Board held an executive session at 5:35PM to discuss numerous legal topics with the Assembly attorney prior to the start of the open Board meeting.

Executive session Ended at 6:14PM.

Homeowner Forum:

Jay Meier, 25 Faye Ln; Susan and Peter Brandt, 28 Perseverance; Casey Brogdon, 209 N. Shelmore Blvd; Ed and Jo Clem, 167 E. Shipyard Rd; Joseph Barnes, 27 Mobile St; Monika Bonn-Miller, 37 Jane Jacobs; James and Pascal Luse, 21 Faye Ln; Michele Wilson, 224 Ponsbury; Melinda Armstrong Wrenn, 264 N. Shelmore Blvd; Janet Freedman, 213 N. Shelmore Blvd; Angela Armentrout, 31 McDaniel Ln; Dan and Marilyn Tynan, 46 Sanibel St; John Emrich, 332 N. Shelmore Blvd.

During the homeowner forum, several homeowners attend to address the Board, regarding the proposed change to the PD for Sweet Olive. Melinda, the owner of Sweet Olive, first addressed the Board and I'On residents to convey her reasoning behind wanting to change the current zoning, which is neighborhood commercial. She is asking for the community and the Board's support in allowing Sweet Olive to become an event space with a maximum of 150 people to attend. She stated that the Town of Mt. Pleasant would allow her to have more than 150 people, but in thinking of I'On, she decided 150 was a more reasonable number. She also stated that she has the support from both adjacent neighbors. Melinda stated that most of her cliental is from outside the neighborhood, and she would offer discount codes to Uber and shuttle services in order to relieve some parking concerns that have been brought up by residents. She also noted that she would enforce legal parking on N. Shelmore. Melinda stated that she reached out to expert event planners in regards to how many cars she could expect for an event of 150 people. These planners told Melinda to expect 20 to 30 cars for an event of that size. In addressing noise complaints, Melinda stated that music would have to end at 10pm and would abide by TOMP noise ordinances. Melinda noted that she has never denied anyone from using her space for community events and would like to continue to do so for free. Some residents addressed Melinda and the Board stating their concerns about parking, noise, property values, potential for possible intoxicated guests roaming the streets, and other potential issues like trash and rodents. They also voiced their concerns about the location of Sweet Olive and the proximity of the Greek Orthodox Church causing a major parking problem. Some homeowners expressed their concerns about what could happen in the future if Melinda were to sell her property. Other residents expressed their support in the zoning change, stating their support for “new urbanism” being brought into the community.

Jody responded to residents stating that the Board will take everyone’s opinions into consideration and is gathering information to make a decision on the zoning change. He also pointed out that this decision is ultimately a decision to be made by the TOMP and not the Board.

Sean Willis explained his role to residents in providing feedback to the Board. He stated that there would be no additional liability or exposure to the HOA regarding the zoning change.

Call to Order: 7:12PM by Jody McAuley

Approval of Minutes:

Motion to approve the May 21,2018 I’On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Jody first brought up a discussion with Melinda regarding the proposed zoning change to the PD for Sweet Olive, 264 N. Shelmore Blvd. When asking for responses from the community, Jody noted that thus far the Board had received more comments in support of the change than in opposition to the change. It was noted that we received 78 responses in support of the change and 39 responses opposing the change. Jody asked that Melinda defer her application with the Town where she and the Board could work through the details over a thirty-day period to put restrictions in place that the Board is comfortable with, stating exactly what she can do at the property. The Board felt this was necessary in order to protect property values considering future owners of this property may not be good stewards of the property in regard to the community. It was noted that the Board recognizes her efforts as being a great citizen of I'On. Melinda responded stating that she is not sure she is willing to do that because of how long the process takes, she will have to check with the Town first to see if that is even an option that would not cause her to have to begin the entire process from the beginning. Melinda stated that she does not need the HOA's backing in order to do this, but Jody responded that she might want the HOA's support. Shawn commented on the importance of placing conditions and limitations on the property and expressed his concerns for the future. Trey also noted that the timing of this was very inconvenient and abrupt and the Board is needing more time to discuss options.

Jody concluded that the Board could only support Melinda on Wednesday if they are given thirty days to discuss restrictions on the property. Melinda said she will think about this overnight and get back to the Board the next day with her decision.

Melinda found out after the meeting that she could not defer the hearing for 30 days. See attached email blast that went out to the community after the planning commission's meeting.

No other formal updates were reported.

Treasurer Report:

Jessica reported on behalf of Johann stating that we are still under budget year to date. She mentioned that we collected $12,952 in transfer fees in June and that we have received $60,765 in transfer fees so far for 2018. It was also noted that the overall operating cash as of June 30, 2018 is $445,795 net of construction deposits, which is $65,200. Jessica also stated that Johann has asked that each committee look into their budget and see where they can try to cut costs.

Amenities Report:

Trey commended Jessica on finding the pressure washing company, NewAge Contractors, that was used to clean the marsh walk bridges. He commented that the bridges all look great and it is a vast improvement from their previous condition. Trey confirmed that he and Jessica would be meeting with American Dock and

Marine later in the week to obtain another quote for the dock maintenance items that need to be taken care of. Jody commented how the permit approval process to get approval from OCRM and DHEC for the dock expansion has taken approximately 15 months and stated that if we do not get a firm answer by the upcoming Friday, we will look at getting our attorney involved to investigate why it has taken so long to obtain the permit.

Landscape and Infrastructure Report:

Jessica reported on behalf of Michael, first updating the Board on the progress of "Saturday Road Park". She stated that the trees were removed earlier in the day, and the stumps will be removed the following day along with the cleanup of vines. Once we get the plans from The Greenery to the TOMP and get them approved, then the project will begin.

Jessica stated that we have received the finalized plans from the landscape architect for the front entrance enhancement and that they have been sent to Eddie Bernard with the TOMP. It was noted that once we receive his approval, we are to submit the plans to the SCDOT for a traffic plan. Jessica stated that we are waiting on quotes from The Charleston Tree Company and Schneider for the tree clean up portion of this entrance enhancement project.

It was also noted that the bridges, boardwalks, and the fences around playgrounds have all been pressure washed and look great! Jody asked if now is the time to put a coating on the marsh walk bridges since they are clean. He stated that the continuity of pressure washing and adding the seal coat to the bridges will prolong it's lifespan. Jessica stated that she will look into getting a quote for the seal coating after Jerry has replaced some of the rotting boards on the bridges.

Covenants Committee:

Vote on Rule D-107 Amendment and Rule D-109 subsection (d) elimination.

It should be noted that notice of the rule change was sent out and received by residents in the mail on June 30th.

Motion to approve the Amendment to Rule D-107amending the rule to read:

"Fines for Violations of the Governing Documents. In the event the Board of Trustees imposes fines pursuant to Section 2-105 of the Declaration for violations

of the Governing Documents, the fines shall be imposed in the amounts and in the frequency determined in the Board's reasonable discretion until such violation is cured; however, fines shall not exceed $100.00 per day, per violation. All such fines shall secured by a lien pursuant to Section 2-105(a)(i) of this Declaration. The expenses and reasonable attorney's fees that are incurred by the Assembly in connection with the collection of such fines shall be assessed against the violating Titleholder in accordance with Section 2-105(viii) and Section 2-104(b)(2)(B) of this Declaration. The fines, and the expenses and reasonable attorney's fees that are incurred by the Assembly in connection with the collection of such fines, may be collected in the same manner as Assessments pursuant to the Declaration, including but not limited to lien foreclosure."

and eliminate Rule D-109 subsection (d) that read:

D-109 Subsection (D) Penalty for violation of this section shall be either a warning or ongoing fines (to be assesseither daily, weekly, or monthly at the discretion of the HOA Assembly Board) until the violation ceases or is cured by the lot owner. The amount of the fines is in the discretion of the HOA Assembl Board, not to exceed $100 per day, depending on the severity of the offense. Failure to pay duly assessed fines within 30 days will result in a lien being placed on the property.

Motion Seconded. All in favor. Motion passed unanimously.

Sean commented that the main change is the frequency and the dollar amount of fines that can be imposed.

IDC Liaison Report:

Lori reported that some residents have been starting projects at their residence without receiving approval from the IDC. It was noted that the Assembly will send out a GM update reminding owners that they must obtain approval from the IDC before beginning any exterior projects.

Lori let the Board know that she has not received an estimate for the light poles and fixtures yet but stated that she will have it for next month's meeting.

Communications Committee:

Chris first reported that the website is ready for deployment and that we are ready to transfer the domain name. It was noted that we will craft a note to the community letting residents know how to login to the new website.

Chris stated that we have until July 31st to go live with the new website, as that is the date of official termination with our current website provider.

Chris then asked the Board what their thoughts were for a tag line that will be on the home page of the new website. The Board stated that we should stick with our current tag line, "it's a way of life, not just a place to call home".

Motion to deploy the new website and approve the current tag line. Motion Seconded. All in favor. Motion Passed Unanimously.

Jody asked if we have all of our documents secured and downloaded and asked that we look into purchasing a backup to our hard drive. The committee is to look into a product that will back up our hard drive nightly.

Motion to approve Leah Simmons as a member of the Communications Committee and make her the newsletter editor. Motion Seconded. All in favor. Motion Passed unanimously.

Lastly, Chris asked the Board if we can provide a tab with a link for I'On at Home on the new website. Jody responded stating that it isn't a good idea and noted why we passed the new eblast policy. At this time, the website is solely for the HOA.

Board of Appeals: No Report

Other Business:

Motion to move forward with association foreclosure on a home we discussed in executive session. Motion Seconded. All in favor. Motion Passed unanimously.

There being no further business to come before the Board of Trustees, the meeting adjourned at 8:12pm. Next meeting August 20, 2018.

Respectfully submitted by______________________