I'On Assembly Board of Trustees Meeting

August 20, 2018

Members Present: Jody McAuley, Trey Mathisen, Michael Purcell

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

SCS: Jessica Gosnell, Mary Fraser

Guests: Shaun Willis, I'On Assembly general counsel

Executive Session: The Board held an executive session at 5:45PM to discuss the fining of a resident on the covenants committee's list.

Executive session Ended at 5:59PM.

Homeowner Forum: None

Call to Order: 6:00PM by Jody McAuley

Approval of Minutes:

Motion to approve the July 16,2018 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Jody first clarified some questions regarding Sweet Olive. He stated that after the original decision was made by the Board, asking Melinda to defer the hearing for 30 days, we found out that she could not defer it without starting the entire process over. Jody sent a note to the community on July 19th updating residents of the Town's decision not to approve Sweet Olive's request to be able to use Sweet Olive as an event venue. He also stated the HOA Board did not intend to further pursue this action with the Town of Mt. Pleasant. Ultimately, Melinda pulled her request for a hearing.

Jody then updated the Board on the work with DHEC and OCRM to receive approval for the dock expansion. He mentioned that a survey was done two years ago to see which amenities owners would like to see enhanced or added. The water front enhancement project was at the top of the list. It was also noted that this project would be funded from reserves/excess transfer fees. Jody reported that we have received the permit for approval. There is a 15-day period where owners that live near the dock can appeal the permit. The consultant we've been working with said that they very rarely receive appeals, and at this point none have been received. Jody stated that we should have the final approval within the next few days. At that point we will rebid the project as the previous bids are now outdated. Johann asked when the project would begin so we can know when it will hit the financials. Jody responded that the project would most likely begin in January or February as our lease with the Creek Club only allows us to do work during the off season. Michael noted that we need to discuss landscaping ideas as well. It was noted that the Assembly is to notify Mike Russo before any work starts, so that we can coordinate accordingly.

Johann asked for an update on the Creek Club litigation. Jody referenced the recent email blast that was sent out to the community, that included the most current updates and status of the litigation. The appeal to the initial judgment was linked to the e-blast, showing in favor of the Assembly. A legal subcommittee has been formed to discuss the litigation and keep on top of it. It is to be assumed that this matter will take more time before any resolution. Jody stated that we have a good handle on the case and that the legal committee will be speaking with and working with our attorney to keep on top of the case.

No other formal updates were reported.

Treasurer Report:

Johann reported that the budget is still tracking as planned for 2018. He stated that we are currently under budget, and that we will probably be very close to being in line with the budget year end. Trey mentioned that the upcoming maintenance to the dock pilings, cross bracings, etc. would be costly. Johann confirmed that these expenses would be coming out of the reserve account and not the operating budget. Further, Johann noted that the reserve study is being updated with these amounts and dates for when these items are being completed as they are items that we are budgeting for in the reserve study.

Johann asked for an updated quote for the dock expansion project. It was noted that the original quotes were $112,750 to $150,000. Jody stated that he hopes to have the final numbers by September's Board meeting and that we could go over the details then.

Lastly, Johann reported that we have received $70,000 in transfer fees so far this year.

Amenities Report:

Trey first discussed his meeting with Jessica and American Dock and Marine, stating that they re-hung the water line at the dock that was pulled down by children swimming. Trey plans to install a sign under the dock's ramp that reads "Danger do not touch red line" to try and keep children from hanging on the water line. It was noted that no one would be able to see the signs unless they are swimming under the dock ramp.

Next, Trey reported that when the pilings at the docks were inspected by the diver, all pilings were in good and stable condition, with the exception of one, that will need to be replaced during the dock expansion project when we have a barge in the water. The diver said we can expect to get another 10 to 15 years out of the pilings but recommended inspecting them every 3 years. Trey also reported plans to replace all 36 cleats that are on the floating dock and the loading ramp. Trey hopes to have the exact numbers by the next Board meeting. Overall, the conditions of the docks are fine.

Lastly, Trey discussed the possibility of getting security cameras down at the docks. He stated that the most cost-efficient choice would be a fake security camera with a sign. Another cheap route would be a Costco or Amazon security package that Jessica and Mary could operate. The only obstacle would be needing wifi down at the docks for this. Michael and most of the Board agree with this being a good idea.

Jody noted that many projects are going on at the dock and asked that the Board get the final bids together, so we can give them to Johann.

It was noted that overall, we have had a good year down at the docks and there have not been many issues.

Landscape and Infrastructure Report:

Michael reported on his meeting with The Greenery and identifying where our attention needs to be in getting the contract prepared for next year. He stated that we are working on finalizing the front entrance and Saturday Road park, but both projects have been put on pause by TOMP approval for various reasons. He stated that we are trying to meet with Eddie Bernard to discuss plantings and plans in person to avoid the going back and forth that is happening in discussion via email. Regarding the front entrance, Eddie has told us that the plantings on our plans are too large and in grouping that are too close together, looking too “planned” which isn’t allowed in the protected buffer. We are scheduling a meeting with Eddie, our landscaper, and our landscape architect to discuss specifics, so we can get started and complete this project. Michael stated that the plants should be planted by early Fall so they are ready when Spring comes around.

Trey asked about the current marsh path trail vine maintenance and asked about an annual plan for this maintenance to continue on the marsh path. Michael stated that the rejuvenation pruning was done as a one-time expense, but he will look into adding regular maintenance of the vines to next year’s budget.

Lastly, Michael touched on how much time is being spent by The Greenery on emptying the dog stations throughout the community. The Landscaping committee has discussed possibly looking into out sourcing the dog station duty to have landscaping manpower focused on landscaping and not emptying trash cans.

Covenants Committee:

Vote to remove Scott Alderson from the Covenants Committee as he had to resign due to other obligations. Motion Seconded. All in favor. Motion Passed unanimously.

Vote to approve the fining of a resident on Saturday Road in violation of the covenants. Jody motioned to enact a $50 fine per day. All in favor. Motion Passed unanimously.

IDC Liaison Report:

Lori updated the Board on the pricing of the light fixtures. She stated that we are currently spending $3,693.38 per month/$44,320.56 per year on street lights in I’On. With the new light fixtures, we can drop the price to $753.30 per month/$9,039.60 per year. If we want to change the poles as well, the cost would be $1948.37 plus tax and fees per month/$23,380.44 + taxes and fees annually. Lori asked for backing from the Board to have SCE&G come out to do a field study and provide an estimate to replace the poles and the light fixtures. The Board agreed to go ahead and get this done and come back with the final prices and contract to sign for either option, so we can decide on the best option and include the expense and savings in the 2019 budget.

Lori next discussed a resident asking if we can publicize the IDC's contact information. The Board responded that IDC members are hired consultants with the exception of a few volunteers and therefore should not be contacted outside of their role in attending the IDC meetings they are paid to attend. The Board agreed that the IDC's contact information will not be publicized. Lori will speak with this specific neighbor as she is the Board liaison for the IDC.

Communications Committee:

Chris reported that the new website will be launched this week and that we are to send an e-blast notifying the community.

Lastly, he stated that the newsletter will be transferred to Leah Simmons in October.

Board of Appeals: No Report

Other Business: None

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:18pm. Next meeting September 24, 2018.

Respectfully submitted by_____________________

Chris Colen, Board Secretary