

I'On Assembly Board of Trustees Meeting
October 15, 2018

Members Present: Jody McAuley, Tom O'Brien, Trey Mathisen, Michael Purcell, Johann von Asten, Chris Colen

Members Present Via Conference Call: Lori Bate

SCS: Jessica Gosnell and Mary Fraser

Guests: None

Homeowner Forum: Sarah Hayes, 1 Duany Road; Justin Hopson, 72 Sowell Street

Sarah Hayes came in to discuss the She Tris event for June 8, 2019. The Board approved of the event as long as they do not paint arrows on the streets like they did in the past. Sarah agreed not to paint the arrows.

Motion to approve the She Tris Triathalon event. Motion Seconded. All in favor. Motion passed unanimously.

Justin Hopson attended the meeting and wanted to discuss an incident he had with Jody over the weekend. Jody apologized for his part in the disagreement and they left things on good terms.

Call to Order: 6:02PM by Jody McAuley

Approval of Minutes:

Motion to approve the September 24, 2018 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Jody first mentioned the upcoming 2019 Board election, asking members of the community to volunteer to run. So far, we don't have any candidates running. It was also noted that if we do not receive any applications then the current Board members would stay on and could resign next year if they do not have a successor. At that point, then the Board could appoint members to serve until the next election. We need three chairs this year; communications, landscape/infrastructure, and IDC.

Jody then went on to discuss the progress of Saturday Road Park. Michael stated that it is just about complete. They are still working on installing the lighting and irrigation but should be completed over the next week. It was also noted that this project cost just around \$40,000.

Jody then discussed the next steps for the dock expansion with the Board. After reviewing five quotes ranging from \$122,500-\$275,000, Carolina Dock and Marine was the best quote at \$122,500. It was noted that their previous quote was \$112,000. The mild increase is from increase cost in materials, i.e. metal costing more. Jody mentioned that the fabrication of the docks needed to begin in the next few weeks since it takes approximately 6-8 weeks for fabrication of the floater. In order to have the floating dock completed by January 2019 (when we are allowed to do heavier work by the Creek Club), the fabrication needs to begin in the next two weeks. Michael asked that we get references from Carolina Dock and Marine due to the of the amount of money we are spending on this project. Jessica stated that she has received a list of references from CDC and she will be reaching out to those references over the next few days. She will also be checking to see if there are any issues with the company, lawsuits, mechanical liens, or any other items of that nature before the Assembly signs any contract with them. It should be noted that the consultant with Jon Guerry Taylor will be overseeing this project. It was also noted that we must notify Mike Russo of any work being done down at the Creek Club beforehand. Jody also stated how important it is that we stick to the timeframe we have to complete the dock expansion so that we avoid any issues that may arise. Lastly, he stated that we need to meet with Olde Park regarding their percentage of funding for the dock expansion.

Motion to accept proposal from Carolina Dock and Marine for the dock expansion for \$122,500 and that we do a reference check, financial check, and approve sending the acquired deposits in up to \$50,000 dollars and ask for a firm start date of second week of January 2019. Michael Seconded. All approved. Motion passed unanimously.

No other formal updates were reported.

Treasurer Report:

Johann first presented the proposed operating budget for 2019 to the Board. He stated that the budget does not include an increase in assessments. It should be

noted that the only reason we do not need to raise assessments is because of the new street lights that will be installed for 2019. The new light fixtures will be saving the association approx. \$30,000 dollars over 12 months. It was noted that the street lights must be installed during the first 3 months of next year in order to stay in line with the budget that is being proposed. Johann explained that he reviewed the SCE&G street light contract and requested that they clarify the termination fees that were mentioned in the contract. The contract did not give specific numbers, so he asked that SCE&G provide the cost of early termination. The contract is for 10 years, if we were to cancel during year one, the termination fee would be approx. \$100,000 and would go down a small amount each year, where it would eventually be approximately \$60,000 dollars at year 10. We do not foresee any reason we would need to cancel as there is no other option for electricity, but Johann just wanted the early termination limits clarified.

He then reported on a few minor changes made to the proposed 2019 budget, stating that there is a small increase in staffing payroll that was approved in executive session and a small increase in the landscaping contract. An increase was made to repairs and maintenance as well as tree replacement based on current spending and expected spending for next year. Also, a new line item for marsh path maintenance was added at \$5,000 for The Greenery to come in once a year and hand prune the marsh path to keep it maintained going forward. It was also noted that the directory printing and office supplies line item amounts were reduced.

Johann advised the Board that we will need to increase assessments for 2020. The only reason assessments were not increased for 2019 is due to the savings on street lights, but that will not translate over into 2020. The budget for 2019 is very lean and in order to keep up with an aging community, aging infrastructure, and aging landscaping, assessments will need to increase in 2020. The Board discussed that it is a good time to start putting the idea out to the community next year that we will need to raise assessments in 2020. Tom noted that at the time we begin to discuss raising assessments, we will have several projects completed or at least started. This will show residents the improvements being made to the community, thus supporting the reasoning behind assessments being raised.

The Board asked Jessica to look into how much the insurance premium will increase when adding the new dock under its coverage. This increase could be covered by increasing the fee for dock keys during registration.

Motion to approve budget for 2019. Motion Seconded. All in favor. Motion passed unanimously.

Amenities Report:

Trey first reported that Carolina Dock and Marine is waiting on their welder to install the new cleats and repair the broken part of the dock. Jessica stated that the welder now has us on his schedule and as soon as she pays the 50% deposit, they will begin the work.

Trey then stated that the new gate for the docks should be installed in the next few weeks. Atlantic Resurfacing has promised to repaint the dock where our current gate scrapes the decking and peels off the paint. It should be noted that the new gate is a lighter weight since it is aluminum and will not cause this same damage.

Next, Trey discussed the Waterfront Enhancement plans with the Board. He stated that he spoke with Earthsource Engineering and that they have four or five variations of plans for this project. He stated they were hesitant to work with us because of the sports court problems that arose with the Town and mentioned that they would want to work with less people being involved. Trey advised that we should ask for a few changes to be made to the plans by Earthsource Engineering and wait to see what their other versions look like. He also mentioned that we need to determine where the OCRM buffer line would be and stated how important this is that Earthsource know this and notify us of the exact location of the protected buffer area. We are to get these plans and review them with Earthsource. Michael noted the importance of being proactive in getting approvals and permits from the Town and vendors to avoid any problems that may arise during the work. The Board asked if the parking lot changes are included in the waterfront enhancement plans. Trey responded that the parking lot inclusion was very expensive. It was noted that the bulk of the project is to be for the areas closest to the water, not the parking lot. The Board also asked if there would be a storage area for the boom, fuel spill, etc. included in the waterfront enhancement plans. We are to check with Mike Russo about possibly letting us use the area underneath the Creek Club, but if he does not allow that, some kind of storage area will need to be constructed to conceal the boom down by the dock for easy access.

Lastly, Trey reported that a few people have reached out to him regarding the possibility of installing a pickle ball court. It was determined that a pickle ball court would not fit on the existing sports court. It was noted that the idea for the sports court was for a basketball court and four square, not anything else. Tom

stated that a group of residents got together in forming ideas for the sports court and that the same should be done regarding the possibility of a pickle ball court. It was also noted that if we were to install a pickle ball court, it would not be done in 2019 as we do not have it budgeted, it would need to be a capital project in 2020 or 2021.

Landscape and Infrastructure Report:

Michael reported that Saturday Road Park should be done by the end of next week.

He stated that Weaver Construction completed the repair and rebuilt the busted drain failed under the Frogmore marsh path bridge.

Michael reported that the front entrance enhancement project received all approvals from the TOMP and SCDOT. Thus, meaning it is now a shovel ready project and good to go when we have the funds for the project. The permit from SCDOT is good for one year, and at the one-year expiration date, we can request an extension that will last for one more year. It was noted that it would be a good idea to show residents the plans for the front entrance enhancement at the annual meeting.

Michael then reported that there are two more large marsh path bridges to be resurfaced by Atlantic Resurfacing. The smaller marsh path board walks are going to be sealed by our maintenance man, Jerry, and he will seal them with a nonslip product. It was noted that Atlantic Resurfacing has also agreed to leave us with a 5-gallon bucket of his product for when we need to do any touch ups on the docks or marsh path bridges.

Lastly, he reported that replanting one of the canal paths, replanting the Isle of Hope islands, and multiple other small projects have all been completed.

Covenants Committee:

Tom recommended to the Board that we begin the fining process on several properties, as discussed in Executive session, that have not been in compliance with I'On maintenance standards for quite some time.

One is on Eastlake Rd. that we recommend to fine, beginning at \$75 per day. One is on Krier Ln. that we recommend to fine, beginning at \$75 dollars per day.

Another is on Isle of Hope Rd. that we recommend to fine, beginning at \$50 per day. Another is on Ponsbury Rd. that we recommend to fine, beginning at \$50 per day. The next home is on N. Shelmore Blvd. that we recommend to fine, beginning at \$25 per day. Another is on Saturday Rd. that we recommend to fine, beginning at \$75 per day. Lastly, a home on Sowell St. that we recommend to fine, beginning at \$25 per day.

*Motion for Board to approve fines recommended by the Covenants Committee.
Motion Seconded. All in favor. Motion passed unanimously.*

IDC Liaison Report: No formal report

Communications Committee:

Chris reported that the website has launched and stated that we have not received as many complaints regarding errors and login issues.

Chris then went on to discuss the progress of the printed directory. He stated that we have received about half of the ads we need so far. The goal is to have the directories printed and distributed at The Giving Lights on November 17th with the luminary kits. Mary is currently working on cleaning up the online directory for the transfer to the printed directory, so that this can be done by November 17th.

Chris also stated that we have decided to hire Holy City Hosting for some initial help regarding website maintenance. They do not require that we sign an annual contract. The contract would be monthly and is at a low cost. Holy City Hosting would provide us with a duplicate backup service and answering any questions Mary might need answers to, especially while the site is new. It should be noted that Cameron is still willing to help with the maintenance of the site if we need it.

Board of Appeals: No Report

Other Business:

It was noted that Christmas light installation in the Square usually starts the weekend after Thanksgiving, along with the Maybank Green Christmas tree

decorating and wreath fluffing. The Board asked Jessica if we could have the Square lights up before Thanksgiving. She is reaching out to Christmas Décor to see if it is possible for them to install the Square lights prior to Thanksgiving.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:25pm. Next meeting November 19, 2018.

Respectfully submitted by _____

Chris Colen, Board Secretary