

I'On Assembly Board of Trustees Meeting

September 24, 2018

Members Present: Jody McAuley, Trey Mathisen, Michael Purcell, Johann von Asten, and Tom Obrien

Members Present Via Conference Call: Chris Colen and Lori Bate

SCS: Jessica Gosnell and Mary Fraser

Guests: None

Homeowner Forum: Carla Gilman, 344 N. Shelmore Blvd.

Call to Order: 6:02PM by Jody McAuley

Approval of Minutes:

Motion to approve the August 20,2018 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Jody first discussed the upcoming 2019 Board candidate election. He encouraged residents to run for the Board and mentioned the many benefits of being a part of the I'On Board. It was noted that anyone who would like to run, should contact Jessica Gosnell, the property manager, for an application. He encouraged current Board members to reach out to residents and ask them to consider running. There will be four open positions this year. These positions include the communications committee chair, IDC liaison, and the landscape/infrastructure committee chair.

Jody then touched on several projects that we have been working on in 2018. He reported that after almost a year of dealing with the Town of Mt. Pleasant over planting and tree issues, that we finally have approval to complete the project at Saturday Road. It was noted that the final product will be a beautiful addition to that area of the neighborhood. Jody then reported that we have received final approval from DHEC and OCRM to add up to 100 feet of additional dock to our existing structure. We are currently bidding the work to potentially be completed in January of 2019. It was noted that we will have no open projects going into 2019 that do not already have approval.

Jody then commented on the Creek Club litigation stating he would like to give monthly updates to the community regarding its progress. Jody, Tom, Johann, Bruce Kinney, and our Assembly attorney have formed a legal subcommittee to organize and review the status as the case moves closer to a potential SC Supreme Court review. All legal details of this case and subsequent appeals from the court can be obtained by contacting Jessica Gosnell. Overall, the message to the HOA is that we are doing all we can to remain updated and to ultimately protect the best interest of all I'On residents.

Jody then went on to discuss the dock expansion in more detail. He discussed the neighborhood survey that was done in 2016 which asked residents where they would like to see the Board make improvements. The options on the survey were a waterfront enhancement project, a sports court, or a dog park. It was noted that we received 464 responses from the survey. 75 percent of those responses were favorable of the waterfront enhancement project being completed. The survey also gathered that 90 percent of residents agreed that the waterfront enhancement project would raise property values. This data is what formulated the Board's decisions to move forward with the dock expansion. Jody noted that he would like to have the final bids this week for the dock expansion, so that it can be brought to the Board at October's meeting for final approval. The Board is also looking at revising the original waterfront enhancement plans since they are outdated and need several changes. The Board wants to be proactive to avoid any permitting problems that may arise with the Town.

Tom then stated the importance of knowing how the financials will work for this project. Johann reported that if we proceed with the two 2018 Capital Projects (Saturday Road Park and the entrance enhancement) as planned, then we would not be left with enough funds to proceed with the dock expansion in 2019. He stated that if we did not do the Entrance enhancement, that we would have approx. \$150,000 to spend on the dock expansion. Trey mentioned the time crunch we are under for the docks and noted not having a time crunch for Saturday Road or the front entrance enhancement. Michael stated that the Saturday Road project is well underway and that we should continue it until it is done. Tom noted that the survey is the basis of the capital project plans and that is what the Board is following and using to budget for upcoming capital projects. When the survey was sent originally, it stated that the waterfront enhancement project would cost about \$120,000. Overall, the neighborhood's perception is an overwhelming support.

Over the next month, we should have final numbers to give to Johann for the budget.

Motion to postpone front entrance enhancement from this year's budget and approve up to \$120,000 for the dock expansion, that would allow the Board to work with the quotes between now and October's meeting to be able to present a formal motion in October and sign off on a final bid. Tom Seconded. All in favor. Motion passed unanimously.

No other formal updates were reported.

Treasurer Report:

Johann reported that the budget is still tracking as planned for 2018. He stated the importance of needing solid dates from each committee for when projects are to be completed since they are items that we are budgeting for in the reserve study.

Overall, he hopes to have a surplus by the end of 2018.

Amenities Report:

Trey reported that most of the bridges on the marsh path have been painted/coated and stated that there are two bridges left to coat. He stated that there are several ground deck bridges that need to be completed as well, but those were not in the original scope of work provided to the contractor, so he asked Jessica to meet with Atlantic Resurfacing and obtain a quote to do the boardwalks on the marsh path as well.

An aluminum gate has been ordered for the main dock and the boat house and are awaiting fabrication and installation. A sign under the boat ramp has been secured that reads "DANGER do not touch red line" to prevent swimmers from hanging on and pulling down the red waterline.

Trey then reported that we are working on the maintenance of the main dock, specifically on the cleats, cross bracing, and repairing the crack on the aluminum deck of the floating dock. It was noted that the diver came to inspect the pilings and that they are in good shape for their age. We received quotes to replace all 36 cleats on the loading dock and main dock from American Dock and Marine and Carolina Dock and Marine coming in at ten to twelve thousand dollars. It was

noted that this is to be paid out of reserves, as the cleats are starting to fail. The cleats are to be welded to avoid corrosion of the two different metals.

While discussing possibly placing security cameras at docks, Trey stated his preference would not be for installing fake cameras. While they may deter people from stealing or damaging property, we could run into problems when something does occur, and everyone realizes the cameras are fake. If we had wifi down at the docks, then we would just be paying for the upfront cost of the security camera system and it could be stationed and monitored from the I'On office. Michael mentioned defining a policy on viewing the recordings in order to avoid conflicts. It was also noted that it may be wise for us to go ahead and get cameras so that we can protect any new or future assets that we may have down at the docks.

Lastly, Trey stated that we are now spraying for mosquitoes around both lakes and Westlake amphitheater.

Landscape and Infrastructure Report:

(Reference board packet for more details on upcoming projects and landscaping projects that have been completed.)

Michael reported that we are looking into getting a termite bond on the Creek Club building and stated that we need to do this asap due to the issues in this area with termites. Jessica is to proceed with asking Mike Russo to possibly split the cost of a termite bond with the Assembly. It was noted that we need to do a good inspection of the building before this is done.

Michael reported that we are working on finalizing our contract with The Greenery for next year. He stated that we need to have this finalized by October 11th at the finance meeting, so it can be voted on at October's Board meeting. The Board reviewed the proposed costs and options that we received from The Greenery. One option was to keep service and crew number the exact same as what we currently have, that cost reflecting a small increase in contract landscaping expense, however the cost of pine straw and annual flowers would be remaining the same as 2018. There was an option to increase the number of men on the crew, removing the task of emptying the dog stations, and possibly sub-contracting the pet waste station maintenance to an outside company. (See attached spreadsheet) This option, option 2 is not in the budget. If we proceed with option 1, keeping service and crew number the same, then we would not have to raise assessments for next year.

Michael touched on maintenance needs with landscaping and infrastructure increasing simply due to age of the community. Option 2 would provide us with another crew member and free up one of the existing crew members from emptying dog stations to actually do landscaping. In order to get the community into shape we would need to increase the assessments to cover the expenses of the landscaping needs and additional crew members needed to cover all of the landscaping detail work that is in I'On. Michael asked The Greenery to suggest a budget for the costs of small projects that would need to be done. Tom Murray suggested a budget of \$20,000 for these smaller re-planting projects that come up. This would include \$5000 for an annual pruning to maintain the marsh path. If the board wants to go with option 2 for landscaping, then we would need to raise assessments \$50 to \$100 dollars. Johann asked that the Board to give feedback on whether we should go with landscaping budget option 1 or landscaping budget option 2.

The Board recommend budget option 1, so Johann will report that back to the finance committee.

Covenants Committee:

Tom reported that the covenants committee has been working on approximately 40 homes that are not in compliance with I'On maintenance standards. 8 to 10 homes will soon be recommended to the Board for daily fining for non-compliance to the maintenance requests they have received from the Covenants Committee. We are currently working to ensure that the bylaws and Covenants are properly followed in regard to the hearing and fining process.

He mentioned that the Committee will be recommending several homes for fining at the October Board meeting.

IDC Liaison Report:

Lori reported on the status of changing out the SCE&G light fixtures throughout the community. She previously asked to have SCE&G come in and determine the cost to replace the existing poles (that we own) with new 12ft poles, however this was going to be a long process and not the cheapest option, so we requested a contract from SCE&G to replace the light fixtures only so that we could go ahead

and receive the \$30,000 annual cost savings in doing so. A question was raised whether homeowners would black out these new lanterns; Jessica reported that the new light fixtures have deflectors inside the globe to shield light away from the homes if it is needed. Before the lights are installed, the Board asked Jessica to communicate this information to the neighborhood so that no one paints the globes, and instead contacts the manager and asks to have SCE&G install the shield inside the globe to deflect the light.

Since we are not going to rent new 12ft poles from SCE&G, it was noted/confirmed that we are going to paint our existing poles and have them cleaned before/when we replace the light fixtures.

Lastly, Lori stated that Pam Gabriel has asked for a new computer. Pam has been bringing her personal laptop back and forth from home and is now asking for Board approval to purchase a laptop that would stay at the office and stay with I'On, storing all important IDC information for the future.

Motion to approve spending up to \$1,500 on a new laptop for Pam Gabriel with the IDC. Motion was Seconded. All in favor. Motion passed unanimously.

Communications Committee:

Chris reported that the new website has been deployed and that the committee has created a punch list for the items that still need to be worked on by Cameron. He also stated that we now have the website secured and the cloud back-up in place. Chris also stated that we are going to look into hiring a professional from word press to help with some maintenance of the site while it is still new.

Chris stated that we have received two quotes from printing companies for the 2019 printed directory. We are looking to move from Ross Printing to another supplier for the 2019 directory.

Mary is reaching out to the 2018 advertisers to see if they are interested in placing ads in the directory this year and will send out notifications to see if we can identify additional advertisers.

Board of Appeals: No Report

Other Business:

The Board discussed when they think we should send another survey out to the community. It was noted that we have sent two surveys to the community and received a high percentage rate of responses from both. The next survey we do should be broader and ask residents what their points of view are regarding future projects, etc. Jody stated that a survey should be done every 5 years.

It was noted that we would need to form a subcommittee to come up with the questions for the survey. We are to look at sending another survey to the neighborhood in 2020.

There being no further business to come before the Board of Trustees, the meeting adjourned at 8:01pm. Next meeting October 15, 2018.

Respectfully submitted by_____

Chris Colen, Board Secretary