

I'On Assembly Board of Trustees Meeting

November 19, 2018

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

Members Absent: Michael Purcell

SCS: Jessica Gosnell and Mary Fraser

Homeowner Forum: Claudia Bellars, 55 Robert Mills Circle; Peter Wallace, 70 Ponsbury Road

Call to Order: 6:07 pm by Jody McAuley

Approval of Minutes:

Motion to approve the October 15, 2018 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Jody first reiterated that we are still looking for volunteers to run for the Board for 2019. Peter Wallace expressed his interest in running for the Board. Jody thanked him and encouraged other residents to volunteer their time. Jody touched on some positive reasons to run, stating that we are a national award-winning community and are also in great financial shape. He also mentioned the many projects that the Board has helped put together over the past two years to improve the community and how rewarding it is upon completion. Jody also mentioned that being a part of the Board only requires a few hours of your time a week. The deadline to submit applications is December 18th.

Jody asked that we send out an e-blast announcing another photo contest like what was done at the 2018 Annual Meeting. The winner will receive a \$100 Visa gift card to be received at the annual meeting on January 28th. He also stated that he would like to discuss front entrance enhancement plans at the annual meeting and share the approved plan with the community.

No other formal updates were reported.

Treasurer Report:

Johann first reported on the executive dashboard. He stated that he expects to have approximately a \$45,000 surplus by the end of the year. He mentioned that revenue has been higher than what was budgeted due to lower than expected costs. Johann mentioned that legal and IDC expenses have been lower than expected and we are under budget on several line items in the budget. He also stated that utilities were \$11,000 under what was budgeted for the year. This is primarily from the credit on our water bills being applied to those accounts, as well as lower usage readings. Johann asked that we check on the last two years of water bills, to catch anything that might have been missed.

Johann then stated that we will need an increase in assessments for 2020. Jessica touched on the fact that there has not been an increase in four years. Tom also mentioned there are many amenities that we have added during that time. Jody agreed and stated that there needs to be more discussion around this to get the idea out in the neighborhood. Tom mentioned how great the finance committee does in allocating funds and transfer fees.

When asked when we would be able to do the front entrance enhancement, Johann replied that it was decided to hold off on the project until 2020 because of the upcoming dock expansion and waterfront enhancement projects. Jessica stated that the front entrance enhancement permit is good for one year and at that point we can still file a one-year extension. The project is shovel ready, therefore once the funds are available in 2020 the project can begin.

Amenities Report:

Trey reported that the repairs at the dock have all been completed. The cleats have been installed and should last a long time. The floating dock's decking has been repaired where was flexing. The cross-bracing repairs on the pierhead have been completed as well. The new gate for the dock was supposed to be installed months ago, however they did not have self-latching hinges and were not installing the gate properly, so they will be coming back to install it correctly with the correct hinges and locking latch. The gate will mimic the one that was installed at the boat house.

The dock committee met last Monday and discussed the dock expansion in detail. They also reviewed the boating rules and asked Jessica to add a few courtesy rules

to the dock policy. The committee also recommended that dry stackers be required to register their boats and pay for keys so that when they are tied up at the docks, we can contact them if there are any safety concerns. They currently ARE supposed to register, but many don't. The committee also discussed adding a no wake sign on the new dock. The Board asked if insurance at the docks would go up once the expansion is completed. Jessica responded that she is waiting to get a quote regarding insurance. The Board also discussed the possibility of raising the docking fee and noted that people who dry stack should still pay to get a key and decals as they are using the amenity and should share the costs with others that are registering to use the dock. Jody mentioned that the boat committee should get together to discuss the docking fee increasing next year.

Jody also mentioned the possibility of having a kickoff event down at the docks once they are completed.

Landscape and Infrastructure Report:

Jessica reported on behalf of Michael. She stated that there are about 8 different projects to come out of reserves for 2019. These include the Eastlake path being redone and replacing the step lights at Perseverance Park.

Jessica reported that she met with Mike Russo and Terminix at the Creek Club and they discovered there were termites present. Russo said that he was glad the Board asked him to get the bond because otherwise he would have never known about the termites. The cost for the termite bond is \$5,000. Mike agreed to split the cost with us. The annual renewal is \$350, which includes an inspection. Jessica stated that if they found termites during the annual inspections, then our bond would cover the costs to treat them and repair any damage they did.

Jessica met with Tyler Sgro from the Army Corp of Engineers at Saturday Road Park after a few surrounding residents filed complaints to Tyler claiming that the HOA went into the wetlands and wetland buffer. After meeting with Tyler, walking the property, presenting him with plats, and showing him that the buffer line was clearly marked with Army Corp Signage, the Army Corp sent us a letter confirming that we did not go into the buffer and further complied with all of their previous requirements after some clearing was done in the buffer in 2017.

The Christmas lights have been installed on the tress in the Square. The front entrance oak tree has some lights in it, but is not completely done as approximately 17 strands of lights were either cut or no longer working, so the crew could not

complete the tree. Jessica is going to purchase 20 more light strands in order to get the entire tree completed.

The Christmas tree on Maybank Green has been ordered and is scheduled to be delivered on Wednesday if the field is dry enough. The cost of the tree was \$650.

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.

Motion for Board to approve fines on 9 homes recommended by the Covenants Committee. Motion Seconded. All in favor. Motion passed unanimously.

IDC Liaison Report:

Lori reported that SCE&G has begun the street light lantern changeout on several streets. They are installing the lanterns that they have in stock, and will continue to install new lanterns as they come in. She stated that all lights should be replaced by the end of February. It was also noted that the cost to clean, straighten, and paint the light posts will be \$75 per post, which will be done after all of the new lanterns are installed.

Lori mentioned that a homeowner that installed Bermuda shutters without IDC approval will most likely be filing an appeal as they did not agree with the IDC's opinion/decision.

Lastly, the IDC is working hard to make it clear that residents **MUST** fill out an application for any changes being made to the exterior of their property.

Communications Committee:

Chris reported that the Civitas Award is to be presented at the annual meeting. The committee that selects the recipient is comprised of a current board member, someone from the I'On Trust, and four prior recipients of the award.

Chris then stated that the 2019 directories have been printed. It was noted that we saved a significant amount of money compared to last year. The ad revenue was a little higher than last year as well. The directories have now been distributed through luminary kits and can also be picked up at the I'On Assembly office.

Chris went on to discuss a conversation he had with a resident regarding a newsletter policy. Chris stated that we do not currently have a policy surrounding the newsletter. The communications committee will look into drafting a policy in 2019. It was noted that if we do come up with a policy, that it will need to be filed with the Register of Deeds by January 10, 2020 to be enforceable.

Michele Wilson submitted her resignation from the Communication Committee due to other community commitments. It was noted that the committee is looking for more volunteers.

Lastly, Leah Simmons is to take over as newsletter editor come January 2019.

Board of Appeals: No Report

Other Business:

The state recently implemented stricter golf cart and moped laws. Jessica will be sending out an e-blast regarding the new golf cart and moped laws so that residents are aware of the law change.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:18pm. Next meeting is the annual meeting on January 28, 2018.

Respectfully submitted by _____

Chris Colen, Board Secretary