

I'On Assembly
Board of Trustees Meeting
Monday November 18, 2019
Executive Session 5:45
Board Meeting 6:00 P.M.
Conference Room, 159 Civitas St
Mt. Pleasant, SC

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
 - October 23, 2019 Board Meeting Minutes
 - November 15, 2019 Special Board Meeting Minutes
- President's Report
- Treasurer Report
 - Discuss/VOTE on allocation of Interest Income
- Amenities Report
 - Discuss Firepit Reservation Policy
- Infrastructure/Landscape Report
 - Discuss TOMP Buffer Ordinance Amendment
 - Update on Canal Bridge Fig Vine Removal per TOMP
 - Update on Eastlake and Westlake Bulkhead Vegetation Removal
- Covenants Report
 - VOTE to Approve Fining on Properties Discussed in Executive Session
- IDC Report
- Secretary Report
- Communications Report
- Board of Appeals
- Adjournment

I'On Assembly Board of Trustees Meeting

October 23, 2019

Members Present: Tom O'Brien, Johann von Asten, Trey Mathisen, Peter Wallace, Julie Hussey, and Chris Colen

Members Absent: Eric Krawcheck

SCS: Jessica Gosnell and Mary Fraser

Homeowner Forum:

Carla Gilman, 344 N Shelmore Blvd.; Ed & Jo Clem, 167 E. Shipyard; Libby Eble, 171 E. Shipyard

Carla expressed her concerns to the Board regarding the larger than normal increase for the 2020 assessments. Her concern is the amount of the increase being higher than just normal inflation as well as the increase being in correlation to the increase of landscaping expenses. She expressed her opinion that she felt the landscapers have low performance, especially in regard to leaf blowing and bagging. Tom replied to Carla relaying that the Board has been very transparent over the past year with the reasons why there is a need to increase assessments and stated it is more so in relation to the need to replace aging landscape items rather than solely maintaining them, as well as the need of more labor to adequately maintain the neighborhood to the standard that it should be.

Ed addressed the Board regarding three matters. First being the Board's choice in the new management company, Ravenel Associates, which he agrees is a good fit for I'On. He commended the Board for the time it took them to review and interview potential management companies as he was part of the group that hired SCS and knows what a time consuming yet important task it is. He then turned to Peter, stating he was pleased to see the engineers report confirmed that all of the vegetation growing around the bulkheads needs to be taken care of as he has been talking to Jessica his concerns with that vegetation. Lastly, he inquired about the proposal regarding the landscaping plans surrounding Eastlake. He asked to see the details on exactly what is to be done in this area. He stated that he saw plans that Jessica sent him, but wasn't clear on exactly what all was being planted and done. Peter replied that the Board will be speaking in detail during the meeting regarding

the specific landscaping plans surrounding the Eastlake project, and that he is welcome to stay to listen to all of the plans in detail.

Libby addressed the Board regarding the landscaping plans surrounding the north end of Eastlake and questioning what would be done at the Boathouse area. She also stated that several piles of branches have still not been cleaned up since Hurricane Dorian. Jessica replied that she will address this with the crew's supervisor. Jessica also stated that the only enhancement planned for the Boathouse area, is for cast irons to be planted where there is currently dirt. She confirmed that no other landscaping additions would be done in that area. The only other thing to be done in the Boathouse area is the repair of the bulkhead and replacement of bank that has washed out in that area due to the bulkhead failure.

Lastly, Jessica responded to Carla's comment on the landscapers not bagging leaves. Jessica stated that we have asked the crew to bag all leaves and not just blow them into wooded areas. She also stated that the street sweeping did not seem to help with leaf clean up due to the landscapers still needing to blow around cars to get the leaves to the middle of the street where they could be sucked up by the sweeper. It was noted that the landscapers are instructed not to blow too closely to vehicles parked on the street so that no damage to personal property occurs while leaf blowing. Thus meaning that many times if vehicles are parked on the streets on the day the landscapers are blowing that street, then some piles of leaves cannot be accessed until the vehicle has been moved which is normally after the landscapers have already left the area. Tom responded to the above concerns, stating that he hopes our new management company will be able to assist us in finding solutions for these ongoing landscaping issues.

Call to Order: 6:13pm by Tom O'Brien

Approval of Minutes:

Julie Motioned to approve the September 16,2019 Board meeting minutes and the October 3,2019 special meeting minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Tom first reported on the unsolicited offer to purchase the Creek Club. The bid was provided to the entire Board via email and the Board had no interest in the offer.

He then discussed the switch to our new management company in transitioning from CAMS to Ravenel Associates. He stated that our management group was not happy with the transition to CAMS, which led to the search for a new company to manage I'On. He relayed that the Board thoroughly researched two other local management companies, as well as reviewing CAMS proposal, before making the decision to go with Ravenel. Tom stated that Ravenel was the best choice in relation to their size, the fact that they are local, their offers in assistance to landscaping concerns, location in relation to I'On, their benefits for staff, etc. He stated that we are in the process of transferring all pertinent files over to Ravenel and relayed that the switch in management would not be obvious to the community as the community will continue to work with Jessica and Mary as they always have. Ravenel also agreed to send out the 2020 Assessment Billing prior to the actual start of the contract. This will help eliminate any confusion for homeowners since bills are sent out in November and due in January when we would be under a completely different management company. In order for Ravenel to send out the 2020 assessment invoices, they will immediately begin transferring homeowner accounts info to their software. We are working on an exact timeline with Ravenel on notating when we have deadlines to get these items completed. The Board spent a lot of time meeting with these companies in making this final decision and is looking forward to working with Ravenel.

Lastly, he thanked the Finance Committee for their hard work in putting the 2020 budget together for the Board to review.

Julie motioned to reject the offer we have received to purchase the Creek Club. Peter Seconded. All in favor. Motion passed unanimously.

Jessica went on to explain the 5K family fun run race, relaying the details in her report to the Board. She explained that Eastlake Road, Latitude Lane, and Sowell Street were being requested to be closed for the duration of the race. (the map for the proposed race is attached to the packet) It is estimated that there will be 50 to 80 people to attend this race, but they agreed to cap it with a 100-participant maximum. The Board asked why these particular streets would need to be closed and inquired if it would be a soft closing or if they would be closed for the entire race. Peter asked if there is a policy in place for street closures when these types of

events are held. He brought up the possibility of coming up with guidelines for these events when we are asked to hold them. Trey responded that the Town of Mt. Pleasant owns the streets and sidewalks and is who has the ultimate say in street closures. Trey expressed his support in letting the race be held. Jessica asked the Board about the time restraints they should have for clean up after the race. They responded that everything should be cleaned up by the end of the day. The Board decided the race can be held if the race organizers agree to the following:

- Due to much of the course being on HOA property, they must list I'On Assembly as an additional interest or additional insured on the special event insurance for the race and provide us with a copy of that.
- The race course can only be marked in chalk or tape (no paint) and must be removed by the end of race day.
- No vehicles are permitted to be parked on or driven on the athletic field.
- Parking is only allowed in marked spaces. Recommend contacting the I'On Club and or Rainbow School to see if you can utilize their parking lot for participant parking.
- Report back to the HOA with any street closures that are confirmed by the Town
- Cannot close Latitude Lane.
- Event must be capped at 100 participants.
- Everything must be cleaned up by the end of day.
- One week before the race, coordinators must provide a notice for us to email blast out to the neighborhood noting race course, street closure, time frame of race, person to contact if issues, etc.

Julie motioned to approve the Holy Cross Church's request for a 5k family fun run, for a running, walking, and stroller event and reservation of Eastlake field from 7 to 11am as long as race coordinators agree to the requirements as outlined. Motion Seconded. All in favor. Motion passed unanimously.

Treasurer Report:

Johann reported on the 2020 budget. He first stated that the \$150 increase in assessments reflects the inflation increase from the past four years and also stated that this increase would allow for spending on necessary landscaping items, tree maintenance, legal items, capital projects, and other necessary operating expenses.

He stated that the hope is to make these changes and improvements to the neighborhood obvious so that residents can see why the raise was needed.

Johann then discussed line items that show a larger increase in the budget. He reported that the increase in insurance is due to increased premiums that are happening now in South Carolina coastal areas due to the number of named storms we are getting each year.

He then touched on the increase to legal going from \$25,000 to \$35,000. Johann stated it was a fairly quiet year, but we still had a lot of legal expenses due to the Creek Club lawsuit picking back up and the need for legal counsel on several small matters. We are over budget on legal for this year and need to have adequate funds available for legal for next year, especially if the Creek Club lawsuit makes further progress next year.

He stated that under Tree Maintenance, \$10,000 was added to the line item for 2020. This is due to an increase in hazardous tree removals and increased need for tree pruning and maintenance, as well as the tree clean-up from Hurricane Dorian.

Peter commented on his experience with the Landscaping Committee in bidding out projects and touched on the high cost of landscaping items to not only maintain but also completely replace. Because of this, Peter agrees with the 2020 budget as proposed. Trey also responded with his agreeance to the budget and stated that we are in close relation to assessment amounts of other similar neighborhoods. Tom also touched on the fact that we don't ever want to have to do a special assessment so need to be properly funded. Julie also expressed her agreeance in the increase due to the fact that landscaping items will actually be an investment instead of just a continuing and costly maintenance item. Chris also expressed his support for the increase in assessments and proposed 2020 budget.

Johann motioned to approve the 2020 operating budget. Chris Seconded. All in favor. Motion passed unanimously.

Lastly, Johann stated that we will be slightly over budget at year end, however the finance committee knew that going into the year and planned on dipping into the operating surplus from previous years.

Amenities Report:

Trey first reported that a sign at the dock ladder has been installed to help remind users to pull the ladder out of the water after each use.

He then discussed the progress of the Waterfront Enhancement project. He stated that we met with Mike Russo to go over the details of the plans and had some disagreements on the interpretation of the lease agreement that allows the waterfront enhancement, so the plans are slightly changing to only do enhancements to the parking lot area and path. Trey also stated that we are having the critical line marked by OCRM in order to update it on the survey we have to ensure we will not have any issues when the project begins. Jessica submitted the request to OCRM and they will let us know when they will be out to mark the critical line. Having OCRM mark the critical line is free, but we will have to pay to have the surveyor come back out to update the critical line on the survey. It was also noted that it appears we do not need a permit to replenish the rip rap down by the loading dock. Jessica stated that she sent her contact at The Army Corp of Engineers a photo of the areas that rip rap needs to be replenished and he stated from what he could tell in the photos, since the area is not anywhere near marsh grass, he did not believe it would require a permit and would be considered non-reporting maintenance. He suggested submitting an official request to get an official response saying we didn't need a permit if we wanted an "official response". We will be getting the bids for this revised scope of the project once the critical line is determined. The goal is to have this project completed by January/February 2020. It should be noted that the scope of work is smaller than originally planned and should not take too much time to get completed once it begins.

Tom inquired about the requests surrounding the installation of a pickle ball court. Trey responded that the main issue at hand is the feasibility to even be able to add a pickle ball court at the Eastlake Athletic Field. They need to determine if there is enough room beside the sports court as it will have to go beside the sport. This has not been investigated or determined by the pickle ball committee as of yet. Trey will follow up with Laurie Thornhill, as she is heading up the pickle ball committee.

Peter asked what our next steps would be if we do not end up meeting the timeline for getting the waterfront enhancement completed in January/February 2020. The plan would be to first ask Mike Russo if we could move it to be done in March.

Tom commented that we would just need to find out from the contractors how long it would take if they could only work Monday through Thursday. Jessica stated that we have to give Mike Russo a two week notice for any work that were to be done down at the Creek Club.

Lastly, Jessica gave an update on the midges around the lakes that we have been getting a lot of complaints and comments on. Jessica stated that we sprayed for mosquitos around the lakes from June through September, and Terminix confirmed the mosquito spraying would kill the midges. After hurricane Dorian, the midges appear to be much worse and the monthly spraying (even extra sprayings) did not seem to reduce the number of midges. This is likely due to it raining shortly after the area was sprayed. We requested Terminix come back out this month to spray again before the Halloween in the Hood event since the last spraying was done after a heavy rain, seemingly making it ineffective. It should be noted that now that it is getting colder, the midges should be dying out as they only have a 3 to 4-week life span.

Landscape and Infrastructure Report:

Peter discussed the landscape projects that require a board vote.

He first spoke on the inspection of the canal bridges, relaying that the Town alerted us saying they could not fully inspect the bridges due to the fig vine. They said if we do not remove the fig vine, then the HOA will be responsible for the inspections and take on the liability of the bridge. Johann inquired if we can hire our own engineer to inspect the vehicular bridges. Peter responded that we would want to keep that responsibility on the Town for obvious liability reasons, not to mention the expense we would be taking on. The bid to have the vegetation removed came in at \$2,000 per day rate with an estimated maximum of 2 days. It should be noted it may be cheaper depending on how long it takes to get the vines cleared. There would be another expense of pressure washing the bridges and likely having to paint them as they will be stained and will not look good after the fig vine is removed. The Board discussed the appearance of the fig vine, commenting on how lovely it looks on the bridges and they hate to have to remove such an appealing look for the bridges. They asked Jessica to reach out to TOMP to see if there are any other options to have the inspection done without removing the vines. Tom asked Board members to go take a look at it as well, but hopes to see if there is any alternative to having it completely removed. We will bring this back to the Board at November's meeting with an update to vote on.

Peter then reported on the boathouse bulkhead repair. He stated we have a design plan in place from the engineer that did the bulkhead inspection and obtained two bids for this repair. It should be noted that the bulkhead repair will include an extension of the existing bulkhead that turns into the bank so that the washout does not continue. The bid for the bulkhead repairs by Carolina Dock and Marine came in at \$15,740. The Greenery's bid for the bulkhead repair and extension came in at \$21,875. They are subbing the project out to a company that specializes in retaining walls and bulkheads, so there is a mark-up on the price. The Greenery's bid to replace the turf on the bank where it has washed out due to the bulkhead came in at \$1,683. Chris inquired about the materials being used for repairing the bulkhead and his concern of using timber instead of something like steel. Jessica stated that this is what the structural engineer recommended we use.

Tom motioned to approve Carolina Dock and Marine's bid for the boathouse bulkhead repair and extension as well as the Greenery quote of turf repairs for a total of \$18,000 to be paid from reserves. Johann Seconded. All in favor. Motion passed unanimously.

Peter went on to discuss the need for removing the vegetation surrounding the bulkhead at the inlet area on the north end of Eastlake, closest to Sowell Street. We received the report from Chris Moore, the engineer that evaluated the bulkheads and he provided us with several recommendations of maintenance we must do in order to protect and extend the life of the bulkheads. He recommended remove all vegetation that is growing out of and above the bulkheads. Previously we were only removing vegetation that was growing out of the bulkheads and not touching the vegetation growing above them and hanging over the sides. The vegetation growing above the bulkhead blocks view of the bulkhead preventing the engineer from being able to inspect these areas. One area he recommended removal of vegetation is at the drain on the northern end of Eastlake. There are trees and large vegetation growing all around this area that can obstruct the drain as well as damage the bulkhead. The estimate to clean out this area came in at \$1,290 to clean the vegetation and remove all debris. The Board agreed with the Landscape Committee that this was a fair price for the work and needed to be done as soon as possible.

The engineer recommended removing all of the vegetation that is growing above the bulkheads, specifically along the canal and on the Sowell street end of Eastlake. The Greenery was not sure how many days this would take, so they

provided an estimate of \$2,000 per day and estimated 5 to 8 days to complete. They should know after day one of labor how much time it will take to complete. Chris inquired as to how The Greenery comes up with these numbers and asked if this project is something we may want to consider bidding out. He commented that all of the quotes we have are from The Greenery, and wanted to ensure we are getting the best prices and not only obtaining bids from The Greenery on all of the landscaping projects we have. The Board discussed requesting an hourly rate for these types of bids instead of a daily rate, or at least a more specific bid as the price range of \$10,000 to \$16,000 is quite drastic and needs to be more specific. The Board agrees this work needs to be completed but pointed out that getting bids from other companies on higher cost projects like this is their fiduciary duty. It was decided to table this and bring back up at our November board meeting. Jessica will get a bid from another company for the vegetation removal and also obtain a bid to extend the canal path to the bulkhead after the vegetation is removed, as that too will be a component and expense of this project.

It was noted that on a few areas along the canal, the vegetation is actually coming from private property owners and not HOA property. The Board did not think we should pay to remove that vegetation, so Jessica will be sending letters to those homeowners along the canal asking to remove their vegetation and telling them why it must be removed. Perhaps that will reduce the costs as well.

Peter went on to discuss the landscaping renovation of the park at the north end of Eastlake. It was noted that the plants that are planned for this area are shade tolerant and more suitable for the environmental conditions in this location. The bid for this part of the project is \$13,907. It was noted that the Landscaping Committee Members looked at the species, sizes, and pricing of these plants and made a few recommendations where the bid was updated and costs reduced. The other piece of this enhancement is the bank area landscape bed on this corner. The cost for the bank landscaping enhancements came in at be \$8,328.

The landscaping committee is proposing the board approve this project. Jessica and the landscaping committee have walked the area with Michael Volpe, The Greenery's special project design installation coordinator, several times where he explain exactly what would be planted and where.

Tom motioned to approve spending up to \$22,500 for the landscaping enhancement project for the north end of Eastlake as proposed by the Landscaping Committee. Chris Seconded. All in favor. Motion passed unanimously.

It was also noted that we are to establish levels of service from The Greenery and discuss with them the need we have to bid out larger projects so they know upfront we will be doing that on some of these projects they are recommending.

Covenants Committee:

The Covenants Committee will have a report for the Board at November's Board meeting.

IDC Liaison Report:

Julie reported that Dana is working on updating IDC applications in hopes to reflect everything the IDC will need upon each type of submittal.

She also mentioned that the IDC will be requesting hard copies as well as electronic copies of plans which will help in keeping record of properties submittals as well as reducing the costs of digitizing plans.

Lastly, Julie stated how great Dana has been in getting things organized and processes improved.

Communications Committee:

Chris stated that the committee will be discussing the questions for the 2020 survey at the November Communications Committee meeting. The survey questions will be discussed on a committee level and brought to the Board before being distributed to the community in 2020.

Chris then stated that the Civitas Award meeting will be held in early November, with the 4 previous recipients of the award in attendance to discuss choosing the 2020 recipient.

Lastly, Chris discussed the possibility of uploading a checklist to the website in making sure residents have all that is required before submitting plans to the IDC. This would enable us to have a history of submittals and would be a more seamless process for homeowners to follow. Tom mentioned the need to have certain projects approved by the Town before being submitted to the IDC and needing to make sure this is on the checklist.

Board of Appeals: No Report

Other Business:

The annual meeting is to be held on January 30, 2020.

There being no further business to come before the Board of Trustees, the meeting adjourned at 8:20 pm. Next meeting is November 18, 2019 at 6pm.

Respectfully submitted by _____

Chris Colen, Board Secretary

**I'On Assembly Special Board Meeting
I'On Office Conference Room
November 15, 2019
11:15 am**

Members Present: Tom O'Brien, Julie Hussey, Trey Mathisen, Peter Wallace, Chris Colen, Eric Krawcheck, and Johann von Asten

Members Absent: None

Attorney/Management Present: Shawn Willis and Jessica Gosnell

Tom called the meeting to order at 11:21 am

Tom made a motion to move into Executive Session at 11:21 am. Motion seconded. All in favor. Motion so moved.

Julie motioned to move out of Executive Session at 1:07 pm. Trey seconded. All in favor. Motion so moved.

The meeting adjourned at 1:07 p.m.

Respectfully submitted by _____

Chris Colen, Board Secretary

Executive Dashboard

As of 10/31/2019

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Summary	Prior Years Actual				Annual Budget	YTD Actual	YTD Budget
Income Statement	2015	2016	2017	2018	2019	Sep-19	Sep-19
Assessments	\$ 760,835	\$ 799,050	\$ 799,025	\$ 795,350	\$ 799,050	\$ 792,387	\$ 799,050
Delinquent Dues	(9,032)	(6,000)	-	3,675		6,663	-
IDC Revenue	22,650	21,900	21,450	17,450	15,000	16,400	12,500
Dock Closure Rev	21,700	15,520	14,700	24,150	12,600	14,350	10,500
Other	10,498	21,808	5,586	11,097	8,600	12,696	7,167
Total Revenue	\$ 806,651	\$ 852,278	\$ 840,761	\$ 851,722	\$ 835,250	\$ 842,496	\$ 829,217
Administrative	\$ 232,471	\$ 270,451	\$ 261,666	\$ 258,941	\$ 263,069	\$ 200,020	\$ 219,224
Legal	37,297	27,217	39,563	18,749	25,000	34,457	\$ 20,833
Landscaping & Maintenance	379,963	341,555	360,221	355,058	358,544	321,916	\$ 298,787
Utilities and Ins	106,057	97,973	88,078	90,222	100,992	61,078	\$ 84,160
Reserve Contribution	39,000	39,000	39,000	41,500	41,500	41,500	\$ 41,500
Capital Projects	-	46,000	46,000	46,000	46,000	46,000	\$ 46,000
Total Expenses	\$ 794,788	\$ 822,196	\$ 834,528	\$ 810,470	\$ 835,105	\$ 704,971	\$ 710,504
Net Surplus	\$ 11,863	\$ 30,082	\$ 6,233	\$ 41,252	\$ 145	\$ 137,525	\$ 118,713

November 2019 Landscaping and Infrastructure Highlights

- We continue to work on plans and are working on obtaining quotes for vegetation removal around the bulkheads as well as repairs to the areas after the plants are removed. (expanding the plantation mix on canal path to the bulkhead for example once the confederate jasmine is all removed)
- At the October Board meeting the Board approved Carolina Dock and Marine to proceed with the Boathouse bulkhead repair and extension. They also approved the replacement of grass on this bank where it has washed out due to the bulkhead failure. We are currently waiting on Carolina Dock and Marine to confirm the project date for this. Once that date is confirmed we will send out an email blast to the neighborhood.
- The Eastlake Path Renovation was completed, however there are still several final punch list for items to be addressed. The punch list will be completed before we pay the last installment of that invoice.
- We finally received the written report from Newkirk Environmental regarding the Rookery study. We are waiting on one more piece of the study, where they will outline invasive species (if any) that they saw in the Rookery that they would recommend we eliminate. Once we receive that final piece, we will post the completed study on the website and the Landscaping and Infrastructure Committee will review the study and create a plan of action for Rookery Maintenance.
- We are awaiting quotes to install up to 6 new street lights in areas identified as needing additional lighting. Dominion Energy has approved the locations. Jessica met with the contractor on November 6th to review the locations in person so he could provide us with an accurate bid. We are waiting on the quote for the installation of electrical conduit and poles. Once received it will be passed along to the Board to review.
- As mentioned last month, the Town of Mt. Pleasant reached out to us informing us that in order for them to complete the inspection of the vehicular canal bridges, we must clean off all vegetation on the sides and underside of the canal bridges. At the October Board meeting the Board requested that we ask the Town if there is any technology or any other possible way to inspect the bridges where we could keep the Fig Vine on the bridge for aesthetic reasons as it has been on the bridges for years and years and never been an issue before. Jessica and Peter have an onsite meeting scheduled with the Town Engineer to look at the bridges and discuss options.
- We are awaiting Newkirk Environmental to begin their study of the Marsh trail.
- Pressure washing of the rookery bridges and boat ramp was completed.
- The vegetation on the North East inlet on Eastlake was cleaned up on November 14th. We will be replenishing the rip rap in this area.
- 2019 Holiday Decorating is scheduled. Christmas Décor began installing lights on the trees in the Square last week, that should be completed this week. The decorating committee met on October 30th and scheduled Wreath fluffing and hanging to be held at the Scramble on November 23rd.
- The Eastlake North End Bank and Park re-planting was completed. There is one area we are waiting on sod to be installed so they covered it with pinestraw so that it would not be a muddy mess. We expect the sod to be installed within the next week.
- We have contracted with Moon Lighting to do bi-monthly lighting inspections of all of the landscape lighting in the neighborhood beginning in 2020. This should eliminate unnecessary repairs and keep all landscape lighting working properly. They will also be providing recommendations on improvements we can make on our landscape lighting.
- We will be renovating the landscaping bed near the amphitheater where Hopetown meets W. Shipyard. This project does not have a set date yet, but should begin in the next few weeks.

IDC Report

I'On Assembly Board Meeting

November 18, 2019

NEWS:

- **Making Changes to Applications to offer more categories and clarity about what is needed to minimize IDC review time.**
- **Asking for complete applications to be submitted a week in advance at least for the meetings in December and the first meeting in January.**

NOTES FROM IDC OCTOBER 15 AND NOVEMBER 5, 2019

Approved for Construction

Stair repair
Exterior Paint Color Changes (6)
Adding shutters
Fence plan
Landscaping/Pavers/Trash & Recycle Screen/Brick
Landing

Approved with Conditions

Minor landscape change (2)
Replace existing fence with new fence
Stucco Removal

Not Approved

Window change
Garage door change
Fence tie-in to house

Approved by Neighborhood Design Coordinator

Replacing rotting fence with same (3)
Replacing roof with same materials (3)
Replacing colors with same
Tree removal and Live Oak Pruning
Repair and replace siding
Tree Removal
Repairs and painting
Removing two Italian Cypress
Chinaberry Tree Removal

Conceptual Design Approval

Major Change
Addition Plans
Fence Removal
Minor landscape change

Incomplete Submission

Landscape plan (2)

Withdrawn

Final Inspection

Landscape Plan (2)
Brick Walk and Steps
Brick Wall

Construction Discrepancy

Ridged Gutters

Appeal

Submitted by: Julie Hussey

Date: 11-11-19

Communications Committee Report November 15, 2019

Newsletter – Kathy Haas has taken over as Editor.

Annual Directory – 600 directories have been printed. Directories will be distributed with the Giving Lights packages November 23, 2019 and available at the HOA Office as well.

Civitas Award Meeting conducted, candidates were discussed and then committee voted on the 2020 award to be presented at the Annual Meeting.

2020 Survey Planning – Communications Committee met to discuss the framework of the survey and content. We are pulling together the areas of focus and will conduct a special meeting with the Board to discuss.

Committee Members

Cameron Conway – Non-voting

Kathie Hass

Mary Kaplan

Mike McLaughlin

Margaret Summers (I'On Trust)

Jessica Gosnell (HOA)

Mary Fraser (HOA)