

I'On Assembly Board of Trustees Meeting

February 18, 2019

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

Members Absent: Eric Krawcheck

SCS: Jessica Gosnell and Mary Fraser

Homeowner Forum: Richard and Diane Bennett, 14 Fernandina.

Richard came in to speak to the Board about how a previous Board handled an issue they were having with their roof. The Bennett's roof was deemed as hazardous by engineers. When they requested to have the pathway by their home closed off, the Board decided not to grant their request. The Bennett's thought this was a danger to neighbors and other residents who might walk near their home and wanted to convey the seriousness of the matter to the Board, and how they might handle issues like this differently in the future. Tom responded conveying that this Board will take matters like these seriously and address them in a timely in the future. He apologized for any previous Board not handling the issue in the best manner.

Call to Order: 6:09 pm by Tom O'Brien

Approval of Minutes:

*Motion to approve the November 19, 2018 I'On Assembly Meeting Minutes.
Motion Seconded. All in favor. Motion passed unanimously.*

Presidents Report:

No formal report was given.

Treasurer Report:

Motion to approve adding David Nixon and Peter Johnston to the Finance Committee. Motion Seconded. All in favor. Motion passed unanimously.

Johann first reported on the executive dashboard and relayed to the Board that everything is being tracked well within our budget thus far.

Johann then went on to explain what needs to be funded from the capital account versus the replacement reserve account. The question was brought up if redoing the landscaping around Eastlake path for example would be considered a capital project or a reserve project. Johann stated he would like to look into more money possibly being applied to the capital budget instead of pulling it from the reserve account as landscaping renovations are not part of the reserve study, only infrastructure items.

Trey mentioned how the neighborhood is ageing and we need to bring things up to a better standard. He mentioned that there is 65 million dollars of property selling per year in I'On, therefore the neighborhood needs to reflect these standards to maintain its value. The assessments will need to be raised come 2020 due to inflation as well as landscaping needs.

Overall, the budget is well under control.

Amenities Report:

Trey reported that we are wrapping up the remaining items to be done for the dock expansion. The water spickets and hoses will soon be installed. He also stated that we are waiting on no wake signs and we have a flashing light to install on one of the end pilings. He also reported that the dock gate has now been installed and placed correctly down at the docks.

Trey mentioned that we have reached out to Earthsource engineering regarding the waterfront enhancement plans. He also stated that he thinks it would be a good idea to have a few people meet down at the dock area to see what they might like included for the waterfront enhancement. He thinks we may want to enlist a landscape architect to design the area and possibly an engineer to confirm any critical boundaries we need to be aware of before any work is done.

The fence along Mathis Ferry by the sports court is in poor condition. We may need to look into replacing the fence or extending it and shaping up the existing fence. Trey said he would like to see if Olde Park would be interested in sharing the cost for it should we extend it.

Trey then reported that we are working with the dock committee on adding more rules down at the docks. We are also waiting to get a list of the dock committee members so that we can get them added to our insurance. Jessica reported that we

have also ordered new custom I'On boat/trailer decals that are different from last year and will help us keep better track and eliminate residents giving decals to outside boaters. We plan to be stricter on registration requirements by requiring that we receive all insurance and current boater registration info from homeowners upon giving out keys and decals, unlike previous years where a homeowner may forget a required document and we would allow them to email it to us later, which rarely happened. We will also require that everyone that obtains a decal pays the registration fee, not just key holders. We plan on sending an eblast for all members who dry stack their boats to let them know this change. We will alert Olde Park of these changes as well. We will not be giving out any decals or keys if we do not receive all registration requirements beforehand.

Chris inquired on the possibility of having cameras installed down at the docks. He stated that Mike Russo said we can hook up to his power so there would be no additional cost. The rest of the Board thought this was a good idea to look back into, especially with the expansion and number of boats that can now be down there. We hope this will reduce break ins, people jumping off the roof, etc. Jessica will check with Mike Russo to see if he would be willing to pay a fraction of the costs.

Landscape and Infrastructure Report:

Peter Wallace reported that he met with Johann and Jessica to discuss the financial side and timing of projects the L&I committee would like to work on this year. Peter also reported the committee has a new member, Kim Daniels, who is an I'On neighbor on Saturday Road.

Motion to approve Kim Daniels being added to the landscape infrastructure committee. Motion Seconded. All in favor. Motion passed unanimously.

Peter reported on annual maintenance items in reference to the operating budget. Jessica stated that the right of way (ROW) trees have been hazard/structure pruned from Lowcountry to Civitas, Ionsborough, Civitas to Ponsbury, Ponsbury to Sowell, N. Shelmore from Obrien's to Sowell, Sowell from N. Shelmore to Eastlake. Next, the Charleston Tree Company will come in to lift the oak tree canopies 13ft over the streets and 8ft over sidewalks. This should be done every year, however it was not done last year due to budget restrictions. It was included in the 2019 operating budget; however we did not include palm tree pruning in the 2019 budget, which also needs to be done. Johann asked if we need to plan on including palm tree pruning in the budget for next year. Jessica responded that we

should absolutely plan for that it be included in the 2020 budget and if we can find the funds in 2019 need to do it in 2019 as well. She mentioned that The Greenery recommended that we do prune these annually if possible. It was noted that the pruning must be done in June or July because of the fruit that grows on the trees and makes a mess.

Peter began the review of the proposed 2019 Reserve and Capital projects.

Jessica reported on the street light lantern change out. The project is not yet complete. Unfortunately, SCE&G is replacing the lanterns as they can fit them in on their schedule. Jessica reported that she is keeping a running list of areas that residents have requested that we add additional lighting. Those requests will be looked at after the current street light project has been completed. She also stated that SCE&G has now given us the lower monthly rate for the new street lights, even though all of the lights have not been changed out yet.

Peter reported that the Frogmore pump station gates have been replaced and that the vegetation around Eastlake has been pruned back by The Greenery. The Greenery aquatics division has also completed removal of all of the vegetation that was growing out of the Eastlake bulkheads. Peter stated that the L&I committee will be doing a walk through to look at 2019 reserve study items that are being recommended for replacement this year. They will determine if the items do indeed need to be replaced now, or if we can extend the life of the items.

Jessica is obtaining quotes for the Westlake Bridge decking replacement. This is recommended to be done in 2020 per the reserve study, however it needs to be done now due to the condition of the boards and splintering of the wood. The first quote received was \$17,590 to replace the decking on both Westlake Path footbridges. Jessica is still awaiting a quote from NewAge Contractors for this project.

Replacement of the Eastlake Path is another project the L&I committee would like obtain approval to proceed with in 2019. It is approx. \$146,000 to completely replace the path and another approx. \$50,000 to renovate the landscaping around the path and Eastlake. The Board was not comfortable with the price and discussed that landscaping renovations and replacements should not come out of reserves and should likely be considered capital projects. Peter confirmed he will get more details on this project and have Jessica obtain an additional quote on the path renovation.

Peter reported that the Reserve Study recommends replacement of the Westlake Path (Fernandina side) in 2019 and estimates \$50,000 to do this. We currently have a severe drainage issue in this area, so would like to use these funds to repair the drainage issue. Tom mentioned that we spent a significant amount of money to fix this very drainage problem on the Fernandina side of the path a few years ago and the path was redone at that time. He asked Jessica to look into how much we spent on fixing this issue previously as it clearly was not fixed. Tom stated that we need to find out who did the work and have them come back to complete it correctly. Jessica reported that she believes The Greenery did the project, therefore she will reach out to them to find out exactly what was done and will find out how much was previously spent on this project.

As discussed in 2018, once the street light change-out is completed we plan to repaint the posts. We obtained a quote from NewAge Contractors to come in and repaint all of the light posts. The L&I committee is asking for approval of the funds to spend on this so that the project can begin as soon as the lantern change out has been completed. The Board asked Jessica to get the specifics on what kind of paint they are going to use and how they plan to repaint the posts in order to ensure that there is no overspray while this is being done and ensure a proper type of metal/exterior paint is being used.

Tom stated that we should get the waterfront enhancement project shovel ready since that is a project that residents have wanted most based on the survey that was done 2016. He also mentioned that we should meet with Mike Russo down at the docks to discuss what the waterfront enhancement might look like. It was noted that we are checking to see if we would need a landscape architect to help us draw out the plans.

Motion to approve spending up to \$60,000 out of the Capital Projects fund for the waterfront enhancement. Motion Seconded. All in favor. Motion passed.

Motion to approve spending \$7,500 for the Westlake Amphitheater corner enhancements, \$17,650 on Maybank Green path renovations, \$10,500 on street light post painting, \$7,500 on Perseverance Park step lighting replacement, and up to \$17,590 on the Westlake bridge decking replacement out of reserves. Motion Seconded. All in favor. Motion passed unanimously.

Covenants Committee:

No formal report presented. The Covenants Committee is to hold it's first meeting on February 26th.

IDC Liaison Report:

Julie Hussey gave her report from the past two IDC meeting minutes. She plans to attend her first meeting in March. She gave a summary on plans that were reviewed and how many plans were approved or given stipulations for approval. She stated that there were 22 approvals, 5 approved with conditions, 2 that were not approved, and 2 approved with conditions.

Julie reported that there was a request made by the IDC for only paper submissions. She stated her concern that this would be moving backwards instead of forwards making it easier by electronic submission. She raised the idea of looking into software like Google Docs for submitting and storing IDC documents. Tom noted that we should file documents electronically so that at any point, the Board can have access to them. He asked the Board to let Julie know of any software programs they might be familiar with that would work well for electronically filing IDC documents. Johann stated that the final design copy should be the one that is filed electronically. Peter mentioned that archiving and recording her files electronically should help streamline Pam's process. Chris also mentioned the possibility of adding an online submission option to the website for IDC applications. Chris and Julie will get together to discuss going forward with this.

Communications Committee:

Chris first reported that a large number of documents went missing from the website a few weeks ago. He stated that we worked with Go Daddy and Cameron on restoring these documents and that they are now back up on the site. He also reported that we fired Holy City Hosting and are now using Cameron for maintenance help.

Chris went on to let the Board know that we need to activate a firewall protection plan on our website so that this type of thing doesn't happen again. He stated that currently, we are only paying for the deluxe security protection.

Motion to spend \$240 per year to add firewall protection to the I'On Community website. Motion Seconded. All in favor. Motion passed unanimously.

Chris reported the Communications Committee has two new volunteers (Cameron Conway and Mike McLaughlin) who have volunteered to join the committee.

Motion to add Cameron Conway and Mike McLaughlin to the Communications Committee. Motion Seconded. All in favor. Motion passed unanimously.

The question arose if you must be a resident to serve on a committee. Jessica stated that believes you can but would possibly be a nonvoting member. She already has the question out to our insurance agent as it is a question of whether non-owners would be covered under D&O coverage or not. She will report back to Chris and Tom once she receives the answer from the insurance agent.

Lastly, Chris reported that the committee will be working on drafting a newsletter policy at the next communications meeting. They hope to have a policy drafted for approval at the next Board meeting.

Board of Appeals: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:25pm. Next meeting is the annual meeting on March 18, 2019.

Respectfully submitted by _____

Chris Colen, Board Secretary