

I'On Assembly Board of Trustees Meeting

February 17, 2020

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

Members Present Via Conference Call: Julie Hussey

Members Absent: Eric Krawcheck and Amy Sage

Management Company: Jessica Gosnell and Mary Fraser

Homeowner Forum: Tim Hayes, 59 Sanibel and CJ Pelletier, 90 Ponsbury

Tim Hayes attended the meeting stating that he is relevantly new to the neighborhood and just wanted to attend to see how things run. He stated that he has no concerns to address with the Board.

CJ was in attendance to present the 2020 draft survey to the Board and make note of any additions or changes they would like to see in the draft survey before sending it out to the community.

Call to Order: 6:02 pm by Tom O'Brien

Approval of Minutes:

Julie Motioned to approve the December 16, 2019 I'On Assembly Meeting Minutes. Chris Seconded. All in favor. Motion passed unanimously.

Communications Committee:

Chris presented the first draft of the 2020 community survey provided by CJ Pelletier. The survey was shared with the Board over the weekend so that they could have time to look it over and provide any necessary feedback. The Board expressed a few concerns surrounding the wording of some of the questions in the survey that the Communications Committee has come up with. CJ asked the Board if there are any questions they would like to add to the survey. Tom mentioned that he would like a question to be added to find out whether adding new amenities or maintaining/improving what we already have is what the community would like to see. Jessica asked if we can include an area to get residents excited about volunteering. Tom responded that this would be a good idea and to mention how

committee structures drive many of the events that go on throughout the community. CJ also thought adding an area for open-ended responses would be good to get any other feedback from the community. The Board agreed that this should be included. CJ will make the proposed changes to the draft survey and it will be sent to the Board to review again before the March Board meeting, as we hope to send out the final survey to the community in March. The management team will be sending out multiple communications to the neighborhood notifying them of the upcoming survey. This should help us get the feedback we need to make decisions going forward.

IDC Liaison Report:

Julie reported that submissions are tracking along well through the new IDC procedures, mentioning how well Dana has been doing in getting things organized and better structured. She stated that Dana has been working on updating the IDC applications for the website, so that owners have clear instruction on what we require before sending in their applications. Julie hopes to have the updated applications from Dana to bring to the next Board meeting to review and hopefully approve.

Julie then stated that she would like to get a vote to approve hiring Felix Ayers to the IDC team, to be paid up to \$3,000, to help align the price structures for different IDC submissions.

Johann made a motion to approve Felix Ayers as an IDC consultant for up to \$3,000 to help align IDC price structures. Motion Seconded. All in favor. Motion passed unanimously.

Motion to approve BJ Barnes and Erica Mueller as architects and landscape architects to be replacing Julie O Connor and Cindy Cline. Chris Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Tom first discussed next year's Annual Meeting and brainstormed ideas with the Board surrounding ways to create a higher level of attendance. He stated that there weren't as many homeowners present this year as there have been in the past. An idea was raised to possibly hold a happy hour before the Annual Meeting in hopes that this might get residents more excited to attend. Jessica also inquired if holding

the meeting on a Saturday morning might be a better time for residents to fit in their schedules. Chris relayed that we could also include a question in the survey for residents to answer what might persuade them to attend the meeting. The Board agreed that this was a good idea.

The Board was provided with a list of comp variables for the management team to meet in order to obtain their year-end bonus.

Julie made a motion to approve the 2020 comp variables for the management team. Johann Seconded. All in favor. Motion passed unanimously.

Treasurer Report:

Johann reported on the executive dashboard with the Board. It was noted that there is not much to report on as it is the beginning of the year and no variances to report. He stated that the raise in the annual assessment has generated higher revenue for the association. He also mentioned that there were less dock closures in January, so less dock closure revenue was generated.

Johann mentioned with the 2020 assessment increase, that increased the landscaping budget and increased capital funding for 2020, we should have enough money to cover the expense of the many landscape projects and capital projects the Board would like to see completed in 2020.

The 2020 reserve budget will be presented at the March Board meeting.

Lastly, Johann stated that we are looking for one more resident to become member of the finance team.

Amenities Report:

Trey first relayed that there are 8 homes under contract this month so we should expect these transfer fees to hit the books shortly.

He went on to report that he and Michael Purcell removed the Christmas tree in a timely manner and mentioned that no one knows how the tree lights continued to get cut. It was noted that we would like to purchase another set of lights for the Christmas tree for 2021 since the lights we had this year didn't look very good.

Trey and Michael will be purchasing a drill bit to repair the lock at the firepit so that the new brass lock can fit correctly. There have been several more firepit reservations this year than usual, so are glad to be getting the lock repaired.

He then reported that we are awaiting bids for adding lighting down at the docks. He stated that there are several items hindering us from receiving these bids as we need to have more details and clarification surrounding where we would obtain access to power for the additional lighting to be installed. It was noted that Dominion Energy would not allow for a new meter to be installed because of the zoning rules and specifications. He also mentioned that boring would need to be done to put in the conduit for lighting to be installed and noted the high expense for this.

Lastly, Trey stated that the rocks down at the boat landing were cleaned up off the boat ramp. Kids were throwing the rocks down at the ramp. He stated that there will be new, larger rip rap added when the waterfront enhancement project begins.

Landscape and Infrastructure Report:

Jessica presented the Landscape and Infrastructure report to the Board on behalf of Amy Sage.

Jessica first reported that the fig vine removal at the canals has been completed. She stated that the barriers were successfully inspected, and that the Town didn't find any issues with them, but they did note that it was a good thing that we had the vegetation removed as it was causing damage. She stated that we have received one bid so far for pressure washing the canal bridges which came in at \$2,670, but she is still waiting on two more bids. It was noted that pressure washing could chip some of the stucco away but that we would repair any damage. The pressure washing company will be reaching out to the Town of Mt. Pleasant to see if they can have access to the fire hydrant closest to the canals to pressure wash instead of having to refill water at the community garden. Having access to the fire hydrant gets us the lower cost. It should be noted that Jessica asked if the Town would incur the price for pressure washing, but they responded that they would not do so since it is for aesthetic reasons.

Trey then noted a few areas along the sidewalks on the Ponsbury bridges that are starting to buckle. Jessica responded stating that she spray painted these areas throughout the neighborhood so that the Town can recognize them when they come to fix them.

Jessica then reported that Newkirk Environmental has sent over the revised Marsh Trail Study. She stated that she will be reviewing it in the coming week and report findings to the Board at the March Board meeting.

Jessica went on to explain several proposals we have received for upcoming projects this year. She first reported on the Eastlake and Westlake Bulkhead Vegetation Removal proposal. She reminded the Board that the Lake Doctors were approved to remove the vegetation at December's Board meeting.

She then explained the bids we received for the canal path widening. The Greenery's bid was \$10,071. They stated that they estimated they would need to use 13 yards of granite fines to complete the job. The Greenery also stated that using granite would last longer than plantation mix, therefore being more cost efficient. Yellowstone gave us a bid for \$17,606, estimating that they would need 80 tons of materials to complete the job. The Board asked why there was such a large difference in the amount of materials to be used. Jessica will reach back out to Yellowstone to be sure we received the correct amount and that it wasn't just an error in the bid. After we receive this clarification, we will decide whether to use The Greenery or Yellowstone.

Motion to approve up to \$10,271 on the canal path widening to be spent out of the reserve account per the bulkhead inspection report. Motion Seconded. All in favor. Motion passed unanimously.

Jessica reported on the proposal for enhancing the vegetation surrounding the cement bollards on both the Sowell and Ponsbury sides of Eastlake. She stated that after the Lake Doctors remove the vegetation that is hanging over the bulkheads prohibiting us from properly inspecting the bulkheads, we plan to replant and enhance this area with vegetation that does not affect the bulkhead since it is a focal point on the lake. The proposal we received from The Greenery came in at \$7,799. It was noted that this includes prepping the soil, removing some soil, irrigation repairs, and all labor costs. It should be noted that this will be paid out of Plant/Tree Replacement under the operating budget.

Trey motioned to spend \$7,799 to replant the vegetation surrounding the Eastlake cement bollards. Motion Seconded. All in favor. Motion passed unanimously.

Next, Jessica reported on the proposal we received for replanting the banks on both sides of the Boathouse for \$8,800. It was noted that the geese have caused a lot of damage to these areas as well as the washout that occurred do to the compromised bulkhead that was just repaired. We need to replant the banks to stabilize them and stop any further erosion. This is to be paid out of the reserve account due to it being caused from the washout from the compromised bulkhead.

Motion to approve spending \$8,800 to install grass and additional plantings on both sides of the Boathouse. Motion Seconded. All in favor. Motion passed unanimously.

She then reported on another proposal surrounding Boathouse, this is for planting the area closest to the roadside on Boathouse Close. It entails planting cast irons and pinstraw to fill the currently bare dirt area. The bid for this came in at \$8,071. The Board thought this was a lot of money in total to be spending on one area and felt there were other areas that need some attention and were higher priority. It was decided to table this proposal for now.

Jessica reported on the proposal from Moonlighting for the landscape lighting of Maybank Green coming in at \$5,992. The proposal includes downlighting on the oaks and up lighting on the palm trees. Johann asked that we check into the warranty on the well lights as these tend to go out frequently.

Johann motioned to spend \$5,992 out of Maintenance and Repair from the operating budget as we understand the warranty of the well lights. Trey Seconded. All in favor. Motion passed unanimously.

She then reported on the proposal we received for replanting the HOA right of way strips. It was noted that this is to redo the four worst HOA areas. There are several more HOA right of ways that need attention, but for budget reasons we can only do half of the locations. Those being Eastlake Road along the athletic field, Corners of the Perseverance traffic Circle, Lowcountry Boulevard entrance, and Hopetown at N. Shelmore

Jessica went on to report the proposal we received from The Greenery for \$35,681 to enhance the worst four HOA right of way strips. Tom touched on the priority of this project, stating how important it is to get these areas looking good. He mentioned that asking homeowners to fix up their right of way areas shouldn't be done until we get the HOA areas looking better. The largest and most costly right of way strip that needs to be done is on Eastlake, next to the soccer field. Permeable pavers were suggested to be added in the right of way due to so many parking spaces in this area. It was noted that if we were to just plant this area, pedestrians would eventually ruin the plantings from stepping out from their cars here. Jessica mentioned that the proposal includes plantings to be added around the trees as well. The Board discussed whether or not we want to spend so much on the pavers and discussed possibly laying down mulch in those areas instead. It was

decided to use mulch for now instead of the expensive pavers so that we can allocate more funds on right of ways throughout the neighborhood.

Motion to approve \$21,000 to be spent on HOA right of way improvements to be spent out of Plant/Tree Replacements in the operating budget. Trey Seconded. All in favor. Motion passed unanimously.

Next, Jessica reported on the proposal we received for enhancing Jogging Park for \$22,432. This includes hardscaping the corner on Mises and installing an apron of bricks that would match what is currently inside of Jogging Park. It also includes pricing for benches. The Board decided to remove the \$2,500 for the costs of benches as residents may want to purchase dedication benches for this area. The Board was also presented with a quote to install a sugar kettle fountain (to match Perseverance Park but on a small scale) and did not approve quote, suggesting to look into different ideas for that since fountains can be a high maintenance cost and the current fountain works. The Board was also presented with a quote for \$525 to prune the crepe myrtles and remove the dead cherry tree prior to the renovation beginning.

Johann made a motion to approve spending up to \$20,450 to be paid out of capital projects to renovate Jogging Park. Motion Seconded. All in favor. Motion passed unanimously.

Lastly, Jessica reported on the progress of receiving bids for revamping Patience Park. She stated that she met with an engineer from Ravenel's maintenance division on getting prices for engineered drawings to move the curbs in as we found out from the Town that they will require engineered drawings in order to get permitting from them to move the curbs. The other option is to add granite blocks as the corners of the park curbs that are continually run over. Once we get the pricing for both options, the Board will revisit the entire proposal including landscaping plans and lighting to be added by Moonlighting to the park. It should be noted that the residents surrounding Patience Park were given the opportunity to take a look at the landscaping plans and make notes on what they would like to see done to the area. The total cost without the curbs being done would be \$19,129.

Lastly, the Board reviewed the tree-trimming policy for the street right of ways that Shawn drafted. The purpose of this policy is to inform residents of the guidelines regarding maintenance of trees and branches located within the street right of ways throughout the community. See attached tree trimming policy for further details. The Board asked that some kind of fine schedule be included so that

the policy has a penalty in case someone removes a ROW tree or damages a ROW tree with over pruning.

Lastly, Jessica reported that the Landscape and Infrastructure Committee has a new volunteer, Karen Mclean, that the Board needs to approve to the committee.

Motion to approve Karen Mclean to the Landscaping Committee. Motion Seconded. All in favor. Motion passed unanimously.

Covenants Committee:

In Eric's absence, Mary reported that the Covenants Committee also has a new volunteer. Michael McLaughlin has volunteered to serve on the committee and needs to be appointed to serve by the Board.

Motion to approve Michael McLaughlin to serve on the Covenants Committee. Motion Seconded. All in favor. Motion passed unanimously.

Board of Appeals: No Report

Other Business:

Jessica mentioned that there are still 23 homeowners that need to pay their 2020 assessment. It was also noted that collection/admin fees are not collected by Ravenel, so the fees that SCS was previously charging for collections will now come to I'On.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:54 pm. Next meeting is the annual meeting on March 16, 2020.

Respectfully submitted by _____

Chris Colen, Board Secretary