

I'On Assembly Board of Trustees Meeting

July 20, 2020

Members Present Via Conference Call: Johann von Asten, Tom O'Brien, Chris Colen, Julie Hussey, Eric Krawcheck, Trey Mathisen, and Amy Sage

Management Company: Jessica Gosnell and Mary Fraser

Julie made a motion to move into executive session at 5:02pm. Amy Seconded. All in favor. Motion passed unanimously.

Julie motion to move into open session at 5:28pm Johann Seconded. All in favor. Motion passed unanimously.

Homeowner Forum: Rick & Barbara Simpson, 110 N Shelmore; Alex & Caitlin Rubin, 281 N Shelmore; Peter Wallace, 70 Ponsbury

Rick and Barbara Simpson have no comments at this time.

Alex and Caitlin would like to discuss time schedules surrounding when The Greenery works on certain streets, specifically regarding the noise with the leaf blowing. They expressed that there is constant noise from early in the morning into late evening every day due to personal landscapers as well as the HOA landscapers. The Board will discuss this further under the landscape/infrastructure report.

Peter joined the meeting to discuss his concerns regarding our storm water management. He pointed out three areas of concerns being the Rookery, the lakes, and Hobcaw Creek. He stated concerns with what all is getting washing into these bodies of water from the community that may be contributing to the pond weed issue we had earlier this year and then Hobcaw Creek's recent report of high bacterial levels in the creek. It was decided that a group of Board members will set a time to hold a separate meeting to discuss these concerns with Peter in the coming week or so.

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

Approval of Minutes:

Chris Motioned to approve the June 15, 2020 I'On Assembly Meeting Minutes. Julie Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom first stated that the Board is continuing to have discussions with the Trust surrounding what events will be held. He mentioned that the neighborhood was designed to interact with neighbors and stated that Covid-19 has caused there to be interruptions in the events that are normally held. This led him to discuss the upcoming annual yard sale that is held in the community and discussed concerns of the amount of people that it would bring into the neighborhood. The yard sale is usually held the first Saturday in November. As a whole, the Board thinks that as of now, it would not be a good idea to hold the yard sale but will see if anything has changed by October/November. If we don't see the numbers of cases going down, the Board will not support/sponsor a community wide yard sale. It was decided to hold off on voting on this until the August Board meeting to see if there are any additional learnings about the virus at that time. We will let Ginger know what we decide so she can place the ad for the newspaper on time.

He also discussed the need to keep management staff safe by keeping residents from dropping in at the office. The management team has asked that residents either email or phone them and if homeowners require an in-person meeting, they must set an appointment and wear a mask in order to follow and uphold CDC guidelines. Tom also stated the pandemic has seemed to cause a significant increase in the number of IDC submittals. This is most likely due to residents staying at home and jumping on projects they have always wanted to do but didn't have the time. He asked that residents remain patient with the process as we have not experienced this level of submissions in the past.

Treasurer Report:

Johann first reported on the executive dashboard stating that we are tracking along well. He stated that we are higher under legal and maintenance expenses, but that overall, we are tracking along fine at the half year mark. He stated that we might be a little short at year end, but that was expected.

He then discussed the bulkheads in regards to the reserve study, discussing the fact that we have been underfunding the reserves by only reserving 10% every ten years for a value of 1.4 million dollars. Now, we have found that the complete replacement of the bulkheads is in the range of 4.5 to 6 million dollars. With this new information, we now know that we need to update how we are funding the reserves. After the Finance Committee did some further research on the matter, it was decided that it would be best to fund at a full replacement value at 4.5 million

dollars, with a 30-year remaining life, and increase what we are contributing to the reserves each year to cover this expense when the bulkheads require full replacement in the future.

Johann made a motion for an additional reserve contribution to be implemented at \$150,000. Motion Seconded. All in favor. Motion passed unanimously.

Johann made a motion to proceed with association foreclosure on 3 properties that have not paid their annual assessment. Motion Seconded. All in favor. Motion passed unanimously.

Jessica will let the attorney know to move forward with the process of association foreclosure on the three delinquent properties. Tom mentioned that we have reached out to these owners via email multiple times as well as mailed letters asking them to pay and giving options of payment plans, yet none of them have responded. If they would have responded, we would have been happy to work with them and consider other options.

Jessica provided the Board with an update on the bidding out of our insurance policy. She stated that she reached out to 3 different companies, including our current carrier. The other two insurance companies were not able to match the level of coverage that we currently have, so they could not offer similar coverage quotes for comparison. We have uncommon coverage on the docks that actually covers rising waters, as well as an additional 1 million umbrella coverage. We did have to increase property values for the now known expense of the bulkheads. We increased their value to 2 million dollars, which increased the overall property value and in turn increased the annual premium to \$38,026. It should be noted that this is \$4,000 over what was budgeted for the insurance premium for 2020. The Board discussed, voted, and unanimously approved renewing the policy via email since the policy expired June 24th.

Amenity Report:

Trey first reported that the Waterfront Enhancement project contract has been signed. He stated that additional rip rap needs to be applied to the wall for replenishment. The funding of this will be from the operating budget. At this time, we just have to get the project scheduled, which is made complicated by having to work around when the Creek Club has events. Trey mentioned that we may need to close the parking lot for a day or two over the few weeks that work will be going on. He noted that we will be getting new signage for the parking lot as well.

We are still waiting on the swimming ladder to be installed by Carolina Dock and Marine. This has been held back due to issues surrounding Covid-19.

He then talked about the increase of kids that have been down at the docks. He expressed the need for new signage and also touched on the fact that some coolers are being broken into and items are being stolen at times. We hope to see the number of kids down at the dock go down once they resume the school year. He mentioned how many kids are climbing on people's boats, jumping off the roof/railings of the pierhead, swimming after dark, etc. Trey stated that he thinks it may be a good idea to implement a policy for no swimming after dark. We will work on communication surrounding these concerns and Jessica and Mary will continue their daily inspections of the dock.

Communications Committee:

Chris highlighted that a resident has agreed to help us with the maintenance of the website. We will also be asking the resident if he would like to join the communications committee.

The remainder of his report can be viewed in the Board packet.

IDC Liaison Report:

Julie mentioned that she may need to meet with Eric/Covenants Committee to discuss how to handle construction projects that have gone on for too long. She stated that the IDC has contacted residents when this has been a problem, but covenants may need to step in and send letters to these residents as well. Jessica mentioned the recent construction deposit policy in relation to being able to fine properties that are in violation of this covenant. The IDC will discuss implementing a policy and bring to the Board for further discussion.

Lastly, Julie discussed tree removal applications and the need for the IDC to review these rather than having them approved by Dana. She pointed out that certain trees require approval by the Town before removal, but many do not and rather than simply approving their removal, we need to ensure homeowners are mitigating these removals as we are losing tree canopies with so many removals. Dana doesn't feel comfortable approving all of the tree removals, so she will be running them by the landscape architect before approving so that she does not have to bring every single tree removal application to the entire IDC for review.

Landscape and Infrastructure Report:

Amy first discussed the Hopetown drainage repair stating that the slope along the stairs has started to erode from water on the street running down and washing out the bank and path. She stated that the current timber wall isn't working to stop any erosion. The new drainage system proposed will include a timber wall with rip rap and a pipe that will be installed to run under the marsh path. Wade provided us with a quote for \$4,800 to do this work. Jessica stated that this price seems fair for the amount of work that needs to be done. It was noted that Wade has done other work in the neighborhood and is familiar with our drainage issues.

Amy motioned to approve spending \$4,800 for timber wall and drain repair at Hopetown marsh path. Trey Seconded. All in favor. Motion passed unanimously.

She then went on to discuss the lake mapping that was provided to the Board in the prereading. Jessica stated that we were previously waiting on The Greenery to get us a quote in order to compare and make a decision. The Greenery disclosed that they actually use the same mapping company as Solitude Lake Management, so they decided not to provide a quote since we technically already have one from the same company. Since we have had several larger projects completed already this year, we will plan to budget for this to be done in 2021 as it is not critical that it be completed right now. We will budget for lake mapping in 2021 with Solitude Lake Management who did the original bathymetry study. This will be for both of the lakes, canals, and the retention ponds. This does not include the Rookery lake. Jessica noted that the two small retention ponds, one on Saturday Rd. and one at the corner of N. Shelmore and Hospitality did not have depth studies done in 2016 when the lakes were done. In the 2016 report, Solitude mentioned our lake depths were in good condition with only one small area of concern. They recommended to have a depth study done approximately every 3 years to check sediment build up. It was mentioned that our lakes were originally sandpits, therefore would likely not ever require being completely dredged as they are much deeper than normal retention ponds.

Amy motioned to approve the Solitude lake mapping bid, to have the lake mapping done in 2021 and not exceed \$7,000. Julie Seconded. All in favor. Motion passed unanimously.

Amy went on to discuss landscaping maintenance items, specifically regarding The Greenery's work in the neighborhood. She touched on the fact that we have asked residents to maintain their right of way strips and discussed some issues arising

where The Greenery has been blamed for accidentally damaging some of the plantings that residents have done. She mentioned that many homeowners have their own landscapers mow and maintain their right of way strips. Because of this, The Greenery has to keep a list of certain addresses that do not want their right of way maintained by the HOA, which can be difficult to keep up with. Tom also noted that we are asking residents to landscape their right of way but having The Greenery maintain them should also be reviewed.

Amy stated that the Landscaping Committee would like the Board to begin discussing The Greenery no longer maintaining the right of way strips. It was noted that this would save the association about \$50,000 by removing right of way maintenance/street leaf blowing from The Greenery's contract and would in turn give the crew more time to work on common areas where the landscaping needs more attention and detail. It would eliminate complaints from residents about The Greenery damaging their plantings in the right of way, and would cut down on leaf blowing noise that we regularly receive complaints about. Amy went on to discuss the leaf blowing in response to homeowner's complaints. She stated that the Landscape Committee has discussed hiring street sweepers in lieu of leaf blowing, to help with the constant noise caused by leaf blowing. The street sweepers could come in weekly, for 2 months of the year during the heavy leaf drop season. The Board brought up their concern surrounding the issue of residents not moving their cars to allow access for street sweeper. It was noted that if they are on a set schedule, it might be easier to inform residents of when they will be in their area. Amy stated that it would cost \$40,000 for the street sweeper to come every week for 2 months. Trey and Chris touched on how many outside residents are parked in the neighborhood and the issue of just two or three cars being parked messing up an entire street getting swept. Amy will discuss this matter in more detail with the Landscape Committee and come back to the Board at August's meeting with some possible solutions to these complications. Jessica also mentioned that on Daniel island, The Greenery does not blow the streets and is the homeowner's responsibility to maintain. The Board asked that we reach out to Ravenel to see if they have any ideas or suggestions from other communities that they manage and discuss at August's Board meeting.

Lastly, Amy gave an update on the geese away lights. She stated that we have received mostly positive remarks from homeowners on this subject. She reiterated that these lights will work, but residents MUST stop feeding the geese to deter them from wanting to remain in the area.

Lastly, as previously discussed and approved at the June board meeting where the Board reviewed bids and approved spending up to \$32,000 for the installation 4 circulators for the canals, as well as the required electrical work needed to run the circulators. Upon receiving revised/corrected bids the total is actually \$34,000 since it was confirmed we needed 240V circulators and wiring.

Tom made a motion to approve spending up to \$34,000 (\$2,000) above the previous approval, to proceed to have the Greenery (whose bid was \$5,000 less than Coastal Pond Solutions) complete this project. Eric Seconded. All in favor. Motion passed unanimously.

Covenants Committee:

Eric reported that the committee met last month where each member brought a few homes to add to the spreadsheet. He thanked Jessica and Mary for the letters and constant follow up they continue to send.

He went on to discuss our signage guidelines in relation to graduation, political signs, etc. and the timeframe that those should be allowed to stay up. It was noted that we are trying to be compassionate due to the extenuating circumstances of Covid-19, so have allowed signage that is not typically permitted. If these signs do not naturally come down soon, we will need to send out an email blast asking that signs be removed. Jessica mentioned that in previous elections, political signs are commonly placed on HOA property throughout neighborhood; all of those signs will be removed by management as signs are not allowed to be placed on common areas. We simply need to establish a timeframe on how long signs can be left up on personal property. It was decided that political signs must be taken down within 5 days after the election. Graduation signs should come down naturally over the coming weeks.

Eric made a motion to approve the fining of one property for covenants violations as discussed in executive session, at \$75 per week. Amy Seconded. All in favor. Motion passed unanimously.

Board of Appeals: No Report

Other Business:

Jessica briefly spoke on the additional 6 streetlights we are looking into adding. She stated that she has been working with Sievert Electrical on getting bids for these since January, it has been a long process finding someone to manufacture the

poles. One of the lights to be added on Robert Mills Circle would require boring and was estimated to cost \$6,000 to \$7,000 just for just that one additional light. We have asked that they remove this light from the quote, as the other lights don't require any boring therefore being much more affordable. We will look into adding this light in the future. We should have the quotes for the other 5 additional streetlights for next month's meeting.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:21 pm. Next meeting is on August 17, 2020.

Respectfully submitted by _____

Chris Colen, Board Secretary