

## **I'On Assembly Board of Trustees Meeting**

**June 15, 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 5:05pm. Trey Seconded. All in favor. Motion passed unanimously.*

*Julie made a motion to move out of executive session at 6:02pm and into open session. Motion seconded. All in favor. Motion passed unanimously.*

**Homeowner Forum:** Peter Wallace, 70 Ponsbury

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

### **Approval of Minutes:**

*Julie Motioned to approve the May 18, 2020 I'On Assembly Meeting Minutes. Chris Seconded. All in favor. Motion passed unanimously.*

### **President's Report:**

Tom first updated the Board regarding the Fourth of July fireworks show. He stated that the homeowner that usually puts on the fireworks show is still planning to do so this year. Tom clarified that the fireworks event is not sponsored/supported by the Trust or the HOA. Due to concerns surrounding the virus and CDC guidelines on social distancing, the Trust decided to cancel all of their normal 4<sup>th</sup> of July events for this year. They have however planned several social distance appropriate events that residents can participate in remotely.

He then touched on the progress that has been made at the lakes and canals. He stated that sterile carp, minnows, and bream have been added to the lakes/canals and have been helping mitigate the pondweed issue as well as the mosquito and midge larvae. Tom remarked on the importance of keeping the canals and lakes in pristine condition as they are one of our most admirable amenities.

He also touched on the progress that is being made in order to begin the waterfront enhancement project, stating that we have met with the contractor and landscape

designer and are working on putting a timeline together in order to begin working on this project.

Lastly, Tom stated that there has been an alligator spotted in the creek by the Isle of Hope dock and it has also been spotted in the Saturday Road retention pond. We have communicated this to the community and will take appropriate measures going forward if the alligator does not move along on its own.

### **Treasurer Report:**

Johann reported on the executive dashboard, stating that we are tracking along with the budget so far. He did point out a few line items that we are over budget on. He stated that the IDC is over budget on expenses due to Dana working longer hours in order to clean up outstanding projects as well as restructuring and cleaning up the IDC submissions processes. We have also had a significant increase in the number of projects being submitted to the IDC for review each month. Johann also mentioned that we are over budget on revenue of late fees/violation fees, however this is due to violation fees and late fees not being something that we ever budget for. He also reported that we are over on legal/professional fee expenses for the year. Johann reported that the reserve study was paid out of this line item, which accounts for \$5,000 of what has been spent on legal/professional so far this year. Johann then stated that he is no longer concerned with receiving enough transfer fees in order to properly fund the reserves. He had an initial concern last month but stated that we have received approximately \$41,000 in transfer fees year to date. It was noted that we budget to receive \$83,000 in transfer fees for reserve funding, and anything over that goes to the capital projects fund. We are on track to adequately fund the reserves with \$83,000 by year end. He also touched on the fact that we will be spending an unbudgeted \$30,000 on lake maintenance expenses for the purchase and installation of the canal circulators. This will result in a loss at year end on the income statement, however for the past 4 years we have had a surplus at year end, so we will be using those prior year surplus funds to offset this deficit.

Next, Johann provided an update regarding the bulkheads in the reserve study. He stated that he doesn't think we will need an engineer to draw up plans in order to obtain an accurate quote. Jessica met with a bulkhead contractor and received a bid from him for what he anticipated the full bulkhead replacement would cost. She then spoke with the contractor that built the I'On Dock and ran the numbers by him and he agreed it was an accurate estimate to replace all of the lake and canal

bulkheads. With this information, it was noted that we will need to increase funding of the reserves by approximately three to four times more than the amount they are currently being funded with. It was noted that this needs to be looked into come September/October when we are putting the budget together for 2021. We need to ensure that we are properly funding the reserves going forward. We hope to have the updated numbers and final copy of the reserve study for the Board to review at the July Board meeting.

Lastly, Jessica stated that she is still waiting on quotes from the three insurance companies that were bidding on the insurance policy. She stated that she should have these by the end of the week and will email the quotes to the Board at that time. It was noted that our policy renews at the end of June, so we could continue with our current policy and ask for a refund if we decide to switch policy holders.

### **Amenity Report:**

Trey first reported that new signs have been installed at the docks that read “No Decals, No Docking. No Trespassing.” The docks and boat ramp have reopened after Covid-19 closures and those closure signs at the docks have been removed. Trey also mentioned that he spoke with a Board member at Wild Dunes regarding how they enforce their docking rules. Mary will be reaching out to the manager of Wild Dunes to see what their protocol for dock enforcement is. It should be noted that there will be a Dock Committee meeting on June 18<sup>th</sup> where they will take a look at the rules and docking guidelines.

Next, he reported that the Waterfront Enhancement should begin soon, stating that we have met with the landscape designer and contractor to adjust the bids and get the timeline of work in order. He stated that we have received two electrical bids, one from Moonlighting and one from Sievert Electric. The Board decided to go with Sievert’s bid as it includes boring, establishing our own separate power meter as well as junction boxes, and conduit to run power to each landscape bed as well as the dock. Sievert Electrical is to talk to 1899 Landscape Solutions to make sure none of the electric work that is being done is overlapping. It was also noted that we added rip rap replenishment to the bid and are waiting for Adam to get back to us with the updated proposal including that expense.

2020 boater registration is in full swing. New ramp keys and decals are being distributed as boaters submit their registration packets. The new color of the decals has helped in identifying if boaters have registered for the 2020 boating season. It was noted that we have ramped up patrolling of our docks this year and are being

stricter in requiring all documentation be provided before giving out new keys and decals.

Lastly, Trey stated that the basketball rim at the Sports Court has been replaced.

### **Communications Committee:**

Chris first discussed the I'On Swag items with the Board. It was mentioned that these items were donated to the Association and not purchased by the Board. These items included coffee mugs, pint glasses, and stainless-steel wine tumblers.

Unfortunately, we have not received many orders and are looking into ways to better market these items. We had hoped to showcase many of these items at Trust events like the monthly coffees, and first Friday cocktail events, but due to their cancellations have not been able to do so. We will reach out to the company that made these products to pick them up and decide what we will do with them.

Chris also reported that he is working on putting a recap of the community survey together to review with the Board at a separate meeting. This will help the Board in coming up with future goals and strategic planning.

The Board thanked Chris and the management team for their diligent communications sent out to the community and noted that many neighbors have expressed how pleased they are with our transparency.

Lastly, he stated that we are still looking for an additional member to sit on the Communications Committee. If anyone has any suggestions, please let us know!

### **IDC Liaison Report:**

Julie reported that the IDC has reviewed more than 60 applications throughout the year. It was noted that 30 of those applications were received during the Covid-19 shutdown. She stated that the committee is doing the best they can to give each application the attention it deserves, while ruling upon them as quickly as possible.

She also mentioned that over the past year, the IDC has added three new professionals and one new neighborhood representative to the committee. She touched on the extended amount of time that is being spent in meetings, sometimes due to the fact that owners are not submitting a complete and comprehensive submission. Receiving complete and comprehensive submissions is the largest determinant of a speedy approval. Julie thanked all of the IDC members and Dana for all their hard work and contributions in reviewing and approving applications as quickly as possible! She stated that the IDC is working on improving our

guidelines and putting policies in place in order to treat the neighborhood fairly as a whole. Tom also noted the necessity of receiving Town approval before receiving I'On approvals and permitting.

Lastly, Julie asked the Board to review the drafted construction completion deposit policy that the IDC drafted.

*Julie made a motion to approve the completion deposit policy as written. Johann Seconded. All in favor. Motion passed unanimously.*

### **Landscape and Infrastructure Report:**

Amy first updated the Board on her findings surrounding the geese away light that we spoke about at last month's meeting. She mentioned that she found out that geese relieve themselves multiple times per hour, sometimes totaling up to one pound of waste per day. This is a major reason why we want to deter these "resident geese" from staying around our lakes. It is causing issues with our canals and the water quality as well as contributes to the the mosquito and midge infestations. Amy contacted a Daniel Island homeowner who provided her with the field manager of their HOA's contact information. Amy visited Smyth Park on Daniel Island to take a look at their lakes to see if the geese lights seemed to work well for them. She reported that she was very pleased with how their lake and surrounding grass looked and noted the cleanliness of the area. She also stated that the light did not appear to affect surrounding properties, as the light blinks slowly, flashing downwards towards the water and not outward. It was also noted that these lights are solar powered and would just need to be anchored in the water roughly every 100 yards to be affective. She stated that the manufacturer can provide us with a placement plan for the lights and would most likely need 2 installed at both lakes, for a total of 4 lights. It should also be mentioned that there is little to no maintenance required for the lights and that they carry a 6-month warranty. We will also send an eblast out to the community to inform residents of the geese problem and why we really do not need the geese staying here.

*Johann motioned to approve spending up to \$3,000 for the geese away lights. Julie Seconded. All in favor. Motion passed unanimously.*

Next, Amy gave an update to the Board regarding the curb repairs that are to be completed by the Town. She stated that they were able to complete many of the repairs but stated that they had so many repairs to do in I'On, that they did not have enough funds to complete every single one of our sidewalk and curb repairs.

We were originally told that they would be coming back through in June/July, but were recently informed that they will have to hold off on coming back into I'On yet due to budget restrictions.

Lastly, Amy reviewed the bids for the circulators at the lakes. She stated that we received quotes from The Greenery Aquatics Division and Coastal Pond Solutions. Coastal Pond Solutions provided us with a quote for \$18,798.34 for (4) 120V Aquamaster Circulators and The Greenery came in with a quote of \$21,098.37 for (4) 240v Aquamaster Circulators. We were also provided with a quote for the required electrical to be installed, which came in at \$12,783. This was from Burch Electrical. Jessica is meeting with Sievert Electrical on June 19<sup>th</sup> to obtain another electrical quote and will request updated quotes from each pond company so that we can compare apples to apples on voltage.

*Johann made a motion to spend up to \$32,000 for the installation of 4 circulators in the canals. Julie Seconded. All in favor. Motion passed unanimously.*

### **Covenants Committee:**

Eric reported that the Covenants Committee has made great progress this year. He mentioned how much better the neighborhood is looking noting an influx of residents working in their yards this Spring.

He then stated that we are beginning to see progress with the screening of trash and recycling receptacles and that overall, we have received a positive reaction.

*Eric made a motion to approve the fining of 2 properties that were discussed in executive session. One property to begin fining at \$100 per week and the other property to begin fining at \$75 per week. Chris Seconded. All in favor. Motion passed unanimously.*

### **Board of Appeals: No Report**

### **Other Business:**

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:35 pm. Next meeting is the annual meeting on July 20, 2020.

Respectfully submitted by \_\_\_\_\_

*Chris Colen, Board Secretary*