I’On Assembly Board of Trustees Meeting

March 18, 2019

Members Present: Tom O’Brien, Trey Mathisen, Chris Colen, Peter Wallace, Julie Hussey, and Eric Krawcheck

Members Absent: Johann von Asten

SCS: Jessica Gosnell and Mary Fraser

Homeowner Forum: Lea Ann Adkins, 34 Hopetown; Amy Sage, 63 Joggling; TJ Ryan, 18 Fernandina; Eric Klumb, 77 Saturday Road

Lea Ann addressed the Board to give thanks for all their hard work and progress they have made so far this year. She emphasized how hopeful she feels about the new Board. She also mentioned the improvements the Board has made on communicating with the neighborhood through eblasts and sending out agendas and board packets before meetings are held. Amy Sage also thanked the Board for sending the minutes and packets out prior to the meetings. She also brought up the drainage issue surrounding Westlake and stated that she read the previous meeting minutes where this was discussed in detail. She mentioned that she was under the impression that the drainage problem was coming from the run off of water from residents’ homes. Jessica responded to Amy stating that there was one home on Fernandina whose drainage box wasn’t properly installed and let her know that it would be fixed by the homeowner, but it is not the underlying issue. Peter Wallace further explained the history surrounding the drainage problem and why it is still a problem. He stated that we are evaluating the best system to put in place to fix the problem once and for all. He did note that he is not positive that the French drain will fix the issue all together but stated that it will definitely help.

Call to Order: 6:00 pm by Tom O’Brien

Approval of Minutes:

Motion to approve the February 18, 2019 I’On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Tom first gave an update on the Creek Club litigation to the Board. He clarified that the intention of the eblast that went out to the community was to clarify any monetary questions surrounding the lawsuit, and to clear up any questions about the Association's ownership of the amenities surrounding the Creek Club; i.e. the docks. To clarify, the I'On Assembly's ownership and use of the Creek Club and docks are not impacted by the court's revised decision. It was noted however, that this new opinion has dismissed the monetary jury verdicts against the developer that were in favor of the Assembly and would have enabled the Assembly to recover the cost of purchasing the Creek Club and docks. Tom then stated that this new opinion will be appealed. After the appeal has been filed, it will be several months before we know if the SC Supreme Court will consider it. If the appeal is heard, it will be at least a year before the SC Supreme Court makes a ruling. Tom reported that in 2014, the total amount the association was owed for the purchase of the Creek Club was $285,000 along with another $100,000 that was spent in legal fees. It should be noted that we are doing our best to make sure that money comes back to the Association. We will continue to update the community throughout this process.

No other formal updates.

Treasurer Report:

Jessica reported on the executive dashboard on Johann's behalf stating that the budget is being tracked as planned. We are still early in the year, so thus far, all expenses are in line with the budget.

She also reported on the delinquent accounts, stating that the list of delinquent owners is much shorter this year than it was at this time last year.

In regard to expected transfer fees, Trey mentioned that there are seven homes in I'On that are currently under contract and that the average price is 1.5 million dollars, so we should be seeing those transfer fees in the coming months.

Amenities Report:

Trey reported that almost all items that were on the dock expansion punch list have been completed. The water to the docks has been installed and is working as it should. Jessica has ordered the hoses for the water stations and will install those as soon as they come in. The last punch list item for Carolina Dock and Marine is the installation of the copper caps for the piles. Trey mentioned that he plans to install a light on the last pile on the new dock so that boaters in Hobcaw Creek can see the dock at night. Once mounted, the light will be tested to ensure it is not disrupting to any neighbors. Trey also mentioned that we will have no wake signs from DNR within the next few weeks.

Trey went on to discuss the waterfront enhancement project and mentioned that he was working on obtaining two quotes from landscape architects. He touched on the survey that was done back in 2016 and reiterated that this project is one that I'On residents rated highly and wanted it to be completed the most, so we are working on getting this done as soon as possible this year. Trey confirmed that Earthsource Engineering provided us with setback and boundary information on the survey/original plans that we already had on hand for this project. By our next Board meeting, Trey hopes to have drawings from a landscape architect for the Board to review.

Trey stated that the dock committee has a meeting this coming Thursday. He explained to the Board that all committee members will need to be approved by the Board so that they can be added to our insurance.

Trey motioned to approve Jeff Meyer, Bill Hussey, Jack Tobias, Will Herring, and Bob Hardie as dock committee members to be added to our insurance policy. Motion Seconded. All in favor. Motion passed unanimously.

Julie went on to ask the Board about the "friendship garden" and if it is still being considered an amenity. Specifically, she inquired if there are any plans on cleaning up the area. Tom stated that the entire area needs to be taken care of. Peter responded that the building at the garden is in the reserve study and was recently inspected by the Landscape Committee. During that inspection the committee members commented that the garden area needs to be better maintained, and all agreed it could use some attention, however we have several areas that are more frequently used by residents where funds are being allocated this year. The question arose "what is the role of the Friendship Garden?" Julie reported that she was on the Board when residents originally came up with the idea of the Friendship Garden. Its original intent was to be a place where neighbors could share plants, and pot plants together. Julie mentioned that a homeowner approached her asking if the Friendship Garden could be handled like the Community Garden where neighbors would volunteer to plant and maintain the area. Julie asked the Board to consider this and mentioned she would reach out to the neighbor that asked her about it and see what role they would like to take in managing/maintaining the Friendship Garden.

Landscape and Infrastructure Report:

Peter first reported on the progress of the Westlake bridges. He stated that the decking has been completed and looks great. It should also be noted that the original bid was for $17,590 and we were able to have it completed for $10,900 (which included painting the railings that the original bid did not include).

Peter then reported on reserve study items. He stated that he, Jessica, Kim Daniels, and Michele Wilson did a walk around the property to look at the 2019 proposed reserve study items. He reported that at this point, nothing that is on the list for replacement in 2019 is in need of being replaced, we are just going to do regular maintenance on the items such as pressure washing and painting.

Next, Peter reported that the Charleston Tree Company has been working in the neighborhood lifting the canopies of the ROW oak trees to 13 feet over the roads and 8 feet over the sidewalks. He stated that they are doing a great job.

Peter mentioned that our landscapers are going to be doing a trial run for street sweeping to see if it helps them clean up the leaves more efficiently. Jessica mentioned that she received a lot of positive feedback from the residents when the email blast regarding this trial went out.

Peter then reported on a few areas around the neighborhood that have damaged/crumbling curbs. The curbs, like the sidewalks, are the responsibility of the Town to repair, so Jessica reported these to the Town. She has asked that the TOMP let us know when they plan to come in to make these repairs so that we could perhaps work with them to re-design some of the curbs to possibly stop the damage from happening as often in the future.

Jessica has also followed up with the Town of Mt. Pleasant to ensure our road/vehicles bridges are being inspected regularly by the TOMP. The Public Works Deputy director informed her that they inspected 3 bridges in I'On this year: 133 Ponsbury Road, 179 Ponsbury Road, and 65 Rialto Road. They are currently waiting for the reports. Mr. Weis, the Public Works Deputy director, confirmed these bridges will be inspected at a frequency not to exceed 24 months as to be in compliance with the Federal Highway Administration's regulations.

Lastly, Peter stated that the landscape committee will be focusing primarily on 2019 projects, but he did mention to the Board a study that is to be done in 2020 surrounding the Rookery. It is being done to make sure we are fulfilling all obligations and expectations surrounding the area.

Covenants Committee:

Eric proceeded with the Covenants Committee report.

Motion to begin fining the homes we discussed in executive session. Motion seconded. Julie opposed. With five in favor and one opposed, the motion passed by majority.

Eric mentioned that the Covenants Committee has a new volunteer. He asked the Board to approve his new committee member.

Motion to add Roy Rathbun as a member of the Covenants Committee. Motion seconded. All in favor. Motion passed unanimously.

IDC Liaison Report:

Julie reported to the Board that she attended her first IDC meeting this month. She discussed the method the IDC takes on projects that are submitted and the requirement to have all pieces together for each project. She mentioned that depending on the project, some owners submit less formal plans and try to submit their own drawings of their plans. It was noted that these plans are difficult to approve. It should be noted that some projects, such as maintenance repairs, fences, etc. can be approved by Pam Gabriel without having to go to the IDC meetings for approval. These include minor projects like tree removals, roof replacements, re-painting the same color, etc.

Julie then discussed how the IDC communicates their responses to homeowners on changes that need to be done to their plans. The IDC is working on the language that will be going out to these homeowners.

Julie mentioned a new plan that the IDC is developing, where they will appoint a realtor liaison from the IDC that will be responsible to reach out to realtors with listings in I'On. The idea is to effectively communicate to the listing agent, the requirement to get IDC approval for any exterior changes, so that new potential owners are well aware of the IDC processes and requirements before they ever purchase a home here in I'On. It could eliminate issues were new residents are unaware of the IDC and make changes without getting IDC approval.

Julie's goal is to have some understanding laid out on what requirements are for homeowners on IDC guidelines and what the history might be. We need to be fulfilling these requirements and be consistent throughout the entire neighborhood.

Communications Committee:

Chris first presented the Board with the draft newsletter policy that the Communications Committee has come up with. The committee met to discuss what the policy should include and decided it would be best to keep the policy fairly brief. It was noted that milestones and death notices are only to be included if requested by the respective party.

Julie asked that we change a few things to the policy. She recommended that the mission statement read: "To inform and update the residents of the I'On community of current events pertaining to the I'On Assembly, I'On Assembly Board, and the I'On Trust." The last sentence of the policy should read: "If an event is exclusive to a specific organization only, it will not be included in the community newsletter."

Julie stated that the policy looks great for what we are trying to communicate to the community.

Motion to approve the newsletter policy with the above changes drafted by the Communication Committee. Motion 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 April 15, 2019.

Respectfully submitted by____________________

Chris Colen, Board Secretary