

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

**March 16, 2020**

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

**Members Absent:**

**Management Company:** Jessica Gosnell and Mary Fraser

**Homeowner Forum:** George Toole, 130 W. Shipyard

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

**Approval of Minutes:**

*Julie motioned to approve the February 17, 2020 I'On Assembly Meeting Minutes. Chris Seconded. All in favor. Motion passed unanimously.*

**Presidents Report:**

Tom stated that there is nothing significant to report on but did state that the meeting with the Creek Club tenants has been postponed due to the recent issues with COVID-19.

**Treasurer Report:**

Johann first stated that he will present the reserve budget to the Board at the April Board meeting for the team to review. He mentioned that the landscape and infrastructure committee still needed to finalize reserve study items they would like to see done in 2020 in order to finalize the reserve budget numbers.

He mentioned that there are no variances to report at this time due to it being the beginning of the year.

He also reported that 14 residents have yet to pay their 2020 annual assessment but is confident that this number will go down.

Next, Johann reviewed the interest allocation policy that was drafted. He stated that this policy would be in place to give instruction on how to allocate excess interest earned to fund capital projects once the replacement reserves are fully funded any given year. He noted that it gives the Board the option to use the interest we earn towards capital projects when the replacement reserves are fully

funded. It is something that would be reviewed annually by the Board as it will differ each year depending on transfer fees and interest rates.

*Julie made a motion to approve the interest allocation policy as written. Amy Seconded. All in favor. Motion passed unanimously.*

Lastly, Johann went on to discuss the upcoming reserve study. It was noted that we set aside \$4,858 to update the reserve study this year. Gary Freeman is who we have contracted to update the study. It should be noted that he conducted the first two studies as well. Because Gary conducted the first two studies, Tom feels it will be good to have this uniformity while carrying out this year's study. Jessica also mentioned that any additional items we might add to the study will not add to the price of the quote for the study to be updated.

### **Amenities Report:**

Trey first reported that we are awaiting several bids, including one from Yellowstone, for the Waterfront Enhancement project. He mentioned that we are waiting on the electrical bids for this project as well. It was noted that we have set aside \$45,000 of Capital Funding for this project. Trey hopes to have final quotes for the Board to review at the April Board meeting.

He then reported that the water lines were fixed down at the docks last week.

Lastly, Trey provided an update on the pickle ball court. He stated that he has reached out to another engineer because we have not heard back from the first one. A resident that Trey knows well is a retired engineer who has offered to assist with the pickle ball court plans. Trey mentioned that this resident has built courts in multiple communities in the past. He stated that after walking the prospected areas with the engineer, he thinks a pickle ball court would fit nicely between Eastlake and the corner of Mathis Ferry Road. He stated that the dimensions of the pickle ball court would be similar to the sports court. He also stated that this resident is willing to go through the bidding and permitting process and stated that he has a strong relationship with the Town of Mt. Pleasant as well as Earthsource Engineering, which is a huge plus! Johann responded that we do not have it in the budget to install a pickle ball court this year, which Trey and the rest of the Board are aware of. It was also noted that we will also wait to see what the survey results are before we make any decision on this project for the future. Trey will get an idea of the cost from the engineer in order to provide the Board with knowledge of pricing.

## **Landscape and Infrastructure Report:**

Amy first gave an update surrounding the status of the Rookery plans. She stated that we have posted the report from Newkirk's Environmental study of the Rookery on the website and will also be sending an eblast of the report and plans of action to the community. The plan is to close the unintended Rookery entrance on Ponsbury with a living fence and landscaping in order to keep a natural appearance to the Rookery, while blocking access to the path so that it can re-vegetate naturally. A living fence will also have to be constructed inside the Rookery by the Weir in order to block the other access to this unintended path. The only access points to the Rookery should be N. Shelmore, Sowell, and Jake's Lane. It should be noted that in the eblast we send, we will state that dogs are not allowed in the Rookery, as this is clearly outlined in the original Rookery Management plan and was noted as an issue in the report. The Board also discussed removing the dog stations that are currently inside the Rookery. Jessica will draft an eblast regarding the Rookery to be sent out next week.

Johann then inquired about the canal path renovation after the vegetation removal surrounding the canals. Jessica responded that she spoke with both The Greenery and Yellowstone regarding the quantity of gravel they each quoted as being necessary for the project. Both of their original quotes were drastically different. Both companies stood by their original quotes, so it was decided to stick with The Greenery as they based their amounts of gravel on what was used when working on the Westlake path.

Amy then reported that Jogging Park renovation has begun; the hardscape has been completed, and they will begin the landscaping renovation this week.

She then reported that the Maybank Green lighting has been installed and noted how good it looks. She said that Boathouse banks look great as well.

In addition, Amy said that the sidewalk and curb repairs are to begin this week, starting on March 18<sup>th</sup>.

Next, the Board reviewed the bids we received for pressure washing the canal bridges. The idea was to pressure wash the canal bridges to have them look a little better while we wait for the Town to make a decision on repairing the surface. Each of the pressure washing companies relayed how difficult fig vine is to completely remove. They said that pressure washing will likely not give us the result we are really looking for. One company did a test section to show what it

would look like, and while pressure washing does remove some of the mildew and some of the fig vine “feet”, it cannot remove all of the fig vine remnants as the walls will need to be resurfaced. Jessica has been discussing this with the Town and asking them to take responsibility of the repair since the bridges do belong to the Town and they are who required the vegetation removal. Jessica will be following up again with the Town to see if they want us to pressure wash before any stucco repairs are done, or if they want to do it to ensure no significant damage is done to their bridge.

Lastly, Amy reported on the friendship garden being cleaned up. She discussed the possibility of taking out the storage areas and sink and replacing them with benches for this area. They also discussed this area becoming a memorial for Ed Ball. They mentioned that Ed’s family discussed the possibility of donating their carousel to add to the garden area. However, we are waiting to hear back from the church because they also offered the carousel to the orthodox church.

### **Covenants Committee:**

Eric stated that we are waiting for the pollen and leaf dropping to die down before sending too many violation letters on pressure washing and clean up of leaves. He also mentioned that we have removed many of the properties on our violation list over the past two months because of our strict follow up process.

*Johann made a motion to approve the fining of the property discussed previously beginning at \$75 per week for pressure washing. Motion Seconded. All in favor. Motion passed unanimously.*

### **IDC Report:**

Julie reported that we are working on getting prices for Workman’s Comp for the IDC consultants who do not currently have a professional policy. She stated that at present, there is no real deposit refund policy in place stating a specific timeframe for when a final inspection and deposit refund application should be submitted nor for any consequences if it isn’t submitted shortly after the 12 month mark in which all projects should be completed. Julie stated how many issues Dana has come across with past mistakes and no policies being in place and how much time it is taking Dana in reviewing these as they were never closed out. Felix Ayers is assisting Dana with trying to get good policies in place and organize the Architectural Guidelines so that they are clear and more concise.

Lastly, Julie expressed a high concern for the need to align approvals and submittals with the Town of Mt. Pleasant.

### **Communications Report:**

Chris reported on the 2020 Community Survey which was recently released on March 10<sup>th</sup>. He stated that as of this morning, we have received 281 responses. We will be sending out a reminder eblast to take the survey on March 18<sup>th</sup>. The plan is for the survey to close on March 27<sup>th</sup> and to update the Board with the results from the survey at the April Board meeting. Chris thanked CJ Pelletier for all her hard work in getting the survey together!

He then stated that the team is continuing to discuss opportunities to provide visibility which will hopefully encourage the purchase of our logo items. The plan is to make the items more visible at I'On functions as well as to provide information as part of the Ambassador kits.

Cameron Conway has also informed us that he is going to be relocating to Washington DC. He is willing to continue to assist us on the website remotely while providing assistance to Mary Fraser as needed. We will be looking to fill this vacancy on the committee.

Lastly, Amy brought up a need to communicate the safety of the landscaping crew to the community. She stated that one of the crew members was almost hit by a car and stressed the importance of drivers being aware of their locations when blowing the streets. The idea was raised to order signs or cones to be put up when The Greenery is blowing the streets in order to make drivers more aware of their location. Amy also stressed for residents to let us know when they see people driving recklessly and to provide the management team with the make and model of the car. It was decided to send out an email blast to the community with a reminder about using caution when driving through the community, looking out for the landscaper crew and any/all pedestrians and children that are out and about.

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

**Other Business:**

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:17 pm. Next meeting will be held on April 20, 2020.

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

*Chris Colen, Board Secretary*