

I'On Assembly Board of Trustees Meeting

May 18, 2020

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

Management Company: Jessica Gosnell and Mary Fraser

Homeowner Forum:

Call to Order: 6:04 pm by Tom O'Brien

Approval of Minutes:

Julie motioned to approve the April 20, 2020 I'On Assembly Meeting Minutes, the April 9, 2020 Special Board Meeting Minutes, and the April 27, 2020 Special Board Meeting Minutes as written. Chris Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Tom first touched on how good the neighborhood has been looking. He mentioned this is most likely due to many residents being home and having more time to work in their yards.

He also thanked Jessica and Chris for the various eblasts and detailed communications that have been sent out to the community regarding updates on projects, etc.

Tom also reported that he has been in contact with Margaret Summers, with the I'On Trust, regarding events that can and cannot be held due to social distancing guidelines. The Trust has decided that many of the regular neighborhood events that bring groups in close proximity, should not be held, so the Trust is actively looking into other possible events that can take place while still following CDC guidelines.

Lastly, Tom spoke on the many improvements he has seen with resident's planting their right of way areas. It was noted that in June, the management team will begin sending individual resident's reminders that it is their responsibility to plant the right of way strips adjacent to their property.

Treasurer Report:

Johann first reported on the executive dashboard which is included in the Board packet. He stated that overall, we are tracking along as planned. He mentioned that we are under budget in transfer fees. Jessica mentioned that we received closing info on a few new owners over the past week, so mentioned that transfer fees may be down simply due to a delay in receiving closing documents as Ravenel's office has been closed with staff working from home due to Covid-19. Johann mentioned that if we do fall short from collecting the \$83,000 we expect in order to adequately fund the reserves; the remainder would need to be funded from the operating account.

Johann then went on to discuss the draft 2021 Reserve Study that was provided to the Board in their packet. The bulkheads were removed from the draft as they were in the study to replace at 10% at a time. The engineer that did the bulkhead study report informed us that we cannot replace the bulkheads at 10% at a time. When they are due for replacement, they all need to be replaced at once due to mobilization costs. In order to get an accurate replacement cost for the Reserve Study, Gary Freeman (reserve specialist) recommended that we have the engineer sketch plans for complete replacement and then bid the project out to get accurate replacement costs. Once we have the actual numbers, the bulkheads will be added back to the study. It was noted that this will likely increase the amount we need to annually fund for the reserves going forward. It should be noted that the replacement of the bulkheads is one of the largest items in the Reserve Study, so very important that we have accurate replacement costs to ensure proper funding. Jessica will be thoroughly reviewing the full report to ensure items that she has added throughout the year are included. She stated that at first glance, most numbers seem to be accurate. She also mentioned that these numbers were based off of actual invoices paid over the years that she provided to Gary while getting the report together. We should have the final draft of the reserve study with more accurate numbers to review with the Board at the July meeting.

Tom made a motion to approve spending a maximum of \$4,500 to have the engineer draw up plans for the complete replacement of the bulkheads and have a contractor bid on the replacement plans. Julie Seconded. All in favor. Motion passed unanimously.

Next, Jessica went on to report that she has reached out to three different insurance agents in search for the best rate, as our insurance renews at the end of June. She

contacted our current carrier, Acentria, to let them know we will need their bid earlier than last year as we received it only a few days before the renewal was due. She has also reached out to Steadman Agency, who was recommended by Ravenel Associates, as well as Insurance of America who she has worked with previously. She hopes to have all three bids for next month's meeting.

Amenities Report:

First, Trey reported that the docks have opened back up and everything seems to be running smoothly so far. He stated that the docks have had heavy usage the past few weeks due to nice weather and many residents not traveling as much due to COVID-19. The Board discussed possibly providing the boater registration spreadsheet to the boaters for them to have access to other boater's decal numbers and contact information where they can contact them if needed. Since there has been double rafting required during busy weekends at the dock, it is important for boaters to be able to contact other boaters that may have to raft together. The Board also discussed possibly hiring someone to monitor the docks during busier weekends. It was noted that we would need to hire someone who had their own insurance as the HOA would not want to take on the liability if anything were to happen at the dock while they were working. It was mentioned that there have been a number of unregistered boats tying up to the I'On docks. Since we cannot tow boats from the dock, it was recommended that we put up signage stating that if boaters do not have an I'On decal, there is to be no docking. Jessica is also going to seek legal advice to see if we can disable unregistered boats that are tied to our docks.

Jessica reported on the 5 quotes she received for adding security cameras at the docks and the front entrance. The biggest hurdle is the fact that we do not have access to power or internet service at these locations, which is required for the cameras. Trey stated that the dock committee didn't express a high need for cameras at the dock. They didn't think the benefit of the cameras was worth the cost it would be to install them. Another issue with installing cameras at the dock and the entrance is that we don't have anywhere to store the required equipment. Chris responded that the community's response to adding security cameras was very high in the survey, however it was not clear where they thought cameras should be added. Due to this, Chris mentioned that it would be beneficial for the

Board to get together to fully review the details of the survey to come up with a strategic plan for future goals based on the survey responses.

Trey stated that the new basketball rim has been installed at the Sports Court where the previous rim was ripped off the goal. He also mentioned that we are looking into ways to lock the goal in place so that it cannot continue to be lowered without the key.

Lastly, Trey went on to discuss updates for moving forward with the Waterfront Enhancement project. It was decided to move forward with the lower bid and hire the landscape architect, Kelly Messier, to oversee the project. Kelly highly recommended the landscape company that came in with the lowest quote, so hiring her to oversee the installation will ensure the plan is done properly. If we go with the lower quote, there would be enough funds to install a new electrical meter and panel since we cannot use electricity from the Creek Club and require our own meter if we wish to add landscape lighting.

Landscape and Infrastructure Report:

Amy first discussed the various avenues the committee looked into to naturally deter the resident geese from staying in I'On. The geese are destroying the lawn around the lakes, which leads to erosion, and are likely to blame for the increased nutrient levels in the lake, which has led to pondweed issues and midge infestations. A homeowner suggested that we look into purchasing coyote decoys and placing them around the ponds to scare away the geese. This reportedly worked at a golf community. After doing some research, we found that the decoys may work, but would need to be moved to a different locations/positions multiple times each day in order for them to work and scare the geese away. This would mean we would have to heavily rely on volunteers to move the coyotes each day, which may not always be possible. The committee also discussed a company that uses border collies to chase the geese. The border collies don't actually catch the geese, simply chase them, which scares the geese and discourages them from feeling safe and staying. While researching these different options, we came across a floating light device that had great reviews and seemed to work well in discouraging geese from becoming permanent residents around to lakes and ponds. We also came across a post on NextDoor from a Daniel Island resident that mentioned their community uses one of these floatation light devices, that worked well in keeping the geese away from their pond. Amy stated that she will reach out

to Daniel Island's HOA to see if this is true and will also research the light option to see how it affects properties around the lakes. She will report back to the Board at the next meeting.

Next, Jessica discussed the holiday light decorations for this year. She stated that she met with Lowcountry Night Lights and they have provided us with a quote for lighting the Square trees, amphitheater, boathouse, as well as a pole tree for Maybank Green, all for \$4,195.80. This is less than what we budgeted to spend and less than what we spent in previous years. It includes the contractor providing and storing the lights. It was also noted that these lights would be the softer/whiter/more traditional lights that the neighborhood has expressed they would like to see. It should also be noted that the I'On Square Association is willing to contribute \$500 to purchasing these lights. Lowcountry Night Lights also offered a discount each year that we use them for the light installation.

Johann made a motion to approve hiring Lowcountry Night Lights for holiday lighting installation. Julie Seconded. All in favor. Motion passed unanimously.

Amy went on to report on the lake mapping quote we received for the depth study of the lakes. Solitude Lake Management provided us with a quote for \$6,850 to map the lakes, canals, and both retention ponds. It was noted that the last time the lake depths were mapped was in 2016, which showed that we had good depths with only one area that had sediment build up that would need to be addressed. Carl, our aquatics manager with The Greenery's aquatic division, advised that we would never need to fully dredge our lakes and would only need to do so around the shallow edges where sediment has washed in. This is due to I'On's lakes being deeper than normal lakes as they were originally dug out as sandpits, not as retention ponds. The retention ponds on Saturday Rd and at Hospitality Street will likely need to be dredged before our lakes since they are much shallower. We are still awaiting The Greenery's quote to map the lakes, so the Board decided to table this discussion until The Greenery provides us with a quote.

Next, Amy reported on the canal aerator and circulator quotes we received from The Greenery. The proposal for the installation of circulators came in at \$21,098.37. This would be for the installation of two additional fixed base circulators in each canal, four circulators total. This quote does not include the electrical expense to add the additional power that would be required for the circulators. The proposal for the installation of aerators came in at \$16,37.02. It was noted that aerators would not require significant electrical work, only minor

electrical work. The electrical to add the circulators will be costly, and we are still awaiting that quote. Jessica stated that water movement does not occur naturally in the canals and the Board needs to choose either circulators or aerators to get movement in the water in the canals. The 4 circulators would move the water through the canals, while the aerators would move the water up from the bottom of the canal to the top. Both would create movement of the water which is what we need. It should also be mentioned that aerators and circulators will help the clarity of the water and will help the canals process issues more quickly, but neither will get rid of the pondweed. The pond weed will need to be eliminated first. The Greenery is currently removing the dead pondweed from the surface after treatments are applied. Johann questioned whether these would be paid out of the reserve account or operating as this would need to be added to the Reserve Study since it is not currently in the study. The Board decided to wait to vote on this until we get the electrical bids. We will hold a separate meeting via conference call to vote on this matter.

Lastly, Amy stated that she has discussed using lower powered leaf blowers with The Greenery as a homeowner suggested that using lower decimal equipment may help with the loud noise. The Greenery is looking into different options and will report back to the committee.

Covenants Committee:

Eric stated that the committee met last week and reviewed several homes that are actively being sent violation letters. He mentioned that we are trying to be understanding during these times in giving residents a little more time to rectify citations.

Eric went on to mention that we will begin sending right of way violation letters in June to those homeowners whose adjacent right of way strips are not planted. It was noted that we will send another eblast out to the community letting residents know to begin working on their right of ways if they haven't already done so. He thanked the many homeowners who have already done so!

Lastly, he mentioned that we have been tackling trash and recycling can screening and stated that we haven't received much push back on this matter.

IDC Report:

Julie reported that the IDC has spent the last month wrapping up the 30 submittals which were sent at the end of March 2020. She stated that a draft of clearer guidelines is being distributed around to the professionals on the committee and then will be reviewed by the neighbors that sit on the committee before sending to the Assembly Board. It should also be noted that Dana has updated the IDC applications and they have been posted to the website.

She stated that Felix Ayers has been added to the IDC as a full-time member. It should also be noted that after many years of service on the IDC, Architect and building owner in the I'On Square, Marty Shulkin will become a substitute member.

Lastly, Julie reported that the IDC will return to in person meetings on Tuesday, May 19th.

Communications Report:

Chris first reported that the 2020 I'On Community Survey has been posted to the website as discussed with the Board at the April Board meeting. He stated that he would like to hold a separate meeting to review the survey in looking for strategies moving forward and to explore options surrounding projects to be prioritized.

Next, Chris went on to discuss the "I'On Swag", stating that the community response has been marginal and have only received a few orders. Eric has advised us to pick up the remaining items. The Board brainstormed a few options in hopes to receive more orders. Chris mentioned possibly seeing if we can add flyers in to go orders at the Community Table. Tom made the comment that marketing the swag items at larger community events would be a viable option, but most likely couldn't do so until a later, undetermined time due to Covid-19 and the fact that we are not holding events right now. The Board also brought up the idea of including order forms in the welcome baskets that are distributed to new residents. Tom stated that he will get with Margaret to talk about donating the items to the Trust.

Lastly, it should be noted that there is still one vacancy on the Communications Committee that we would like to fill.

Board of Appeals: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:54 pm. Next meeting will be held on June 15, 2020.

Respectfully submitted by _____

Chris Colen, Board Secretary