I'On Assembly Board of Trustees Meeting

November 18, 2019

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

Members Present Via Conference Call: Chris Colen and Johann von Asten

Members Absent: None

Management Company: Jessica Gosnell and Mary Fraser

Homeowner Forum: Alan Brown, Holy Cross 5K Race Coordinator and Mike Spalding, 30 Hopetown Road

Alan attended the Board meeting to discuss the proposed Holy Cross 5K Race. The Board relayed their concerns to Alan regarding his request to change from 100 to 400 people allowd to participate in the race due to parking concerns and how that number of racers would affect the community that morning. Alan responded that he received permission to park at the O'Quinn School. He will also call the I'On Club to see if they can use their parking lot as well. The Board agreed this was a good solution. They communicated that they would like to cap the race off at 150 people maximum for the first year the race is held and will revisit in following years.

Per the Board's discussion, they agreed to increase the participate cap to 150 race participants, which is not inclusive of 40 children for the fun run. The HOA also approves two porta potties to be placed on the sidewalk on Eastlake and removed at the conclusion of the event. The other original requirements still stand as well:

-Due to much of the course being on HOA property, they must list I'On Assembly as an additional interest or additional insured on the special event insurance for the race and provide us with a copy of that.

-The race course can only be marked in chalk or tape (no paint) and must be removed by the end of race day.

-No vehicles are permitted to be parked on or driven on the athletic field.

-Parking is only allowed in marked spaces. Recommend contacting the I'On Club and or Rainbow School to see if you can utilize their parking lot for participant parking.

-report back to the HOA with any street closures that are confirmed by the Town

-Cannot close Latitude Lane.

-Everything must be cleaned up by the end of day.

-one week before the race, coordinators must provide a notice for us to email blast out to the neighborhood noting race course, street closure, time frame of race, person to contact if issues, etc.

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

Approval of Minutes:

Motion to approve the October 23, 2019 I'On Assembly Meeting Minutes and the November 15, 2019 Special Board Meeting Minutes. Julie Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Tom first reported on the progress of the transition from CAMS management to Ravenel Associates. He stated that we are working on getting through the transition punch list items and are on track to make the transition on January 1, 2020. It was also noted that the annual assessment billing will be sent out by Ravenel on December 1, 2019.

He then communicated to the Board that we are working on clearing up our understanding of lot coverage with the Town of Mt. Pleasant, as several residents have run into issues when submitting applications to the Town for additions to their properties.

He also mentioned that we are meeting with the Town of Mt. Pleasant to discuss the effects on I'On of the proposed buffer ordinance amendment that would apply to the marsh trail buffer phases 6-9.

Lastly, Tom reported that we hope to have an update regarding the Creek Club lawsuit to give to the community at the annual meeting which will be held on January 30, 2019.

Treasurer Report:

Johann first reported on the executive dashboard with the Board. He stated that hurricane clean-up brought us over budget under the landscaping and maintenance line item. He also stated that the legal line item is over budget, which we expected, but noted that we increased legal for 2020. Overall, by year end we should expect a deficit of 15 to 20 thousand dollars. It should be noted that the retained earnings from previous years will be used to cover this deficit.

He also proposed a change to the capital budget funding. He stated that if we don't receive enough transfer fees to fund capital projects, we could take the interest earned on the reserves and move to the capital line item to balance out transfer fees that we may not receive. Currently that interest is going to the reserves which we fully fund each year.

Johann motioned for the 2019 interest earned on reserves, to be added to the capital budget since the reserves for 2019 were fully funded. Julie seconded. All in favor. Motion passed unanimously.

It was noted that we will draft a policy on the matter and revisit annually to validate that this is working. Johann will have a policy drafted for the December meeting to bring to the Board.

Amenities Report:

Trey first reported that the OCRM critical line has been surveyed and stated that there wasn't a significant change to the line. Jessica will check to see if the surveyor can mark the critical line more permanently with something like rebar.

Trey then reported that the new railings from the dock expansion have now been painted as well as the new section of decking that was added with the dock expansion.

He also reported on the pickle ball committee, stating that Laurie has reached out to Earthsource Engineering to see if a court would even fit down at the sports court. She is waiting to hear back from Earthsource and will let us know what they say.

Lastly, Trey reported on the attached firepit policy. There haven't been any issues in the past, but a resident requested a large number of people to attend a party she was hosing at the firepit, which brought up the question if we need to have a policy in place for firepit reservations. Having this policy in place will protect the association if any issues were to arise from a reservation of the firepit. It should also be noted that Jessica will include this policy in along with others that were voted on this year, to send to the register of deeds for recording per House Bill 3886.

Julie made a motion to approve the firepit policy as written. Tom Seconded. All in favor. Motion passed unanimously.

Landscape and Infrastructure Report:

Peter first reported on the TOMP buffer ordinance amendment. He stated that we are meeting with Michele and Kent Prause to discuss the proposed buffer ordinance amendment in regard to how it affects I'Ons ability to properly maintain the sections of buffer on the marsh path that the ordinance applies to. He stated that we have discovered that the planning department drafted an ordinance amendment that is currently written where the HOA would not be able to do any vision corridor pruning along HOA buffer property in phases 6-9 of the marsh path. We have a meeting with Kent and Michele this week to discuss and clarify this and then Peter, Tom, and Shawn plan on attending the Planning Committee's meeting on Wednesday where this will be voted on, where they will voice I'Ons concerns with how the amendment is written.

Peter then reported on the inspection of the canal bridges. At our last meeting we discussed the Town's request for us to remove all the fig vine from the canal bridges in order for them to properly inspect the bridges. At the last meeting the Board requested that Peter and Jessica ask the Town if there was any other way to inspect the bridges without having to completely remove the vines. Peter and Jessica have an onsite meeting with TOMP engineering department representatives on Thursday November 21st where they will discuss other possible solutions.

He then gave an update on the Eastlake bulkhead maintenance projects. Jessica stated that she is waiting on bid #2 for removal of vegetation growing above the bulkheads. This bid is coming from The Lake Doctors. The Greenery already provided us with quote to remove the vegetation which was discussed at a previous meeting and the Board said the bid was not clear enough as it was daily rate with an estimate of 5 to 8 days. In clarifying The Greenery's daily rate quote, Jessica stated that after the first day of work has been completed, The Greenery would be able to give a more accurate quote because they would better know how much time it would take to do the work.

Lastly, Peter discussed the Rookery report from Newkirk Environmental. From this report, we were provided with a few items that need to be addressed. The report relayed that overall the Rookery is in good shape. There are not any nesting birds, but that is not necessarily due to anything being wrong with the Rookery, but is likely just due to the preference of the birds to nest elsewhere. The quality of the trees and vegetation is good, as are the water levels of the lake. The only two things we need to work on are not allowing pets in the Rookery and eliminating the pathway on Ponsbury that was man made and not part of the original Rookery plan. Tom inquired if dogs have always been allowed in the Rookery. Jessica responded that she wasn't sure when dogs began being allowed in the Rookery, but the I'On Rules contradict the Rookery Management plan regarding dogs being allowed in the Rookery. The Rookery Management plan clearly state that dogs are not permitted in The Rookery, and the I'On rules state the dogs are allowed in The Rookery. There are also rules signs posted at the Rookery entrances that ask residents to keep their dogs on leash while in The Rookery, yet the I'On rules say that dogs are allowed off leash in the Rookery. These discrepancies needs to be cleared up where they correctly communicate that dogs are not permitted in the Rookery. It was noted that we will remove the sign at the Ponsbury "entrance" and update the other signs stating that dogs are not permitted in The Rookery. The Board will also devise a plan to communicate to the community that dogs are no longer allowed in The Rookery. Newkirk is supposed to send us an updated report that will include a recommendation of plants that we can install in the unofficial entrance that was created off of Ponsbury Road in order to block off this path. Once we get a recommendation from Newkirk for plants in this area, we will obtain a quote and bring that to the Board for approval.

Covenants Committee:

No formal report.

IDC Liaison Report:

Julie first discussed a few things regarding lot coverage. She stated that driveways and sidewalks don't count when it comes to figuring out resident's lot coverage. She stated that we are working on clarifying this with the Town and implementing with the IDC procedures.

She also stated that the IDC has shifted its application schedule so that Dana can have time to review submittals and make sure she has all proper files for each submittal upon bringing to the IDC to review. It was noted that an eblast was sent out to the community regarding the new schedule.

Julie then reported that Dana is working on updating the current applications to be more specific for different types of projects. This will help in keeping the history of resident's files in order and making sure the IDC processes are being followed accordingly.

She also noted that the IDC will be looking into changing the price on different applications to reflect different project accordingly.

Communications Committee:

Chris first stated that Kathie Haas has taken over as newsletter editor and will be working on her first issue this December.

He also reported that 600 directories have gone to print and will be distributed with the Giving Lights packages on November 23rd and will also be available for pick up in the HOA office.

Chris stated that the Civitas Award meeting was conducted where candidates were discussed and voted on to receive the 2020 award. The award will be presented at the Annual Meeting.

Lastly, he stated that the Communications Committee met to discuss the framework surrounding the content of the 2020 survey. We are pulling together the areas of focus and will conduct a special meeting with the Board to discuss.

Board of Appeals: No Report

Other Business: There being no further business to come before the Board of Trustees, the meeting adjourned at 7:28 pm. Next meeting is to be held on December 16, 2019 at 6pm.

Respectfully submitted by____________________

Chris Colen, Board Secretary