

I'On Assembly
Board of Trustees Meeting
Monday February 15, 2021
Board Meeting 6:00 P.M.
Via Conference Call

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
 - December 14, 2020 Board Meeting Minutes
- President's Report
 - Discuss Gift for Mike Parades' Wife Passing
- Treasurer Report
 - VOTE To approve Revised Contingency Fund Policy
 - DISCUSS Investment Options
- Amenities Report
 - VOTE to Approve Rip Rap Installation (Reserves)
 - Discuss Dock Surveillance Cameras
- Infrastructure/Landscape Report
 - VOTE to Approve Front Entrance Enhancement Project (Capital Project)
 - VOTE to Approve Montrose Alley Bulkhead Repair (Reserves)
- Covenants Report
 - VOTE to Approve Violation Fines on two properties in violation of the Covenants and vote to increase fining amount on one property currently being fined.
- IDC Report
- Communications Report
- Secretary Report
- Adjournment

I'On Assembly Board of Trustees Meeting

December 14, 2020

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

Members Absent: Trey Mathisen

Management Company: Jessica Gosnell and Mary Fraser

Board Meeting Guest: Carl Rokes, The Greenery's Aquatic Division

Amy made a motion to move into executive session at 5:03 pm. Johann Seconded. All in favor. Motion passed unanimously.

Julie made a motion to move into open session at 5:56 pm. Trey Seconded. All in favor. Motion passed unanimously.

Homeowner Forum: Cory Alcala; 129 W Shipyard, Michael McLaughlin; 11 Krier Lane, George Toole; 130 W Shipyard.

George Toole joined the meeting to discuss his concerns surrounding homeowners now being responsible for blowing and cleaning the streets and curbs adjacent to their homes. George expressed that his property is located on a street where acorns, leaves, etc. seem to accumulate more quickly than other streets. He is requesting that The Greenery blow and maintain the streets adjacent to his home at least once a month and asked that the Board research ways to acquire the funds for this. Cory Alcala and Michael McLaughlin also expressed their agreeance with George's statements. Johann pointed out that the Board came to this decision after receiving many complaints from homeowners regarding the noise pollution. Amy responded that she will discuss these concerns with the Landscape Committee and explore possible solutions that would be suitable for everyone.

Cory Alcala joined the meeting to discuss his concerns surrounding a neighboring property breaking I'On's short-term rental rule. He voiced his concerns regarding the parking spaces that the tenants are occupying and also expressed his frustrations surrounding his belief that more than 3 unrelated people are residing at the property at a time. He mentioned that he has discussed this issue at length with the Town of Mt. Pleasant as well as the HOA. He asked what the HOA can do to

help resolve this and inquired if the Covenants could be changed. Jessica responded that she spoke to our attorney about this issue and sent his response to all of the neighbors who have relayed these concerns to her. She reiterated that there is already a 28-day rental rule in I'On that prohibits rentals less than 28 days, and then there is the Town ordinance on the number of unrelated people that can reside in one household. The Town is the only entity (other than surrounding neighbors) that can legally enforce the ordinance on the number of unrelated people living in one home, so legally, there is nothing more the HOA can do to address this matter as it is an issue with a Town ordinance that the HOA does not have the authority to enforce. The burden of proof is on the Town. It was noted that even if we could make an amendment to the covenants, we would not have the ability to enforce it as the burden of proof is still an issue. Jessica stated that she has received copies of the leases from the homeowner every time a new person has moved in, which is all that is required per I'Ons short term rental rule. Tom stated that he has spoken with Jessica about the matter and stated that they will reach out to Shawn again to discuss this further.

Carl Rokes joined the meeting to discuss the algae that has recently surfaced around the lakes. He explained that the algae appears to stem from the unseasonably warm weather. He stated that they have actively been applying treatments to the areas and are keeping an eye on the clarity of the water. He stated that he recently applied another treatment which has caused the algae to turn blue and white as it breaks down they are then following up with a beneficial bacterium to help break it up more quickly. He indicated that the circulators are working well and moving the water throughout the canals to keep the water consistency the same throughout our water systems. He conveyed that he is seeing a lot less film and debris than we were prior to installing the circulators. Amy asked if this algae is only residing on the surface and if we need to possibly collect the algae that is surfacing rather than keeping it in the water. Carl responded that it is not harmful to our lakes and stated that after a good rain, this will break down more with help from the additional treatments they are applying as well. Johann asked if the geese and turtles are contributing to this. Carl responded that turtles don't seem to have much of an impact but stated that the geese absolutely do have an impact on the algae due to the high amounts of feces they produce. Carl urged residents not to feed the turtles, geese, or any other wildlife. Tom then inquired about the fish population. Carl replied that the fish population is very strong and he continues to see a lot of fish activity. Jessica inquired whether he knew of any other

communities that have experienced success with geese deterrents. Carl responded that he does not see nest activity around our lakes but stated that migratory geese are flocking at this time. Carl will do more research surrounding geese control options that might be more sustainable long-term. Jessica also asked if it is a problem for people to catch any of the fish that we have added to the lakes for pond weed and midge control. Carl responded that it would not be an issue as many are too small to even catch or are fish that would not go after bait.

Call to Order: 6:49 pm by Tom O'Brien

Approval of Minutes:

Chris made a motion to approve the November 16, 2020 I'On Assembly Meeting Minutes. Johann Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom notified the Board that the Assembly has been served with a complaint filed in the Charleston County court of common pleas regarding a personal injury claim from Karyn Cavanaugh. The Assembly's insurance carrier has been notified of the lawsuit, and the carrier has retained counsel for the Assembly to handle the defense of the suit.

Treasurer's Report:

Johann provided a brief overview regarding where we stand on spending, specifically relaying that we now expect a surplus at year end rather than a deficit. Johann discussed the surplus that we now have and explained why this occurred. He stated that there are 3 key factors that contributed to the surplus. One, we received \$70,000 more in income than we had budgeted for, which includes the \$23,000 in interest that was reallocated from reserves, an increase in IDC review fees due to the increased number of submittals, and violation fines that are never budgeted for, two, the canal circulators were paid from Capital Reserves rather than from the Operating Budget as we originally planned to do, and then three, when projecting Johann didn't account for some of the expenses that were one-time hits on the budget. He also informed the board that we received a high number of transfer fees for the year. We had budgeted to receive \$83,500 in transfer fees and actually received \$136,000 at year end.

Johann then reported that that Paul Gillis and David Nixon will be resigning from the Finance Committee. Paul is very busy with work right now but plans to re-join

the committee after he retires in a few years. David and Nancy are moving from I'On, therefore David would no longer serve on the committee. Johann stated that the Finance Committee does have a new volunteer, so he would like to receive Board approval to add Bill Finn to the committee.

Johann made a motion to add Bill Finn to the Finance Committee. Amy Seconded. All in favor. Motion passed unanimously.

It should be noted that Bill has tentatively agreed to run for the Board in 2022.

The Board reviewed the 2021 variable comp goals for the management team.

Johann made a motion to approve the 2021 variable comp goals for management. Julie Seconded. All in favor. Motion passed unanimously.

Lastly, it should be noted that we are also working on variable comp goals for Dana to achieve in 2021.

Amenity Report:

Jessica provided a report on behalf of Trey, first providing an update on the Waterfront Enhancement. She stated that the furniture should be installed no later than February and explained that it has taken so long because it was on backorder. Tom commented on a bench that was previously down at the Creek Club that honored Leann Atkins and Brad Walbeck that disappeared some time ago. Jessica will look into getting another bench or plaque to replace this. It was also noted that we attempted to add azaleas around the electrical panel but found that there is cement all around the area so were not able to do so. We will look into either adding dirt or installing potted plants around this meter in order to sufficiently screen it from view as requested by the Town. It should also be noted that the electrician will be adding an outdoor cover to the outlet so that it isn't open to the elements.

She then went on to discuss the Common Area and Eastlake Athletic Field Reservation policies. She stated that after an issue with a previous Common Area reservation, we decided to look into these policies and noticed that they needed more clarity like the firepit reservation policy that we drafted. (See attached revised policies.) It should be noted that these policies do not apply to the I'On Trust and are only applicable to those who wish to reserve common areas for "private" events.

Julie made a motion to approve the Eastlake Athletic Field Reservation policy and the Common Area Reservation policy as proposed. Motion Seconded. All in favor. Motion passed unanimously.

Communications Committee

Chris reported that the 2021 directories were distributed to those owners who participated in the Giving Lights program on December 6th. The remaining directories are available for pickup in the I'On management offices for any residents who would like to pick one up.

Chris also stated that the Civitas Award meeting will be held next week to determine the 2021 Civitas Award Recipients. He welcomed anyone's thoughts or opinions on possible nominees that the team should consider.

Landscape and Infrastructure Report:

Amy first discussed capital projects that the committee would like to see completed in 2021. She first brought up the Front Entrance Enhancement and directed the Board to view the proposal for this project. Johann pointed out that the school bus pick up/drop off location is in an area we are planning on planting and stated that kids often walk through the area. Due to this discovery, we will need to revisit the scope of work with the landscape architect. Amy then discussed landscaping projects that would begin at the start of 2021. These projects include planting in front of the Boathouse, planting the pocket park close to the Isle of Hope Dock, planting the remaining bare HOA right of way strips, and renovating the plantings in the raised planters at the front of the neighborhood in the I'On Square. These projects will begin in January since the early winter months are the best time to install plants.

Next, Amy discussed the topic of fishing in the canals, stating that we have received complaints from a few homeowners stating that they witness many people fishing in the canals and lakes that do not live in I'On (such as contractors). She also expressed her concern of children hooking fish and turtles and not knowing how to properly release them, therefore harming the wildlife. The Landscape Committee discussed the matter and did not agree with not allowing fishing at all in the lakes or canals, they felt this was an amenity that many residents responsibly enjoy so they did not want to prohibit fishing completely. They briefly discussed adding additional signage in the area stating that fishing is for I'On residents only. However, the Board touched on the fact that none of our amenities are private as

we are not a gated community. Chris also raised his concern of how we would enforce this rule. Tom voiced his opinion that eliminating fishing in the canals only would still leave many other water spaces to utilize while addressing the biggest area of concern. After further discussion, it was decided that we will install 2 small signs along the canals that read “No Fishing in the Canals”.

Amy made a motion to install small, “No Fishing in the Canals” signs. Johann Seconded. Five in favor. One opposed. Motion passed unanimously

Lastly, Amy discussed the proposed Westlake Path repairs. She stated that we received a quote from Earthsource Engineering to design a permanent solution to the continual erosion problem we are experiencing on the Hopetown end of the Westlake path. These plans would resolve these issues long-term and eliminate the need to continually spend money on repairing the washout as has been done over many years now. The engineered drawings would cost a maximum of \$6,550. It was noted that we have already put a lot of money into repairing this area with but nothing done has actually fixed the issue permanently. It should be noted that we previously received a quote for \$5,400 from S&S Enterprises to add another drain to the area, but they could not guarantee that this work would fix the washout issue. We have also discovered that stormwater runoff issues from neighboring homes will need to be addressed in addition to engineered plans being designed to permanently fix this. The committee has spent a lot of time researching this and would like to receive Board approval to enlist EarthSource Engineering to design a plan to fix this issue.

Amy made a motion to spend up to \$6,550 to have engineered plans designed for the repair of the eroded area along the Westlake Path. Motion Seconded. Three in favor. Two opposed. Motion passed.

It was noted that the geese away light warranty has been extended by the company upon our request until July 2021. It was also noted that Jessica obtained another one year extension from the SCDOT on the Front Entrance Enhancement.

Lastly, Amy reported that we received a quote from Palmetto Ceramic Coatings for coating the canal bridge walls for \$37,000. This product is a thick coating that would fill in cracks and would last for 8 to 10 years. It also included pressure washing and scraping the canal bridge walls to remove the leftover vine residue. Jessica stated that she reached out to the Town to see if they would offer any financial assistance with this project, and they responded that they will not be assisting with any of this cost as our request is solely surrounding cosmetics and

not anything structural or safety related. Board members commented that this was too much money to spend on something that would only last 8 to 10 years. Johann recommended asking a regular painter to look at the canal bridges and see if we could use regular paint to have them painted, he said he would reach out to the painter that painted his house and see if he could do the canal bridges. This option would be much cheaper than a continued maintenance cost of the coating from Palmetto Ceramic Coatings.

IDC Liaison Report:

Julie stated there have been 289 agenda items throughout this year. She noted that there are 55 outstanding jobs, and that the IDC has closed out 22 jobs at year end.

She also stated that Dana is working to simplify IDC applications while adding checklists to help applicants prepare their packets and the IDC in their review.

Covenants Committee:

No formal report was presented.

Eric expressed his gratitude to Tom for his leadership and guidance throughout his time on the Board over the past 2 years. He also thanked Jessica and Mary for all of their hard work and consistent follow up throughout the covenants process.

Secretary: No Report

Board of Appeals: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 8:20 pm. Next meeting is the Annual Meeting on January 27, 2021.

Respectfully submitted by_____

Julie Hussey, Board Secretary

I'On Common Area Reservation Policy

To reserve exclusive use of a common area in I'On, the following criteria must be met. Please note that additional terms apply to the Eastlake Athletic Field and Firepit under their specific policies.

1. A reservation through I'On management is required and is only confirmed when the I'On homeowner hosting the event has signed and returned this policy along with the \$250 refundable deposit. Once received, the reservation will be confirmed and posted on the community calendar by management.
2. The reservation must be booked by an I'On homeowner who is listed as the primary contact. The reservation is for the hosting I'On resident and their guests only.
3. The I'On homeowner hosting the event must be present for the duration of the event.
4. The attendees of the event cannot exceed 50 persons.
5. Adult supervision is required for children under 21.
6. No common area may be reserved for weddings.
7. No common area may be reserved for sales, markets, or any "for profit" events.
8. The event, including clean-up, must conclude by 10 p.m.
9. Vehicles/golfcarts cannot be driven on any of common areas for deliveries or any other reason.
10. No amplified music, grilling, BBQ pits, tiki torches, or fires are permitted without receiving written permission from the I'On Board.
11. Groups must monitor parking, use only designated on street parking spaces, and must manage traffic flow to avoid impeding streets or blocking I'On residents.
12. By the conclusion of the event, the area must be restored to the condition in which it was found, including removal of all trash and debris from the premises.
13. The primary contact making the reservation is financially liable for any damages and the resulting repairs.
14. A homeowner's membership in a commercial organization does not qualify for a reservation for such a group.
15. The Assembly Board will consider special exceptions on a case-by-case basis. The Assembly reserves the right to reject reservations that it deems to be inappropriate uses of the common areas.
16. The Assembly reserves the right to refuse or terminate a reservation for any homeowner failing to comply with these policies; or whose purpose and use results in excessive wear and tear on the facilities; or which involves the use of motorized vehicles.
17. If this policy is violated, the reserving homeowner will forfeit their deposit and lose all future privilege of reserving I'On Assembly common areas.

The I'On common space is reserved at the sole risk of the reserving homeowner. The I'On Assembly Inc. (the "Assembly") is not liable or responsible for any injuries and/or damages that occur during the event, and the undersigned waives any and all duty of the I'On Assembly, Inc. (the "Assembly") to warn of and/or protect against any and all dangers, whether hidden, open, obvious or otherwise, whether or not the Assembly knows of, has reason to know of, and/or could reasonably discover, such dangers, and the undersigned knowingly and freely assumes all risks connected with and/or arising out of the use of the common space, both known and unknown, even if arising from the negligence of the Assembly or third parties.

I _____ (name) of _____ (address) agree to follow the above rules and regulations for use of the I'On Common Space for my reservation of the _____ (area) on _____ (date).

Signature _____ Date: _____

This is to certify that the Board of Directors adopted this resolution effective December 14, 2020 until such date as it may be modified, rescinded or revoked.

Eastlake Athletic Field Reservation Policy

This Policy applies to I'On residents who wish to reserve the Eastlake Athletic Field (Soccer Field) for a one-time reservation as well as recurring users of the Eastlake Athletic Field (Soccer Field). *Please note, outside organizations are not permitted to use or reserve the Eastlake Athletic Field. I'On residents are the only parties permitted to reserve or utilize this amenity.*

To reserve the Eastlake Athletic Field in I'On for a one-time use, the following criteria must be met:

1. A reservation through I'On management is required and is only confirmed when the I'On homeowner hosting the event has signed and returned this policy along with the \$250 refundable deposit. Once received, the reservation will be confirmed and posted on the community calendar by management.
2. The reservation must be booked by an I'On homeowner who is listed as the primary contact.
3. The I'On homeowner hosting the event must be present for the duration of the event.
4. The reservation is for an I'On resident and their guests.
5. Attendees of the event cannot exceed 50 persons.
6. Adult supervision is required for children under 21.
7. The area must be restored to the condition in which it was found, including removal of all trash.
8. The primary contact making the reservation is financially liable for any damages and the resulting repairs.
9. A homeowner's membership in a commercial organization does not qualify for a reservation for such a group.

To reserve the Eastlake Athletic Field (Soccer Field) in I'On for *recurring use*, the following criteria must be met:

1. A reservation through I'On management is required and is only confirmed when the I'On homeowner hosting the event has signed and returned this policy along with the \$250 refundable deposit. Once received, the reservation will be confirmed and posted on the community calendar by management.
2. The reservation must be booked by an I'On homeowner who is listed as the primary contact.
3. The I'On homeowner hosting the event must be present for the duration of the event.
4. Attendees of the event cannot exceed 50 persons.
5. Groups must consist of at least 50% I'On residents.
6. No single group may monopolize the amenity for extended periods of time.
7. If a confirmed reservation is cancelled for any reason other than weather, the contact person must notify I'On management company, so facilities can be scheduled for another purpose.
8. Non-resident group members may not remain at the site after the class/practice session/game has ended.
9. All group users must be respectful of the privacy of neighbors. Changing of clothes should be done in locker rooms or other private facilities.
10. Groups must monitor parking, as provided below, and manage traffic flow to avoid impeding streets or blocking I'On residents.
 - All event attendees may only park in designated street parking spaces.
 - If the I'On Assembly identifies the need for a security contractor to monitor parking and traffic control, the group must pay this expense.
 - a. 1st Violation- Warning Letter
 - b. 2nd Violation- Fine of \$150.00.
 - c. 3rd Violation- Loss of group's privileges to use the field.

Criteria Applicable to ALL Reservations:

1. A \$250 deposit is required and will be refunded upon inspection and confirmation that no damages were incurred and the policy was followed during the event.
2. All activities must terminate by sunset.
3. No alcohol or illegal substances may be used or consumed at these locations.
4. All trash must be placed in the appropriate receptacles.
5. No motorized vehicles, including golf carts, are permitted on the athletic field.
6. No amplified music, grilling, BBQ pits, or fires are permitted without receiving written permission from the I'On Board.
7. Reservations are not permitted for sales, markets, or any "for profit" events.
8. Groups must monitor parking, use only designated parking spaces, and manage traffic flow to avoid impeding streets or blocking I'On residents.
9. No unattended children or pets are allowed in the Community Garden. The garden is for I'On residents who have been approved through the I'On Garden Coordinator.
10. All users must use caution around the Community Garden and any damage that is incurred must be paid by the host.
11. The Assembly Board will consider special exceptions on a case-by-case basis. The Assembly reserves the right to reject reservations that it deems to be inappropriate uses of the Eastlake Athletic Field.
12. The Assembly reserves the right to refuse or terminate a reservation for any group failing to comply with these policies; or whose purpose and use results in excessive wear and tear on the facilities; or which involves the use of motorized vehicles.
13. If this policy is violated, the reserving homeowner will lose all future privilege of reserving I'On Assembly common areas.

The I'On common space is reserved at the sole risk of the reserving homeowner. The I'On Assembly Inc. (the "Assembly") is not liable or responsible for any injuries and/or damages that occur during the event, and the undersigned waives any and all duty of the I'On Assembly, Inc. (the "Assembly") to warn of and/or protect against any and all dangers, whether hidden, open, obvious or otherwise, whether or not the Assembly knows of, has reason to know of, and/or could reasonably discover, such dangers, and the undersigned knowingly and freely assumes all risks connected with and/or arising out of the use of the common space, both known and unknown, even if arising from the negligence of the Assembly or third parties.

I _____ (name) of _____ (address) agree to follow the above rules and regulations for use of the I'On Common Space for my reservation of the _____ (area) on _____ (date).

This is to certify that the Board of Directors adopted this resolution effective December 14, 2020 until such date as it may be modified, rescinded or revoked.

Executive Dashboard January 2021

Income Statement	2016	2017	2018	2019	2020	2021	Jan-21	Jan-21
Assessments	\$ 799,050	\$ 799,025	\$ 795,350	\$ 799,458	\$ 914,400	\$ 1,065,400	\$ 88,900	\$ 88,783
Delinquent Dues	(6,000)	-	3,675		-		-	-
IDC Revenue	21,900	21,450	17,450	20,150	34,300	28,000	1,200	2,333
Dock Closure Rev	15,520	14,700	24,150	21,000	16,800	12,600	1,400	1,050
Interest					23,954	-	1	
Misc Income	21,808	5,586	11,097	29,099	32,879	9,050	2,655	754
Total Revenue	\$ 852,278	\$ 840,761	\$ 851,722	\$ 869,708	\$ 1,022,333	\$ 1,115,050	\$ 94,156	\$ 92,921
Payroll, Administrative, IDC	\$ 270,451	\$ 261,666	\$ 258,941	\$ 263,426	\$ 286,826	\$ 293,261	\$ 24,367	\$ 24,438
Legal & Professional	27,217	39,563	18,749	43,981	48,162	50,000	-	\$ 4,167
Landscaping & Maintenance	341,555	360,221	355,058	388,176	422,077	402,680	25,084	\$ 33,557
Utilities, Insurance, taxes	97,973	88,078	90,222	68,153	95,729	130,550	6,815	\$ 10,879
Reserve Contribution	39,000	39,000	41,500	41,500	41,500	192,192	-	
Capital Projects	46,000	46,000	46,000	46,000	62,650	46,367	-	
Total Expenses	\$ 822,196	\$ 834,528	\$ 810,470	\$ 851,237	\$ 957,994	\$ 1,115,050	\$ 56,266	\$ 73,041
Net Surplus	\$ 30,082	\$ 6,233	\$ 41,252	\$ 18,471	\$ 64,339	\$ -	\$ 37,890	\$ 19,880

Contingency Fund Guidelines

The Finance Committee is recommending the following guidelines for usage and monitoring of the Contingency Funds that are part of the I'On Assembly's reserve funds.

BACKGROUND

In developing the Assembly budget for 2016, an addition was made to the expenses in the form of a category for Capital Projects. It is not in the regular operating expense budget, but is in the reserve section. A line item will be included in each annual budget going forward to help build the reserve for capital projects. However, the fund will be set up initially, at the beginning of 2016, with a transfer from the Contingency Funds in an amount that is available after leaving 10% of the budgeted revenue from the 2016 assessment, or \$80,000, in the fund. In addition, the Capital Projects Fund will be funded through excess transfer fees and unexpended budgeted funds from the 2015 operating budget.

PROCESS AND OBJECTIVES

The use of the Capital Project Fund will be subject to approval by the Assembly Board for projects that have been requested by neighbors and will enhance the neighborhood for its residents.

The Goal for the Contingency Fund is to keep the balance at \$80,000, or 10% (whichever is lower) of annual assessment revenue.

The balance remaining in the Contingency Funds may be allocated by the Assembly Board for essential expenses that are not expected and unbudgeted and that do not fit in the category of Capital Projects. Examples would be: legal fees, consultant fees, unanticipated infrastructure or landscaping needs, etc.

As Contingency Funds are used and as appropriate, the Finance Committee will include a budgeted line item to replace the funds when the annual budget preparation work is done each fall. The fund should be replenished over a period not to exceed five years.

The Contingency Funds will have priority over the Capital Projects Fund for budget surpluses until the Contingency Fund reaches the desired target level.

This procedure should be re-evaluated at least every three years.

All requests for usage of the Contingency Funds will be reviewed by the Finance Committee for guidance on how such usage will affect the balance in the Fund.

Amenity Report

We will be adding additional rip rap to an area along the main dock as well as by the new seating area.

We are currently researching how we can add cameras to the dock. We are also looking into lighting for the dock now that we have the ability to run power to the main dock.

The Waterfront Enhancement project is officially completed now that the furniture has been installed for the new seating area. We had the furniture secured so that it cannot be easily stolen or removed.

Landscaping and Infrastructure Report

February 15, 2021

- a. Marsh Path Pruning from the Creek Club through Hopetown Road was completed in December 2020.
- b. Marsh Path top dressing was completed in December 2020.
- c. Canal Vegetation Removal by Estates management was completed in December 2020.
- d. The Canal path Expansion was completed in December 2020.
- e. The turf repair along the bollards on the Grace Lane side of Eastlake was completed.
- f. The broken bollard that was damaged from the palm trees has now been replaced.
- g. The Perseverance Park fountain pump went bad and has been replaced. During that replacement, The Greenery found other issues with wiring in the fountain. The wiring issues has been repaired and the fountain is back up and running.
- h. The Westlake irrigation pump failed towards the end of last year. The Greenery has been working to fix this for several months and new issues keep surfacing. The pump and the line should all be repaired the week of February 15th. The white buoy in Westlake is connected to this repair.
- i. Our regular maintenance man, Jerry, took our last cement bollard replacement to Stone Casting's workshop on February 10th so that they can get the exact measurements of the bollards in order to make new ones to keep on hand and replace the 7 that are currently in need of replacement.
- j. Once the Westlake Irrigation pump is repaired, Jerry will pressure wash the amphitheater.
- k. Perseverance Traffic Circle was air spaded and jasmine removed. Spring fertilizers will occur and then the area will be re-planted as part of a Capital Projects enhancement project.
- l. 2021 Spring Annuals and new perennials were reviewed by the Landscape Committee, they made a few changes to what The Greenery proposed.
- m. The contract with EarthSource Engineering was signed to begin work on the Westlake Path erosion problem that has been recurring on the Hopetown End of the Westlake Path.
- n. The Greenery repaired the irrigation clock and installed an isolation valve on the irrigation at the lonsborough Park sitting area. This will isolate the irrigation from the water fountain so that we can have the flowerpots irrigated even if the water fountain is not working.
- o. Regarding the lonsborough water fountain, Jessica called Preferred Home Services and Blitch Plumbing about repairing the lonsborough water fountain. Both companies said they do not work on water fountains. Blitch Plumbing recommended Hutto Refrigeration, so we have also reached out to Hutto Refrigeration and are awaiting a reply from them if this is something they can repair or not.
- p. Jessica met with Coastal Asphalt on February 10th to look at the scope of work to re-pave several of the broken cement paths that lead on to the marsh trail. She will also be meeting with First Construction Management on February 17th to get a bid to re-pave these marsh path entrances as well.
- q. Streetlight Addition Update: Sievert Electrical was informed by the manufacturer that the breakaway bases that are required on the poles were not included in the price they were given. These breakaway pieces cost more than the poles themselves, so Sievert is looking for another pole manufacturer to see if they can get a better price as this additional cost would blow the approved spending for the new lights. We are hopeful they can locate poles with breakaway bases that are the same price or close to the bid we originally received. As soon as they do and as soon as they can order the poles, then the new lights will be installed.
- r. We have begun working to obtain bulkhead replacement plans to get more precise pricing on the bulkhead replacement costs.

Completed Plant Replacement Projects

- Planting of the remaining bare HOA Rights of Way Strips on North Shelmore, planting the ROW strip in front of Maybank Green, planting of the HOW ROW on W. Shipyard, and the planting of the ROW strip on Montrose.
- Planting in front of Boathouse, at the end of Boathouse Close cul-de-sac
- Planting of the Pocket Park on Marsh path close to the Isle of Hope dock.
- Renovation of the plantings in I'On Square Raised Planters

2021 Planned Capital Projects

- Front Entrance Enhancement
- Begin clean-up of the vines in the Mathis Ferry Buffer
- Perseverance Traffic Circle Renovation
- Begin Perseverance Park Renovation Planning

2021 Planned Reserve Projects

- Montrose Alley Bulkhead Replacement
- Westlake Path Repair
- Boathouse Pressure Washing and Re-painting
- Boathouse Deck Pressure Washing and re-painting
- Ionsborough Sitting Area Drinking Fountain
- Repair Mathis Ferry/Civitas Fence
- Repair Ionsborough/Braymore Fence along alley
- Re-pave cement walkways to Marsh Path (Joggling and Hopetown)

IDC Report
I'On Assembly Board Meeting
February 15, 2021

NOTES / DISCUSSION FROM IDC JANUARY 18, 2021 AND FEBRUARY 2, 2021

1. Should a survey be required to approve a trash/recycle fencing screen? IDC decision: No
2. New application, fees, application checklists were uploaded to website 02/02/2021, become effective 02/03/2021 for all new IDC application submissions. Applications previously submitted but not yet approved are not required to use the new applications or pay the new fees. Any applications that expire from being abandoned will be required to submit using the new application and fees if they decide to move forward with their project.
3. IDC discussed architectural guideline possibilities for painting metal roofs and stucco a different color other than original. IDC Decisions:
 1. Painting stucco houses a different color would continue to be approved
 2. More information and discussion needed regarding painting metal roofs a different color than original, and no final decision was made.

Approved for Construction

Landscape changes

Exterior paint change for siding, trim, shutters, porch ceiling, entry doors

Enclosing 3rd floor balcony

Roof replacement

Approved with Conditions

Fence, same location with height and design changes

New fence and gate with height and design changes

Gutters

Landscape changes to back lot for addition

Exterior paint changes

Landscape plans for addition

Landscape changes for front and back yards, expanding driveway with new gravel parking area

Fire pit area with new gravel and brick hardscape

Installing artificial turf inside yard

Exterior lighting changes

Not Approved

New garage, carport, ADU above, landscape and hardscape changes

Revised structural changes (with additional new changes) since approved preliminary (removal of front dormers, exterior color change)

Parking space for ADU

Lattice for A/C units

Revised downspout placement

Garage door replacement

Gutters being attached to front facade column

Not Yet Approved

New pool with hardscape changes and landscape changes

Fence request

Shutters

Changing wood front steps to masonry

Porch and mudroom additions with new brick steps and walk, enlarging master suite

Addition exceeds 40% building coverage

Change to Approved Plans

Addition of fountain in planting area and new plant layout

Removal of parapet, add raised window panel matching house

Approved via Email

Remove three Water Oaks

Exterior paint change to siding, trim, front entry door

Roof replacement with color change, exterior paint change on siding, window replacement

Roof materials and color changes

Revised gutter installation

8' fence

Approved by NDC

Replace roof

Replace windows

Repair and refinish decking on front porch, side entrance, back decking

Repair rotten fence and gate

Repair and weatherproof cavity behind rotten closed shutters, replace closed shutter

Repair rotting siding and porch decking

Final Inspection NOT Approved

Fence that was not built per drawings. Decision was upheld in later inspection.

Backyard patio and new sod

Landscape and hardscape changes

Final Inspection Approved

New patio and paths

Stucco re-clad of entire house with new windows and doors

New fence and gate at top of front steps

New fence sections

2nd final inspection for new pool, fence, landscaping

Repair of rotten stairs

Roof replacement

Stucco replacement

Fence replacement

Next IDC Meeting

March 2, 2021 at 2:00PM

Submitted by: Michael McLaughlin Date: February 12, 2021

Communications Committee Report

February 15, 2021

Updates

Newsletter: Kathie Haas has gotten into a groove with the newsletter. Margaret with the Trust and Mary F. with the Assembly office will be given editing privileges.

Website: Stress Less Web has been working with Mary F. to clean the back end of the I'On Website including optimizing all images on the site; removing excessive number of pictures/sliders; compressing all the PDFs; and deactivating unused plugins and themes. This clean-up is making the site less cumbersome to manage and avoiding confusion.

I'On Trust: Food Drive with ECCO on Feb. 15; Food trucks on Feb 27; and a market of local I'On artisans in March. There is another group planning to host a local artisan fair at the Meeting House in April. Margaret is reaching out to see if they can work together.

I'On @ Home: All is well.

Welcome Packets: Supplies are running low for gifts in the Welcome Packets and so there is a question about how they would be replaced. Pam Gabriel's history book is included (Margaret says there are plenty more of these). The packets included Koozies at one time and now have some of the coffee cups.

New Ideas: Working with the College of Charleston, CSU, Clemson, or the Citadel to look at I'On's Vision as well as other promises made in the PD to see what has worked well and what hasn't, what drives our value, how we compare and contrast with other neighborhoods. We also discussed ideas about how to bring the community together to do some planning.

Needs

Committee Members: Chris Hughes has stepped down as he is moving out of the neighborhood, so we are looking for a tech savvy neighbor who can join our team. It would also be nice to find someone with research and someone with public relations/media relations skills.

Welcome Packet Materials: Do we want to get some new materials for the welcome packets?

Committee Members: Julie Hussey (Chair), Kathie Haas (newsletter), Mary Kaplan (welcome baskets and I'On @ Home), Margaret Summers (I'On Trust), Mary Fraser (HOA), and Mike McLaughlin (project management).