

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

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
 - February 15, 2021 Board Meeting Minutes
 - February 17, 2021 Special Meeting Minutes
- President's Report
- Treasurer Report
 - VOTE to approve Bob Adams to join Finance Committee
 - VOTE to approve Reserve/Capital Budget
 - DISCUSS Reserve Investment Options
- Amenities Report
 - VOTE on Dock Surveillance Cameras
 - VOTE on Surveillance Camera Policy
 - DISCUSS Dock Gate Access
- Infrastructure/Landscape Report
 - VOTE on Marsh Path Entrance Paving Repair Quote
 - VOTE on Montrose Retaining Wall Repairs
 - DISCUSS Geese
- Covenants Report
- IDC Report
- Communications Report
- Secretary Report
- Adjournment

I'On Assembly Board of Trustees Meeting

February 15, 2021

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

Management Company: Jessica Gosnell and Mary Fraser

Amy made a motion to move into executive session at 5:16 pm. Trey Seconded. All in favor. Motion passed unanimously.

Motion to move into open session at 6:01 pm. Motion Seconded. All in favor. Motion passed unanimously.

Homeowner Forum: Elizabeth & Ralph McCullough, 35 Krier Lane; George Toole, 130 W Shipyard.

Elizabeth joined the meeting to discuss her concerns regarding a neighboring property frequently shooting fireworks from their deck/rooftop. She expressed her fear that there will be a potentially dangerous outcome, not only to her and neighboring properties but to HOA property as well. She noted how disruptive this behavior is and expressed the capacity for provoking fires as well. She also relayed the proximity to the HOA pathways that the fireworks are shot from and stated that debris falls over the common areas as well as her home. She stated that she has called the police and fire department, neither of which were able to provide suggestions. She is asking the Board to consider recommending that no fireworks are shot within a 150-foot perimeter of HOA property. She also recommended that the neighbor shooting the fireworks be properly insured in case there were to be any damages to HOA and surrounding properties.

George thanked the Board for having The Greenery add blowing and cleaning of the streets once a month added to their schedule and stated how much it has helped. Jessica also reminded the Board that the crew will begin daily cleanup of the streets from now through April, during the heavy leaf dropping season. After April, they will only be blowing the streets once per month, and only on streets that have sidewalks.

Call to Order: 6:13PM by Tom O'Brien

Approval of Minutes:

Julie made a motion to approve the December 14, 2020 I'On Assembly Meeting Minutes. Johann Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom first welcomed Michael McLaughlin to his first Board meeting and thanked him for volunteering to serve on the Board.

Tom relayed that Mike Parades' wife recently passed away after a long battle with Parkinson's disease. He expressed his thoughts on the HOA doing something for Mike since Mike had a significant impact on I'On. After discussion, the Board decided that it would be fitting to make a donation to the Parkinson's Foundation in Cissy's memory as this is what the family requested in lieu of flowers. The Board agreed to make a \$150 donation to the Parkinson's Foundation. Jessica will send a sympathy card to Mike and let him know that a donation was made in Cissy's honor. We will also include a note in the next newsletter.

Julie made a motion to donate \$150 to the Parkinson's Foundation in honor of Cissy Parades. Motion Seconded. All in favor. Motion passed unanimously.

Treasurer's Report:

Johann reported that 2021 assessments have been rolling in and mentioned that approximately 14 residents have not yet paid their assessments in full, with 3 of those residents being on payment plans. Jessica has been actively working on collecting assessments that have not been paid by reaching out to delinquent owners. She began with emailing the 76 delinquent owners in the beginning of February and stated that we are now down to roughly 11 unpaid accounts.

He went on to discuss the allocation of 2020 excess transfer fees. At the end of 2020 there was approximately \$4,000 left over in the capital projects budget along with a little over \$56,000 in excess transfer fees (after the \$83,500 of transfer fees was allocated to the replacement reserves). This leaves us with \$106,000 to spend on 2021 capital projects. It was noted that we will be keeping an eye on the frequency of properties selling as this will determine how much we will collect in transfer fees. For 2021 we budgeted to collect the same amount of \$83,500 in transfer fees.

Next, Johann discussed the Contingency Fund Policy, noting that our current policy requires that we have at least \$80,000 or 10% of the annual assessment set aside in the contingency fund. The finance team discussed this in detail and reviewed the need to modify these guidelines due to the Assembly's current financial standing. These guidelines were set when the budget was \$800,000. Our budget for 2021 is much higher so need to look into changing the amount or the percentage to reflect what is actually needed. The Finance Committee agreed that we do not need to have 10% of our current budget set aside in contingency funds (see attached updated Contingency Fund Policy), they felt \$80,000 was an adequate amount for a contingency fund, so they recommended amending the policy to state the contingency fund balance must be \$80,000 or 10% of the annual budget, whichever is lower. Jessica also mentioned that we currently have a balance of \$168,000 in the prior year fund balance. The prior year fund balance is used for budget overages/emergencies, etc. Essentially, this give us two contingency funds.

Johann made a motion to approve the Contingency Fund Policy as presented. Chris Seconded. All in favor. Motion passed unanimously.

Lastly, Johann discussed alternative investment strategies with the Board in hopes to gain their input. He mentioned that with the current low interest rates, we are not gaining any interest on our reserves, so the finance committee is wanting to discuss what options might be available to invest our funds in a safe manner while still earning interest. He stated the idea of the reserve funds being divided into three different investment categories: short term, medium term, and long term. For each of these categories, we would have a different investment strategy. For example, short term investments could be set up for items such as insurance, Trust funding, or replacement reserves. Long term investments could be set up for reserve items like the bulkhead spending. He discussed the fact that if we simply keep these funds in cash, we would ultimately be losing 2% to 3% due to inflation. He inquired if the Board would consider taking some degree of risk to invest these funds. He mentioned that the finance team strongly suggested hiring an advisor, outside of the community, to advise us in making these decisions. The Board agreed and requested that we look for someone who is familiar working with nonprofits. Jessica will also ask Ravenel if they have any recommendations. It was noted that it would be extremely important to accurately transition this knowledge to future Boards. The team also discussed the possibility of sending a short survey with one or two questions out to the community to gain feedback and remain fully

transparent in this process, but only doing so once we have all information and factors. The possibility to invest locally was also expressed. Johann will relay this information to the Finance Committee and work on drafting a formal proposal to bring to the Board to review.

Amenity Report:

Trey stated that the Waterfront Enhancement project has now been completed with the furniture being installed and secured. He mentioned that we will be looking into securing it in a manner that will look a little nicer. We also discovered that we need more rip rap added to the area under the dock as well as by the seating area. We have received two quotes; one for a full truck load and the other for a half load. Trey relayed the importance of this additional rip rap being that there are still exposed areas under the dock and the rip rap will help with erosion and the protection of our docks.

Trey made a motion to add a full truck load of rip rap for \$3,980. Chris Seconded. All in favor. Motion passed unanimously.

Lastly, he discussed the potential for installing cameras and/or lighting down at the docks now that we have access to power. He and Jessica will be meeting with the electrician later this week to discuss options and potential costs. Trey expressed that we may need to look into having a landscape architect (possibly Kelly Messier) suggest a way for us to install them in an aesthetically pleasing way. Johann also mentioned installing them in a manner where they would be difficult to vandalize. The cameras that we are looking into would be cheaper than having a security company install a surveillance camera system and would be easily accessible via apps/the cloud to monitor. He also raised the need for a policy to be drafted and put in place prior to installing security cameras. Jessica will reach out to Ravenel to see if any other communities have policies of this sort.

Landscape and Infrastructure Report:

Amy first stated that she would like to receive a vote on the Front Entrance Enhancement capital project. She directed the Board to the proposals from The Greenery as well as 1899 Landscape Solutions. She recommended that we use the Greenery since they already take care of the plants in this area and noted that their quotes were not far off from each other. The quote from Charleston Tree Company has been included for the front entrance and includes the pruning of the grand oak which came in at \$12,850. Tom inquired about the bus stop area which was

discussed at last month's meeting. The landscapers monitored where the bus stops to see if kids were indeed walking through the proposed planting area and found that they do not walk through here but rather utilized the sidewalk and street.

Amy made a motion to approve The Greenery's bid for completing the Front Entrance Enhancement project, with the inclusion of the bid from Charleston Tree Company to do the tree work. Johann Seconded. All in favor. Motion passed unanimously.

Next, the Board reviewed the Perseverance Traffic Circle renovation which came in at \$3,255. She stated that the old plantings have already been removed in this area and that Bartlett will be fertilizing the tree that was recently air spaded this month. The Board agrees that this proposal will significantly enhance the look of this area.

Amy made a motion to approve spending \$3,255.52 for the Perseverance Traffic Circle landscape renovation. Julie Seconded. All in favor. Motion passed unanimously.

Lastly, she went on to review the proposal for the replacement of the wooden bulkhead on the Montrose alley. It was noted that neighbors have complained of the frequency that the bulkhead has been hit and required repair. The proposal suggests replacing the wooden bulkhead with keystone block, which is significantly more durable. Jerry has been repairing this bulkhead at least once per month, which is a continued maintenance cost and not a permanent solution. It was also noted that keystone is used in other areas of the neighborhood so would be in line with the aesthetics of the neighborhood. The Board agrees that this needs to be replaced but would like for the Landscape Committee to look for another solution that would be less expensive. The committee will investigate other sustainable solutions and report back to the Board at next month's meeting.

IDC Liaison Report:

Mike provided an update to the Board stating that there have been 18 new submissions, 13 follow up items, 7 submissions that were approved via email, 2 final inspections that were unapproved, and 5 final inspections that were approved.

He then reported on several topics that were discussed at the last two IDC meetings. They discussed whether a survey should be required when submitting for screening trash and recycling receptacles. The IDC decided that a survey would not be required.

All new applications, fees, and checklists have been uploaded to the website. Starting February 3, 2021, all new IDC submissions must use these applications and checklists. Applications previously submitted but not yet approved are not required to use the new applications or pay the new fees. Any applications that have expired will be required to use the new applications and checklists when submitting.

The committee also discussed possible architectural guidelines for painting stucco and metal roofs a different color from the original. They determined that painting stucco houses a different color would continue to be approved. When discussing painting metal roofs, the IDC decided that they needed more information and further discussion to be able to make a final decision on the matter. Michael mentioned that the IDC expressed their concerns of residents painting their metal roofs because it would increase maintenance requests. Johann expressed his concern of the IDC approving or disapproving projects based on maintenance upkeep as the IDC is in place to solely give guidance based off aesthetics. Julie responded that she thinks there is value in taking caution when reviewing and approving maintenance type issues to avoid covenants issues, etc. Michael will relay these points to the IDC at their next meeting.

Lastly, it was noted that the landscape architects on the committee are now visiting on site before approving tree removals.

Covenants Committee:

Chris made a motion to approve violation fines being applied to two properties (discussed in executive session) and increase the fine amount on one property (discussed in executive session) that is currently being fined. Amy Seconded. All in favor. Motion passed unanimously.

Communications Committee:

Julie communicated her thoughts on working with one of the local colleges to investigate I'On's vision as well as other promises that were made in the original PD, in hopes to see what has worked well and what has not. She stated that she would like to gather data to examine what drives our property values and how we compare with other neighborhoods. The committee brainstormed how we might be able to bring the community together to plan this. She expressed her thoughts on possibly organizing a community survey. Amy also suggested looking into having a high school organize an environmental study in the neighborhood. Overall, the

Board agreed that this would be something valuable to look into while also promoting the reputation of the neighborhood. Julie will reach out to nearby schools and see what kind of proposal they might be able to provide.

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 7:56 pm. Next meeting will be held on March 15, 2021 at 6:00 pm.

Respectfully submitted by _____

Julie Hussey, Board Secretary

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.

February 17, 2021 Special Meeting Minutes

Members Present Via Conference Call: Tom O'Brien, Johann von Asten, Julie Hussey, Trey Mathisen, Michael McLaughlin, and Amy Sage

The motion was made, seconded, and unanimously approved to move into executive session at 5:02 pm.

Motion was made, seconded, and unanimously approved to move into open session at 5:58 pm.

In open session, a motion was made and seconded to form a board subcommittee to try and develop a consensus around a neighborhood vision for Phase II. With only one vote in favor and five opposed, the motion did not pass.

As of 2/28/2021

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Summary	prior year actuals					Annual	YTD	YTD
Income Statement	2016	2017	2018	2019	2020	Budget	Actual	Budget
						2021	Feb-21	Feb-21
Assessments	\$ 799,050	\$ 799,025	\$ 795,350	\$ 799,458	\$ 914,400	\$ 1,065,400	\$ 177,683	\$ 177,567
Delinquent Dues	(6,000)	-	3,675		-		-	-
IDC Revenue	21,900	21,450	17,450	20,150	34,300	28,000	5,150	4,667
Dock Closure Rev	15,520	14,700	24,150	21,000	16,800	12,600	1,400	2,100
Interest					23,954	-	1	
Misc Income	21,808	5,586	11,097	29,099	32,879	9,050	5,758	1,508
Total Revenue	\$ 852,278	\$ 840,761	\$ 851,722	\$ 869,708	\$ 1,022,333	\$ 1,115,050	\$ 189,992	\$ 185,842
Payroll, Administrative, IDC	\$ 270,451	\$ 261,666	\$ 258,941	\$ 263,426	\$ 286,826	\$ 293,261	\$ 45,228	\$ 48,877
Legal & Professional	27,217	39,563	18,749	43,981	48,162	50,000	2,244	\$ 8,333
Landscaping & Maintenance	341,555	360,221	355,058	388,176	422,077	402,680	60,243	\$ 67,113
Utilities, Insurance, taxes	97,973	88,078	90,222	68,153	95,729	130,550	11,594	\$ 21,758
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	\$ 119,309	\$ 146,082
Net Surplus	\$ 30,082	\$ 6,233	\$ 41,252	\$ 18,471	\$ 64,339	\$ -	\$ 70,683	\$ 39,760

Amenity Report

The additional rip rap has now been installed to the shoreline down by the Creek Club.

We have met with the electrician and now have bids for running power to the dock for installing future lighting and security cameras.

2021 Boater Registration will begin in April. The registration fee was increased to \$50 this year. We plan to have the ramp lock changed on April 30th, so everyone will need to register to obtain the 2021 decals and new key by April 30th.



I'On Assembly Security Camera Policy

Purpose

The purpose of this Policy is to outline guidelines for the use of security cameras owned and operated on I'On Common Areas by the I'On Assembly.

Security Camera Locations

Security Cameras are located at the gate to the main dock as well as on the dock pierhead to provide surveillance for the protection of property. The purpose for the security cameras is to capture video and/or images and store them on a cloud-based device so that if property is reported stolen or damaged, the recordings may record evidence of the incident.

Video Surveillance Monitoring and Archival Storage

- I'On camera surveillance systems are capable of being monitored remotely from the Nest Camera App by the I'On General Manager and Assistant Manager, Board President, Vice President, and the Amenity Chairman.
- Though the security cameras will record 24/7, surveillance will not be monitored constantly. Instead, security camera footage will only be reviewed on a periodic basis or in response to a specific incident. Residents and their guests will not be under active continuous surveillance when they are in the range of a camera.
- Camera recordings will be used for the investigation of security and safety incidents, and will not be used for purposes unrelated to safety or security.
- Camera recordings will be stored on a cloud-based system, and therefore there will be 10 days of continuous video and 60 days of “event” video accessible at any given time.
- Camera recordings will be destroyed after 60 days, unless preserved in connection with a specific reported incident. If an incident is reported to the I'On Assembly in accordance with this policy, and if information relevant to the incident was recorded, then the relevant portion of the recording will be preserved for 60 days after the date the incident was reported to the I'On Assembly.

Management of Video Surveillance Systems

The I'On Assembly HOA is responsible for the management of the camera surveillance system and will maintain exclusive control over the recordings produced by this system.

Video Surveillance Access

- Camera recordings will only be released internally to the I'On Assembly Board, or to law enforcement personnel, in connection with safety or security incidents. Camera recordings will not be released to any other party, except in response to a valid subpoena. Camera recordings will not be made directly available to I'On Assembly residents or the general public, and any such requests will not be accommodated.
- In the event that a security incident occurs, the affected resident or guest should report the incident to the police department. If the event occurred on the community dock in an area where video surveillance coverage is available, the affected residents or guests should also report the issue to the I'On Assembly Manager, and the Manager will review the recordings to determine if any information relevant to the incident was recorded.
- If a resident or guest believes that security camera footage would assist in the investigation of an incident, the resident or guest should contact the police and direct the police to contact the I'On Assembly General Manager to request information about security camera footage. If the I'On Assembly has a relevant recording, a copy of the relevant portion of the recording will be produced and made available to the police upon the receipt by the I'On Assembly of a blank flash drive from the requesting party.

This is to certify that the I'On Board of Directors adopted this resolution, effective March 15, 2021 until such date as it may be modified, rescinded or revoked.

Landscaping and Infrastructure Report

March 15, 2021

- a. The front entrance enhancement project began on February 24th and should be completed by March 12th, with the exception of the installation of spring annuals. The spring annuals will be planted the beginning of May.
- b. The Westlake irrigation pump has been repaired. The white buoy in Westlake is holding the intake line off the bottom of the lake in order to keep it from sucking in silt (which contributed to the need for repair). We are going to paint the buoy a darker color so that it does not stand out as much, as it will need to remain in the lake to hold the intake line.
- c. The Perseverance Traffic Circle landscape renovation was completed and looks wonderful. We still have the lighting portion of the project to complete. Bartlett is also scheduled to fertilize the oak tree again, between 3/31-6/30.
- d. We have met with Thomas and Hutton to discuss bulkhead replacement options. They are working up the quote to draft rough plans that we could use to obtain more accurate replacement costs.
- e. A few L&I members met with EarthSource Engineering to discuss plans with the Westlake Path erosion problem. We hope to obtain plans from EarthSource and will then bid out the project.
- f. Streetlight Addition Update: We ran into issues obtaining street light poles and break away bases from the supplier. We are now working with Dominion to see if our electrician can purchase the light poles and bases through Dominion since the supplier would not sell directly to the electrician. Once ironed out and poles obtained, then the light additions will be completed.
- g. Amy and Jessica inspected the cement bollards along Eastlake and confirmed there are currently 7 bollards that need to be replaced. We discovered that Stone Casting, the only company that fabricates these bollards in the state of SC, are closing their doors in a few weeks. Therefore, we increased our order to 15 bollards so that we can keep some on hand for when they need to be replaced down the road. In the future they will be difficult if not impossible to obtain once Stone Casting will be closed. Each Bollard is about 150 lbs, so it would be very expensive to ship them in from out of state. We also asked if there would be an option to purchase the mold from Stone Casting so that we may be able to make our own bollards if needed in the future.
- h. "No Fishing in Canal" signs were installed in both canals.
- i. Intercoastal Pressure washing will be pressure washing the amphitheater in the coming weeks.
- j. Jessica met with Charleston Tree Company and Eddie Bernard from TOMP to discuss cleaning up the Mathis Ferry Buffer. We will have to do this project in phases, with the 1st phase being a clean-up around the trees that need to be "saved" from the

vines. The TOMP requires the neighborhood to re-plant areas which would be left bare once the vines are removed.

- k. The Greenery completed the repair to 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 get the flowerpots irrigated even if the water fountain is not working. We are still trying to find a company that can repair the water fountain, so far no one can repair it.
- l. Pine straw and mulch quotes have been approved and are scheduled for installation this spring.
- m. Amy and Jessica met with Evan Brandon from Outdoor Spatial Designs to discuss a renovation plan for Perseverance Park.
- n. We have received quotes from Coastal Asphalt and First Construction Management to repair the cement path entrance to the marsh path on Jogging and Hopetown.
VOTE NEEDED
- o. Hazard/liability pruning was completed on Eastlake Road, Hospitality Street, Ponsbury Rd. (E. Shipyard to N. Shelmore), W. Shipyard, Port Royal, Secession, Moultriville, and most of Saturday Road. Charleston Tree Company will be back in the neighborhood the week of the 22nd to complete hazard/liability pruning on Isle of Hope, Frogmore, a few on Saturday Rd, Hopetown, and Serendipity. They will then complete elevation pruning of 13ft over the street and 8ft over the sidewalk for the rest of the neighborhood.
- p. The Greenery has treated the canals with a larvicide for mosquitos and midges that have returned this year. We also enlisted Terminix to spray around the Eastlake path, Westlake path, and the amphitheater beginning this month. Spraying is starting one month earlier than normal, to try to keep the midges at bay.
- q. We continue to have problems with the geese population. While the geese appear to be leaving the community at night (likely due to the lights), they still return to the lakes each day. We have discovered that residents continue to feed the geese, which is a major factor with why they remain in the community. The landscape committee is looking into temporary signage to post around the lakes to remind residents not to feed the wildlife. It is very unhealthy for the animals, and it greatly contributes to the issue with the geese not leaving the area. We are applying for a permit to oil eggs should any geese try to nest in I'On this spring. Oiling nests is the recommended and most humane way to control nuisance geese populations.
- r. We obtained a quote from The Greenery to replace the Montrose retaining wall with a keystone block wall, and also received a quote from S&S Coastal Enterprises to replace the wall with sturdier 6x6 wooden timber. **VOTE NEEDED**

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

NOTES / DISCUSSION FROM IDC FEBRUARY 16, 2021 AND MARCH 2, 2021

1. Bollard installation for I'On homeowners. The IDC discussed the installation of bollards on property and made the following decisions:
 1. Bollards are not to be installed in the right-of-way strip between the sidewalk and curb. Bollards should not be installed on any road/street in I'On that have existing curbs.
 2. Bollards, in a reasonable amount, may be installed on homeowner property next to a street/road if a curb does not exist for the purpose of deterring delivery truck and other vehicles from driving on or damaging their lawn/property.
2. Hardie plank siding alternatives. IDC will continue to look for and research approvable alternatives

Approved for Construction

Major landscape changes
Major property changes
Changes to approved design
Changes to approved wall
Changes to approved structural and landscape changes
Exterior paint changes for house
Exterior paint changes for shutters
Panel shutters
Garage door replacement
Revised new construction architectural and landscape plans
New fence

Approved with Conditions

Changes to approved landscape plans
Major landscape changes

Partially Approved

Revised structural changes
Revised landscape changes
Revised major landscape/hardscape changes and fence relocation
Changes to approved major landscape plans

Not Approved

Garage doors
Final inspection request for major landscape changes
Major landscape change

Not Yet Approved

Major landscape changes
New construction landscape plans
Revised structural addition plans

Approved via Email

Tree removal

Approved by NDC

Roof replacement, like for like

Replace 3rd floor balcony door, like for like

Tree removal

Fence Repair

Roof replacement and repair to rotten wood on porch

Not Reviewed (Incomplete Information)

Major landscape changes

Final Inspection NOT Approved

Fence (IDC helping with alternatives to reach compromise)

Revised landscape plan

Final Inspection Approved

New fence

Structural change

Next IDC Meeting

March 16, 2021 at 2:00PM

Submitted by: Michael McLaughlin Date: March 11, 2021

Communications Committee Report

March 15, 2021

Board: Julie updated the committee on interest by the College of Charleston Real Estate/Economics Department to study the neighborhood. She spoke with Professor Frank Hefner who expressed interest but noted that without money to fund, it would need to be done as a student project next year. Michael suggested reaching out to the Community Planning Department or the College of Building Arts. Mary K. mentioned the committee's interest in creating a neighborhood plaque with name of Civitas award recipients.

Newsletter: To include an invitation to area artists for their ideas to create a map of I'On. Kathie Haas was unable to attend.

Website: We discussed if there was a need to include some information about the Town of Mount Pleasant/updates on the website.

I'On Trust: Is hosting a Food Truck event on the 14th and an I'On artisan event this month. Margaret Summers was unable to attend.

Welcome Packets: The Welcoming Committee has been incredibly busy with all of the new people – of all ages – moving into the community. Each household is provided a Welcoming Folder which includes:

- A copy of the latest directory
- Pam Gabriel's book on I'On
- A one pager on the IDC
- A flyer for I'On at Home.
- An I'On Koozie, coffee mug, sticker – when they are available.
- The I'On Club was providing a free drink voucher but has stopped this practice.

The committee discussed reaching out to businesses within I'On and along Shelmore to see if any of them would be interested in offering something to new residents. Mary F. will talk to Jessica and the chair of the I'On Square. Julie can reach out to Bakies.

The need for a map was recognized and the opportunity to work with a local artist or student to use one of the maps we have or start fresh and then add some details and information which can help orient new neighbors and spotlight some of the neighborhood amenities.

New Ideas: Improving communications with the Town of Mount Pleasant especially in light of an election year, the future of Phase II, and the 25th Birthday of I'On's PD. Those present discussed whether the Communications Committee was the best avenue to increase communication with the Town. The decision was made to determine the Assembly's board interest in working with the Town and guidance on the best way to do that.

Needs

1. The Assembly Board to provide more clarification about the level of communication desired between the Town and the neighborhood.
2. A map of the neighborhood.
3. Gift ideas for the welcoming packets.
4. A Communications Calendar