

I'On Assembly Board of Trustees Meeting

March 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

Homeowner Forum: Monika Bonn Miller, 37 Jane Jacobs; Bob Adams, 35 Eastlake; Carol Degnen, 27 Fairhope

Monika joined the meeting to share her thoughts surrounding the geese in I'On. She expressed her concerns that the geese are nesting right now and would like for the Board to be conscious of this factor in their decision making with doing anything with the geese. She also brought up the security cameras being installed at the docks and asked what the Board plans to do with the footage. Tom responded that the Board will be discussing a security camera policy later in the meeting that addresses this specifically. Lastly, she mentioned an issue she is experiencing with a tenant whose dogs are constantly off leash coming onto her property and other surrounding properties to use the bathroom. She is asking if the HOA can remind these residents of the leash law, etc. Monika will email Jessica and Jessica will reach out to these tenants about the issue.

Carol joined the meeting to let us know about an environmental group that has been formed within I'On. She stated that she and a small group have been meeting and discussing ways to make I'On more eco-friendly. She expressed that the group will be an informative resource regarding certain areas like solar panels, cleaning of canals/lakes, pesticides, native plants, and noise pollution. She expressed that they will be gathering knowledge to evaluate and hopefully be able to encourage changes in how environmentally conscious the community can be.

Bob joined the meeting just to listen in but expressed his agreeance that we need to do something about controlling the geese population in I'On.

Call to Order: 6:11PM by Tom O'Brien

Approval of Minutes:

Amy made a motion to approve the February 15, 2021 I'On Assembly Meeting Minutes and February 17, 2021 Special Meeting Minutes. Michael Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom commented on how great the front entrance enhancement turned out and stated what a big impact it makes on people when they drive into the neighborhood. He also mentioned how great the Perseverance Traffic Circle enhancement looks.

He commented on the special board meeting that was held last month to discuss forming a subcommittee for Phase 11. It was decided that Phase 11 discussions and decisions are more appropriate for the Town to handle being that the I'On Board does not have authority in this decision, so no sub-committee will be formed.

He discussed the 25th anniversary book that Michele Wilson is working on and mentioned the reality that when you purchase a home in I'On, you are buying into the community events and its traditions and not just the property itself.

Lastly, he mentioned that there will be 3 open seats on the Board next year and expressed the need to get new people to run for the board. He asked current Board members to reach out to neighbors and friends who might be interested in getting involved in the community.

Treasurer's Report:

Johann introduced Bob Adams to the Board and stated that he would like to get a Board vote to approve Bob joining the Finance Committee. Bob stated that he has lived in I'On for a little over a year now. He mentioned that he was on the finance committee of his law firm where he set up a very successful 401K plan for the employees. He also sits on an audit committee and was active in local matters at his previous residence.

Johann made a motion to approve Bob Adams to the Finance Committee. Tom Seconded. All in favor. Motion passed unanimously.

Johann went on to discuss the draft reserve and capital budget. He stated that at 2020 year-end we had approximately \$60,120 in capital projects funds, this

included \$56,603 of excess transfer fees collected in 2020 and \$3,517 of unspent capital project funds from 2020. With the 2021 annual assessment contribution of \$46,367 that gives us a total of \$106,487 available to spend on 2021 Capital Projects. We may have more capital project funds at 2021 year-end if we fully fund the reserve transfer fees as budgeted and receive excess transfer fees like last year. Those excess transfer fees can go to Capital Projects or to the Reserve Fund.

So far this year, we have completed the Front Entrance Enhancement, the Perseverance Traffic Circle renovation, and installed the furniture for the completion of the Waterfront Enhancement Project, all of which have been capital projects. Under reserve spending, he pointed to the estimated \$30,000 to obtain engineered bulkhead replacement plans. Jessica reported that Jen from Thomas and Hutton has actually already provided scaled drawings for each of the 3 types of bulkhead walls that we have, showing the length of bulkhead there is for each style. These drawings and lengths have been sent to a contractor to obtain a more accurate estimated price for construction. We will likely not have to fully spend this \$30,000 for the bulkhead replacement plans since we are not doing a full set of plans, but just enough information to get an accurate bid price. Johann then asked about that the Mathis Ferry fence repair/replacement that is another big-ticket reserve item on the list to complete. Jessica responded, touching on how the fence is continually falling down and needs to either be replaced or significantly repaired as it has not been replaced in at least 20 years. The fence located between Braemore and the Ionsborough alley needs to be worked on as well. She has plans to reach out to the Board president of Braemore to see if they would share the costs to repair/replace the shared fence with us but wanted to discuss with the Board before reaching out to Braemore. It was noted that this section of fencing was not previously in the reserve study and was just recently added to the 2021 reserve study. It is not a top priority project, but just something to consider in the next few years due to its condition. The Board would like to know more details about this section of fencing and find out if it is required that we even replace it, so will pick this back up at next month's meeting. The budget numbers that are included for the Mathis Ferry/Civitas fence and Braemore/Ionsborough fence are really just place holders and guesstimates, not actual bids, and based on the current price of lumber, these estimates are likely very low considering the length of these fences. These two projects are not urgent or top priority, so we could easily hold off on doing them this year and these funds could be allocated to other reserve projects. For the Reserve budget, the exact figures for each project can be revisited at a later

time based on actual bids, but the Board can approve the total lump sum amount for the reserve budget at this time.

Johann made a motion to approve the reserve budget spending up to \$176,128 for reserve replacements and \$106,487 for capital spending as outlined on the draft budget. Julie Seconded. All in favor. Motion passed unanimously.

In regards to the operating budget, Johann confirmed that we are tracking along well and stated that we are currently ahead of budget due to covenants violation fines that have been collected. He also indicated that our accountant is currently working on the audit and should have that completed by April. Jessica stated that we have collected all the 2021 assessments with the exception of 3 owners that are on payment plans.

Lastly, he went on to discuss reserve investment options that were touched on at last month's meeting. He stated the idea of having different investment "buckets" and how we would define them as short term, mid-term, and long-term investment options. He is waiting to find out if our reserve study specialist can outline how much we have reserved for certain items so far, such as the bulkhead replacement for example, to know the amount of funds we could put in the long term, mid-term, and short-term investment "buckets". Bob, Johann, and Don Higgins plan to meet with Schwab to see how they would handle an investment portfolio for us.

Amenity Report:

Trey first stated that the additional rip rap has been installed down by the docks/seating area.

He reported that he, Jessica, and Johann met with Sievert Electrical to develop the scope of work to run power to the docks in order to provide lighting/security cameras at the dock. He mentioned that electrical will need to be completed before we can install any cameras on the dock. The plan is to install four cameras and a motion activated light. One camera and one motion activated light would be installed on the tree located by the dock gate, and then a camera would be installed facing each of the floating docks and one facing the dock walkway towards the gate. Tom mentioned that lighting the two oak trees along the path, next to the water, would be a nice addition and would provide additional lighting to this relatively dark area. Jessica will ask Sievert to update the bid to include lighting these oak trees, as well as running an additional wire for 40 volts in case we need access to more voltage in the future as recommended by Chris Colen. It was noted

that as part of this scope of work, Sievert will be removing the existing rusted electrical box on the dock, adding in an outlet by the new seating area as well as cleaning up the irrigation and landscape lighting wiring that was installed by the landscaper, just to make them look a bit cleaner.

Trey made a motion for Sievert Electrical to run electrical power, not to exceed \$6,000. (includes installation of a motion activated light at the gate and cameras) Chris Seconded. All in favor. Motion passed unanimously.

Trey went on to discuss the installation of security cameras at the docks. He stated that the hotspot would be around \$20 per month and will be added to Ravenel's Verizon plan which we will have to reimburse them for each month. The Nest Aware Plus Plan provides a cloud-based storage/video feed which offers ten days of 24/7 video that would be accessible for 10 days and then 60 days' worth of motion detected video. It was noted that if there was damage to the cameras or hotspot, it would likely be caught on camera. However, Trey stated that these cameras would not be outrightly noticeable. He expressed that we would also install signage stating that the docks stating that they are under video surveillance. It was noted that the cameras would not be monitored daily and only looked at if there were a reported incident. However, we will monitor them once a week in the beginning to ensure they are working properly. After much discussion on the cost of the cameras and possibility they may not work great, it was decided to ask Sievert if we can install only one or two cameras for now and then have him come back later to install the other 2 or 3 at a later time if we determine they work well. This way, we can get an idea of how much the cameras are actually able to capture.

Trey made a motion to approve Sievert installing 2 cameras, with the purchase cost of the cameras not to exceed \$600. Motion Seconded. All in favor. Motion passed unanimously.

After speaking to other Ravenel employees Jessica found that other Ravenel managed communities do not have security camera policies, but each manager did comment that having a policy would be helpful as issues do come up with who can have access to the camera footage, and what are valid reasons for footages being pulled. After researching other camera policies online, Jessica was able to draft a security camera policy for I'On. It was noted that the policy was sent to Shawn to review as well, his edits are included on the draft provided in the meeting packet. (see attached security camera policy). Once cameras are installed, we would send an eblast out letting residents know that the docks are now under surveillance and

explain the purpose of this new addition. It was noted that the drafted policy should be updated to state that the Board President, Amenity Chair, and two management staff are the only four people who have access to the security footage.

Johann made a motion to approve the security camera policy. Julie Seconded. All in favor. Motion passed unanimously.

Trey stated that we obtained pricing for dock gate access options, but it was decided to table this discussion until more research has been done.

Lastly, Trey pointed the Board to the proposal for the Tris It For Life Duathlon to be held on Eastlake Athletic Field. It was noted that this is not the usual She Tris event and was simply organized for the purpose of providing a training program for athletes. We have already been given the deposit and reservation form by an I'On homeowner. The event will have approximately 12 athletes and 13-33 volunteers in total.

Johann made a motion to approve the Tris It For Life Duathlon. Julie Seconded. All in favor. Motion passed unanimously.

Landscape and Infrastructure Report:

Amy first reported on two quotes we received to have paved walkways to the marsh path repaired. Several of the paved paths on Jogging and leading to the Hopetown marsh path bridge are cracked and raised. We received a quote from Coastal Asphalt for \$11,600 and a quote from First Construction Management for \$13,655. It was noted that a high portion of these costs are due to the labor that will be required since equipment cannot reach this area of the path, and a lot of the removal will have to be done by hand. Further, a concrete truck would not be able to easily access these areas. The Landscape Committee is recommending approval of the quote from Coastal Asphalt. The repairs include a paved area of the path behind 19 Jogging, a section of the path located between 18 and 22 Jogging going towards Hopetown, and a small section of the walkway at the edge of the Hopetown bridge as you approach from Hopetown Road. It was noted that these areas need to be replaced with concrete due to their current condition of being cracked and buckling from erosion, settling, and tree roots. The Board decided they wanted to look at this in person before approving such an expensive repair. Board members will walk by these areas and we will revisit this discussion at the next Board meeting.

Amy then discussed the Montrose alley bulkhead repair which was tabled at last month's meeting. She explained that taking the wall out completely was not an option as it would kill the oak tree by having no retaining wall to keep soil around the roots. We received another quote, which instead of keystone blocks, would use larger wood timbers than what is currently in place. That quote came in at \$12,300. If a car were to hit the timbers, it may chip the wood, so the contractor proposed adding steel edge corners along the corners of the vertical timbers. The scope also includes using steel spikes to hold together the three horizontal 6x6 posts so that the entire wall would not shift when it is hit as it currently does. If we were to use a concrete wall as proposed, it would be very difficult to repair when the wall is hit. The wood timbers would likely be easier to repair than keystone block wall that was previously proposed. Jessica also reminded the Board that this has been a repeated maintenance cost over the years and that we have received complaints from homeowners as it appears to be damaged on a weekly basis.

Amy made a motion to repair the bulkhead on the Montrose alley spending up to \$12,300. Julie Seconded. All in favor. Motion passed unanimously.

Lastly, Amy went on to discuss the geese problems that we are still experiencing even after the installation of the geese away lights last year. She expressed that if the geese continue to be fed by residents, which is commonly occurring, they will never leave. She also relayed the fact that each goose puts out one to two pounds of fecal matter per day. This fecal matter affects the quality of our lakes and ultimately ends up in our waterways. She also stated the fact that they severely damage the turf around the lakes. She would like to try to educate residents on how harmful it actually is to feed the geese and any other wildlife. We would like to try to use information and education to address this problem. Amy recommends drafting a policy that would prohibit feeding any I'On wildlife whatsoever. The committee will work on drafting a policy regarding feeding wildlife.

We would also like to apply for a permit from the U.S. Fish and Wildlife division to oil the nests so that the eggs do not hatch. It was noted that this is the most humane way, per the Humane Society, to control geese populations. Oiling nests involves applying castor oil to the eggs so that they will not hatch. With this permit, we would be required to submit how many nests were found and how many eggs were oiled. Tom mentioned the problem with dogs eating goose feces where it is causing major health issues for dogs. He heard from a local vet that this is a common and very serious problem for I'On pets. It was noted that our

environment (large lakes and short grass around the lakes) is a very attractive habitat to geese, therefore even having them removed from the community, as has been requested by many residents, would not solve the problem as other geese would simply move in and take their place. This is why removal is not an option that is being considered. Addling/oiling the nests would reduce the number of geese that imprint on I'On and continue to return to I'On each year for nesting, so that would at least help reduce the returning nesting population. It should be noted that completely eliminating the geese will never be possible, this is a problem throughout the entire Town of Mt. Pleasant and Lowcountry in general, so unless the problem is addressed on a much larger scale at a Town or county level, it will continue to be a problem.

IDC Liaison Report:

Michael reported that at the last IDC meeting they discussed the installation of bollards on homeowner's properties. It was confirmed that bollards are not to be installed in the right of way strip, between sidewalks and curbs. They should not be installed on any road/street in I'On that have existing curbs. However, they can be installed on homeowner property where a curb does not exist for the purpose of deterring delivery truck and other vehicles from driving on or damaging owner's properties.

They also discussed alternatives for hardy plank siding as it was recently discovered that hardy plank siding is being discontinued.

Michael stated that the team is working on reducing the amount of time that projects are taking to be reviewed. He stated that if an application is not complete, then it will not be reviewed. Julie inquired if the checklists seem to be helping. He responded that there might be too much information on the checklists, but they seem to be helping with some projects.

Covenants Committee:

No formal report. We will have updates at the April meeting.

Communications Committee:

Julie expressed that she would like to add a section in the newsletter for communications between the Town of Mt. Pleasant and I'On. She asked the Board if they think that this would be a job for the Communications Committee. She also inquired if we could look into inviting the Town Administrator to come speak to

the community or if we could have a liaison from the community to relay matters from the Town to the Board. It was noted that eblasts are our main avenue for communication to the neighborhood being that not all residents read the monthly newsletter. She would like for the communications team to look into how other communities deal with the Town. She brought up the possibility of creating an annual calendar for Town forums, etc. Overall, the Board agreed that this would be a good idea. We will run this by Shawn first to see if there might be any guidelines we should follow. She also asked the Board for any recommendations on residents who are passionate about this who might be interested in joining the committee.

Julie updated the Board on interest by the College of Charleston Real Estate/Economics Department regarding a study being done in I'On. She spoke with Professor Hefner who expressed interest but noted that without money to fund, it would need to be done as a student project next year. Michael also suggested reaching out to the urban studies group at the college. He also suggested reaching out to the Community Planning Department or the College of Building Arts.

Lastly, she stated that the welcoming committee is looking for ideas on items to include in their welcome packets. Amy stated that she has extra I'On mugs to include if they would like them. She also expressed that the committee would like to have a map of the neighborhood completed to include in the welcome packets. We will include a note in the next newsletter to see if anyone in the neighborhood with art/design skills can help us put one together.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 8:42 pm. Next meeting will be held on April 19, 2021 at 6:00 pm.

Respectfully submitted by _____

Julie Hussey, Board Secretary



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.