

I'On Assembly Board of Trustees Meeting

April 19, 2021

Members Present: Tom O'Brien, Trey Mathisen, and Amy Sage

Present Via Conference Call: Chris Colen and Michael McLaughlin

Members Absent: Johann Von Asten and Julie Hussey (Julie was present just before and during the executive session).

Management Company: Jessica Gosnell, Mary Fraser, Emily Simpson, and Shawn Willis (HOA attorney)

Tom made a motion to move into to executive session at 5:01PM. Julie Seconded. All in favor. Motion passed unanimously.

Trey made a motion to move out of executive session at 5:58Pm. Amy seconded. All in favor. Motion passed unanimously.

Homeowner Forum: Claudia Bellars, 55 Robert Mills Circle; Bob Adams, 35 Eastlake

Both Claudia Bellars and Bob Adams simply joined the meeting to listen in and had no specific concerns to relay to the Board.

Call to Order: 6:03PM by Tom O'Brien

Approval of Minutes:

Trey made a motion to approve the March 15, 2021 I'On Assembly Meeting Minutes. Amy Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom first mentioned that we will be installing several fireworks notice signs along the lakes and marsh paths. The signs will state "Notice Fireworks shot from I'On residences may pass over, through or onto I'On common areas due to proximity, and the location of fireworks shooters on residences may be concealed from view. Use caution when on I'On common areas."

Tom reminded the Board that this action stems from several complaints that the Board received from an I'On resident whose neighbor has been shoots fireworks

from his home/balcony. The signs will only be posted around the 4th of July and New Year's when fireworks are typically being shot off, it will warn people that fireworks may be shot from overhead. It was noted that 6 signs will be placed around the lake path entrances and 5 will be placed along the marsh path entrances.

Trey made a motion to approve the firework notice verbiage for signs to be placed out at 4th of July and New Year's. Amy Seconded. All in favor. Motion passed unanimously.

Lastly, Tom stated that there is a plaque on the marsh path behind 15 Isle of Hope that needs to be replaced. The marker represents the location where I'On's founders committed themselves to the creation and vision of the community. It was noted that the cost to replace this plaque would be around \$800. The Board decided to ask the developers to pay for its replacement since it is about the developers and was originally installed by the developers and not the HOA.

Treasurer's Report:

Jessica reported on behalf of Johann, stating that we are tracking along as budgeted so far this year. She relayed that we are doing very well with the collection of the 2021 assessment and have very few properties that have not paid in full. Most of the AR comes from a significant amount of covenants violations fines on several accounts that have not been collected. Jessica relayed to the Board that \$35,000 in transfer fees have been received so far this year. She also pointed out that IDC revenue is up as a lot of submittals are being received each month.

Bob Adams stated that the Finance Committee is still looking into potential investment options but stated that they haven't reached a conclusion yet. Jessica relayed that Thomas and Hutton has provided us with engineered drawings for the replacement of the bulkheads, as well as a cost estimate from a contractor. They did this at no cost to the HOA, which was very nice. She stated that the contractors bid that was provided confirms that the estimate last year was almost spot on. The estimated cost of the bulkhead was actually a little under, but that could have to do with how much the cost of lumber has increased since last year.

Amenity Report:

Trey reported that a new solar light has been installed down at the docks to replace the previous light that stopped working.

He stated that some revisions were made to the dock power quote from Sievert Electrical based off of Board comments at last month's meeting. The new quote includes running 40-amp wire through the conduit as well as the addition of up lighting several oak trees along the path to the dock. This is in addition to the original scope of running power to the dock, installing a motion light at the gate, installing a Wi-Fi hot spot along with three to four security cameras. Jessica stated that the model of Nest Cameras that were recommended are only available on eBay as they are sold out everywhere else. She expressed hesitation purchasing anything from eBay that does not have a warranty. She is going to ask Sievert if he has any recommendations on cameras that would be a good fit to purchase for the docks. The bid went up \$2,355 due to these additions, but they are good add-ons and the electrical will always be there if needed for any reason in the future. Jessica mentioned that at the last meeting, a total of \$11,000 was approved for dock cameras and gate access. With approval up to \$11,000 there is enough to cover the cost of the additions plus the cameras if the gate access project, that was discussed to be tabled, is removed from the budget.

Trey made a motion to approve the new Sievert Electrical quote for \$7,010. Chris Seconded. All in favor. Motion passed unanimously.

Trey mentioned that the fallen pine tree along the side of the Creek Club parking lot, close to the golf cart parking area, will be cleaned up by the end of the month.

2021 boater registration has opened, and 23 boaters have registered so far. The lock on the boat ramp is scheduled to be re-keyed on April 30th.

The dock gate that was damaged last week has been repaired by a neighbor who sits on the dock committee.

Chris mentioned the possible need to apply rules asking kids not to throw the rocks along the rip rap into the water. It was decided to include this topic in an eblast with all the other courtesy reminders and rules which will be sent a little later into boating season. It was noted that this eblast could also announce the security cameras.

Landscape and Infrastructure Report:

Amy first discussed the 3 cement pathways that need to be repaired along the accesses to the marsh path. This was discussed at last month's Board meeting but was tabled until Board members could visit these areas. Amy voiced her concerns that 2 of these areas are trip hazards. Tom inquired as to the source of the problem

which is causing the paths to crack. Amy responded that tree roots and the ground settling appear to be the causes of the cracks in the paths. Two bids were received for these repairs. One is from Coastal Asphalt for \$11,600 and the other is from First Construction Management for \$13,655.23. Jessica reminded the Board that these quotes are expensive because of the labor cost to get to the marsh paths. All of the work has to be done by hand and hauled in due to the locations of these paths which cannot be reached by equipment. It was also noted that Ravenel recommended these 2 contractors. Chris and Mike stated their opinion that the root of the problem needs to be addressed first and expressed that it wouldn't be a good idea to just make a temporary fix at this high of an expense. Amy stated her opinion that these need to be repaired even though they are areas that might not be regularly seen. Trey stated that he thinks these repairs could wait to be made another year or so. Chris and Mike also expressed the desire to wait to make these repairs. It was ultimately decided to hold off on making these repairs but to closely monitor these areas.

Amy then provided an update surrounding the retaining wall repair on the Montrose/Sanibel alley. When this retaining wall repair was discussed at last month's meeting the Board approved the use of wooden timbers. However, after further discussion with the Landscape Committee and the contractor, the committee is recommending that keystone block be used instead. The keystone block would be able to better withstand being hit by vehicles and the contractor confirmed it would not be difficult to repair blocks that are damaged and would likely be even cheaper to repair than the wooden timbers. It was also noted that the keystone block bid is about \$1,000 cheaper than the wooden timbers. She shared a quote from The Greenery to replace the wall with keystone block for \$11,300.

Amy made a motion to approve The Greenery's quote to install keystone blocks to replace the retaining wall on the Montrose/Sanibel Alley for \$11,300. Tom Seconded. All in favor. Motion passed unanimously.

Lastly, Amy discussed a repair that needs to be done to the drain by the Ramble Playground. She stated that this is an area that continuously gets muddy and is unsightly. The Greenery recommended adding river rock around the drain to keep the gravel from the surrounding area from washing into the drain. This has been looked at before with several other options such as extending the asphalt and installing stamped cement, but the river rock and gravel option is the most cost

effective and will resolve the issue at hand. It was noted that this area will be graded so that the river rocks are level with the drain.

Amy made a motion to approve the Ramble drainage repair quote from The Greenery for \$1,327.96. Tom Seconded. All in favor. Motion passed unanimously.

IDC Liaison Report:

Mike reported that the IDC reviewed 35 submissions over the last month and conducted 6 final inspections.

This month the IDC discussed a conflict-of-interest policy which was recently signed by all members. Architects that sit on the committee will recuse themselves when their own plans are being reviewed.

They also discussed the Square's request to install artificial turf by the Square sitting area. The IDC decided not to approve the request due to aesthetic reasons and this area being highly visible. They recommended plantation mix or pervious pavers be used for this area instead. Amy responded that the Landscape Committee discussed ideas at their last meeting and are looking into pervious pavers they could use without keeping the entire area hardscaped due to drainage concerns.

Tom asked what happens when properties fail their final inspection. Mike responded stating that they will withhold their deposit and if the owner refuses to make the required changes, it would be brought forth to the Covenants Committee to address depending on the situation.

Covenants Committee:

Chris stated that we are currently sending 24 properties violation and follow up letters regarding overall maintenance items. He thanked Mary for her consistency and follow up on these properties.

Chris made a motion to approve the fining of a property discussed in executive session for \$75 per week. Tom Seconded. All in favor. Motion passed unanimously.

Communications Committee:

Julie's full report can be viewed in the Board packet.

Amy stated that Karen Clements from the I'On Life Magazine has offered to include a piece in the magazine clarifying that dogs should no longer be walked or allowed to freely roam in the Rookery. Jessica, Julie, and Amy are working on a

blurb to be included in either the June or July issue of the I'On Life Magazine. Eblasts will continue to be sent and notes will be added in the newsletters, etc. to inform residents why dogs are not allowed in The Rookery.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:46pm. Next meeting will be held on May 17, 2021 at 6:00 pm.

Respectfully submitted by _____

Julie Hussey, Board Secretary

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