

I'On Assembly
Board of Trustees Meeting
Monday June 21, 2021
Board Meeting 6:00 P.M.
I'On Conference Room

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
 - May 17, 2021 Board Meeting Minutes
 - June 10, 2021 Special Board Meeting Minutes
- President's Report
 - DISCUSS Rule Change Request
 - Update from TOMP Meeting RE: Outbuilding Overhangs
- Treasurer Report
 - VOTE Reserve Investment Policy
- Amenities Report
 - DISCUSS Community Garden Backstop Request
- Infrastructure/Landscape Report
 - VOTE I'On Amphitheatre Turf Replacement
 - VOTE 2022 Landscape Contract Bids
 - VOTE Perseverance Park Renovation Plan Bids
- Covenants Report
- IDC Report
- Communications Report
- Secretary Report
- Adjournment

I'On Assembly Board of Trustees Meeting

May 17, 2021

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

Management Absent: Mary Fraser

Management Company: Jessica Gosnell and Emily Simpson

Homeowner Forum: Lisa McFadden, 42 Hospitality Street

Lisa joined the meeting to express her opposition for having another streetlight added on Hospitality. She conveyed that an additional light in this area would shine into her home and would like for it to remain dark for privacy reasons.

Call to Order: 6:06PM by Tom O'Brien

Approval of Minutes:

Julie made a motion to approve the April 19, 2021 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom thanked everyone who came to the Creek Club for Jessica's "going away party." It was a great turnout. He welcomed Emily Simpson to the team and expressed the board's enthusiasm about working with her.

He noted how many right of way strips are being completed and how much of an impact their landscaping has on the overall appearance of the neighborhood. He thanked neighbors for their diligence in getting these areas planted.

Tom also recognized that The Greenery recently installed the Spring annuals and they look great!

Treasurer's Report:

Johann reported that expenses have been tracking with the budget this year. Transfer fees are above budget which is positive for the neighborhood's reserve funds. In the first four months of the year, the Assembly has received \$62,000 in transfer fees – this is almost 75% of the \$83,500 which were in the budget and

there are 8 more months to receive these fees. There is a lot of revenue due on delinquent accounts. These funds are not due because annual assessments are not being collected but because of the collection on fines from covenants violations. The actual expenditures for Legal are under budget. This is due to budgeting more for legal this year and a lack of need for legal advice to date. The 2021 reserve and capital contributions from operating will be reflected in the reserve financials next month.

The Finance Committee had a detailed discussion regarding investment options at their last meeting. According to the current reserve study, there is a need for \$10,905,216 to be in the reserve fund by the year 2060 to cover the replacement costs of items currently listed in the reserve study. The bulkhead engineer has relayed that its replacement would cost an estimated \$4.5 million. An additional contribution of \$150,000 was made to the reserves this year to begin properly funding for the bulkhead replacement. The finance team debated which items in the reserve study have an immediate need for replacement funds, which would not need funds immediately funds, which are certain to have a need for funds within the next ten years. The committee's goal is to divide the reserves into 3 buckets: long-term, medium-term, and short-term. The team decided that they felt comfortable putting \$400,000 into the long-term bucket, \$500,000 in the immediate cash bucket, and \$500,000 put into investments with small risks.

Trey inquired how other communities handle matters like this and if Ravenel Associates has dealt with investment policies in other neighborhoods. Jessica replied that Ravenel doesn't have any other communities with investment fund policies because the majority of homeowner association communities do not have the reserves and financial standing that I'On has. Jessica noted that Kiawah Island or Seabrook may have investment policies. If no one is opposed to these investment options, a policy could be developed and voted on in June.

Amenity Report:

Trey reported that the electrical has now been installed to run power to the docks. One security camera is being loaned by a neighbor and will be installed on the dock next week. After testing the camera to see how well it works. Three additional cameras could be purchased and installed at the docks.

He then discussed a situation where a 40ft. boat was tied up to our docks a few weeks ago during a wedding. Registered boaters were forced to move their boats in order for the yacht to dock. Tom noted that per the Creek Club lease, wedding

party boats can be tied up to the dock 20 times per year for the arrival and departure of the wedding party; however, they are not permitted to ask boaters that are tied to the dock to move their boats in order to dock a wedding party boat. Per the lease, it is first come first serve for docking.

Trey also informed the board that several residents were told by the police officer on duty, that they were not allowed to be sitting quietly on their boats waiting for the dock closure to end. They had to untie from the dock to wait to depart their boats.

The Board agreed that there needs to be a better process in place and that restrictions need to be mutually agreed upon by both the Assembly and Mike Russo. It is not fair to registered boaters to be dealing with this treatment when the docks belong to I'On. Tom stated that we are actively working on negotiating terms surrounding this matter. Julie is also working on communications that we can share with the community surrounding Creek Club events and dock usage.

Landscape and Infrastructure Report:

Amy stated that a quote has been received to replace the two areas of turf in the I'On Square. This sod was replaced 2 years ago but due to the area being a high traffic area and heavily shaded, it needs to be replaced again. Tom inquired if the landscape team and the Square Association should meet to discuss options for what the area should look like. He expressed his thoughts that there should be a better, long term solution for this area. Amy replied that a permanent replacement project such as pavers has been discussed but noted that this would be too much of a high-cost project for right now. Tom asked how this would be maintained with all of the seating on the sod. Amy confirmed that if the turf is replaced, the Square Onion will be asked not to allow any tables or chairs on the turf.

Amy made a motion to approve redoing the turf in the I'On Square for \$1,600. Motion Seconded. All in favor. Motion passed unanimously.

She then went on to discuss the renovation of the turf surrounding the amphitheater. She expressed how bad the area looks and how the geese and dogs have had a major impact on the quality of the turf. The committee discussed hydro-seeding the area, which would be most cost effective; however, the area would need to be fenced off to keep residents, pets, and geese off the turf for several months. Amy stated that a quote was requested from The Greenery to completely resod the area, but that quote has not been received. The Greenery has also been

asked for a quote to re-sod small sections of the worst areas and see how that works. Amy hopes to have all options and quotes by the next Board meeting for discussion. This project will take time, money, and management oversight to be an effective solution.

IDC Liaison Report:

Mike relayed that the IDC discussed a few matters at their last two meetings.

They discussed the removal of pine trees as part of Minor Landscape Changes instead of using the tree removal application. They have come across a few situations where an owner is requesting to remove trees greater than 6 inches in diameter or trees that are protected by the Town. The IDC decided that future requests will be submitted by using a Minor Landscape Change application and fee. They decided that no arborist letter is needed for pine trees since they are not TOMP protected trees.

They also discussed issues of wall and fence footings encroaching onto neighboring properties. The IDC will maintain submittal requirements of written permission from neighbors when footings or other items are proposed to encroach on neighboring property.

Lastly, the team discussed tree removals and developing a policy for a tree removal bank that would help fund the replacement of existing HOA trees that become damaged or diseased. They are working on a formal proposal to present to the Board.

Johann asked about the overhang ruling with the Town. Jessica has reached out to Shawn about this to follow up on the status of drafting the PD amendment request, but had not heard back from Shawn yet.

Covenants Committee:

No formal report was presented besides what is included in the Board packet. The Board commented on the overall appearance of the community looking much better than it has in previous years.

Communications Committee:

Julie stated that the committee did not meet this month.

She briefly mentioned that we are starting to think about I'On's 25th anniversary and aligning discussions with the I'On Trust. She expressed an opportunity to

discuss the history of I'On and what it used to be like. She stated that Brockington Associates performed the archeology study when the neighborhood was initially developed and expressed her opinion that this would be interesting to discuss further. The hope is to have a complete plan for the 25th anniversary and how we can interact with the Town for this event.

Secretary: No Report

Other Business:

Normally, the midyear meeting is in June but since there will not be a Potluck this year, it was decided to hold a regular monthly board meeting rather than holding a mid-year update at the June potluck. Tom would also like the Board to think of ways to entice more people to attend the annual meetings each year.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:14pm. Next meeting will be held on June 21, 2021 at 6:00 pm.

Respectfully submitted by _____

Julie Hussey, Board Secretary

June 10, 2021 Special Meeting Minutes

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

Management Present: Jessica Gosnell, Emily Simpson, and Mary Fraser

Tom called the meeting to order at 1:04PM.

Jessica provided a brief update from the meeting with the TOMP surrounding potentially amending the PD in order to clear up lot coverage issues as well as issues concerning outbuilding overhangs. The current PD does not define what is included in the building footprint, it only outlines that outbuildings cannot be larger than 625 sq ft, so when the Town recently began applying their definition that includes eaves/overhangs as part of the building footprint, it creates an issue when building garages or ADUs in l'On. We would like to amend this so that overhangs are not included in the 625 sq ft max building footprint. It was noted that Shawn will begin working to submit this PD amendment request in July.

Per the TOMP's recommendation, we will likely wait to request any amendments to the PD in regards to buildable lot coverage and defining lot types. This is to ensure there is enough time for the community to be informed and educated on the reasoning behind the amendment, as community support is crucial before submitting these requests.

It was noted that these would be two different PD amendments. Julie relayed that Shawn also suggested an option of taking the entire Code out of the PD and turning that over to the IDC.

Julie motioned to move into executive session at 1:08pm. Trey Seconded. Motion passed unanimously.

Amy motioned to move out of executive session at 2:01pm. Johann Seconded. All in favor. Motion passed unanimously.

Julie motioned to adjourn meeting at 2:02pm. Amy Seconded. All in favor. Motion passed unanimously.

As of 5/31/2021

5

Summary	prior year actuals					Annual	YTD	YTD
Income Statement	2016	2017	2018	2019	2020	Budget	Actual	Budget
						2021	May-21	May-21
Assessments	\$ 799,050	\$ 799,025	\$ 795,350	\$ 799,458	\$ 914,400	\$ 1,065,400	\$ 444,500	\$ 443,917
Delinquent Dues	(6,000)	-	3,675		-		-	-
IDC Revenue	21,900	21,450	17,450	20,150	34,300	28,000	20,475	11,667
Dock Closure Rev	15,520	14,700	24,150	21,000	16,800	12,600	8,750	5,250
Interest					23,954	-	6	
Misc Income	21,808	5,586	11,097	29,099	32,879	9,050	14,351	3,771
Total Revenue	\$ 852,278	\$ 840,761	\$ 851,722	\$ 869,708	\$ 1,022,333	\$ 1,115,050	\$ 488,082	\$ 464,604
Payroll, Administrative, IDC	\$ 270,451	\$ 261,666	\$ 258,941	\$ 263,426	\$ 286,826	\$ 293,261	\$ 109,936	\$ 122,192
Legal & Professional	27,217	39,563	18,749	43,981	48,162	50,000	9,679	20,833
Landscaping & Maintenance	341,555	360,221	355,058	388,176	422,077	402,680	213,103	167,783
Utilities, Insurance, taxes	97,973	88,078	90,222	68,153	95,729	130,550	27,859.94	54,396
Reserve Contribution	39,000	39,000	41,500	41,500	41,500	192,192	192,192	192,192
Capital Projects	46,000	46,000	46,000	46,000	62,650	46,367	46,367	46,367
Total Expenses	\$ 822,196	\$ 834,528	\$ 810,470	\$ 851,237	\$ 957,994	\$ 1,115,050	\$ 599,137	\$ 603,764
Net Surplus	\$ 30,082	\$ 6,233	\$ 41,252	\$ 18,471	\$ 64,339	\$ -	\$ (111,055)	\$ (139,159)

FINANCE COMMITTEE REPORT AND RECOMMENDATION

By way of background, l'On traditionally has employed a very conservative investment policy with respect to the money held in its Operating Fund (about **\$800K** as of 5/31/21) and its Reserve Fund (about **\$1.625M** as of 5/31/21). See the "Draft Investment Policy for l'On" that appears to have been adopted by the Board.

According to that document, "the primary investment objective of the reserve and operating capital funds is preservation of capital." It also states that "in both funds yield/return, while important, is certainly secondary"

With respect to the Reserve Fund, the current Investment Policy states that "Reserve Fund investments can consider the longer-term nature of the required expenditures." However, that money can only be "invested in US Government Securities or Agencies or Bank CD's covered by FDIC insurance." In any event, the "maturity of the Reserve Funds should not exceed 5 years or one year prior to the date expenditures are forecasted whichever comes first."

Two factors strongly militate against the existing investment philosophy for the Reserve Fund. First, even before the major increase in inflation over the past 3 months, the return from cash and CDs has been and will likely continue to be well below inflation. Second, the long-term reserve needs are well above the present Reserve Fund capital – *e.g.*, it is estimated that l'On needs about \$10.9M by year 2060 to pay for ALL replacement reserve items currently listed in the reserve study.

Accordingly, the Finance Committee recommends that the investment philosophy remain the same for the money in the Operating Fund to ensure continued, immediate access to those funds. On the other hand, the Committee recommends that the "Operating Equity" (aka, "Retained Earnings") of line 3130 (Operating Fund Balance Sheet) be reduced to about \$40,000 with about \$125K being transferred to the Reserve Fund to be held in a new account entitled "Strategic Reserve" under a new line 2816. **This transfer will increase the Reserve Fund to about \$1.75M.**

The major recommendation of the Committee is the creation of three different buckets of Reserve Fund money, with different time horizons and investment strategies. As set forth in the attached proposed Reserve Fund Investment Policy for l'On:

1. **The short-term bucket** is projected to always contain approximately **\$400K** and be invested in cash/CDs to ensure relatively quick access, if necessary. The Reserve Fund items in this bucket are items 2800, 2811-2815 on the Reserve Fund Balance Sheet.
2. **The medium-term bucket** is projected to always contain approximately **\$700K** and be invested in ETF instruments having a 3-10 time horizon.
3. **The long-term bucket** will begin with about **\$650K** and be invested in two broad market ETS with a 10-30 year time horizon.

Johann Von Asten

Chair, Finance Committee

DRAFT RESERVE FUND INVESTMENT POLICY FOR I'ON HOA

PURPOSE

The purpose of this document is to modify the existing I'On Investment Policy to reflect the long-term needs of I'On for capital expenditures and to reflect the fact that the current Reserve Fund investment policy does not and likely cannot even meet annual inflation increases so that the Reserve Fund will likely effectively lose value each year.

The Reserve Policy set forth below is intended to increase the return of the Reserve Fund without incurring long-term, undue risk.

INVESTMENT GUIDELINES

The Finance Committee may appoint one or more investment managers to execute the Reserve Fund policy set forth below:

Short-Term Bucket: **\$400K**, which is about 25% greater than the liabilities (\$320K) in items 2800, 2811 and 2812-2815. These funds will continue to be invested in only cash/CDs to ensure relatively quick access, if necessary.

Medium-term Bucket: **\$700K** will be invested (as the present funds roll-over so as to avoid penalties) into income portfolio ETFs having rolling, ladder due dates in the 3-10 year range).

Long-term Bucket: **\$650K** will be invested equally only in the Nasdaq ETF "QQQ" and the S&P ETF "SPY". The investment horizon on these ETF's is in the 10-30 year range.

Excess/Deficit Funds: To the extent that the Board transfers money to the Reserve Fund in the future, that money will be treated as an addition to the Long-term Bucket -- but only so long as the amounts set forth in the above Short-term and Medium-term Buckets are approximately at the same levels as indicated above. If there is a deficit in the Short-term and/or Medium-term Buckets, the HOA may transfer money to those buckets from the Operating Fund or from the Long-Term Bucket of the Reserve Fund.

REVIEW AND MONITORING

The investment policy of the reserve and excess operating funds will be reported and discussed at least quarterly by the Finance Committee to assure that the general objectives of the original investment policy and this revised investment policy are being met. As appropriate, the Finance Committee will report to the HOA Board of Directors.

Amenity Report

Sievert Electrical has completed running power to the docks. They have installed uplighting on the two oak trees along the path to the dock, a motion detection light on the tree next to the dock gate and an electrical outlet by the seating area in the parking lot. They also installed one security camera on the dock as a test.

Since the camera worked well, we have purchased 3 additional security cameras for the docks that will be installed on June 21st. One camera will be located on the tree at the gate, one camera will be pointed down the walkway to the pier, and then there will be one camera facing each of the floating docks. Sievert has a few adjustments to make on the oak tree up lighting and the motion light location that will be completed on the 21st as well.

We currently have 86 boats registered to use the I'On Docks.

Landscaping and Infrastructure Report

June 21, 2021

- a. The annual mulch and pinestraw application have been completed.
- b. Sod was installed in the Square on 6/8/2021. Jessica spoke with the owner of the Square Onion and asked that they not allow tables to be placed on the sod going forward. They agreed to adhere to that request.
- c. The amphitheater turf decline, as discussed previously, is largely due to the geese as well as the dog meet ups that are regularly occurring in this area. We have received three quotes from The Greenery, for three different solutions, to potentially correct the turf issues. **VOTE NEEDED.**
- d. One of the ROW oak trees on Joggling was severely damaged by a box truck making a delivery in the neighborhood. The truck ripped off a very large limb. The tree must now be removed as the wound on the tree is too severe for it to survive. We are awaiting approval from the Town to remove the tree.
- e. Streetlight addition update: After careful review, and confirming proximity of streetlights to these locations, the L&I committee confirms we will now be installing a total of 3 new streetlights. Location of these additional streetlights: 1) corner of Hospitality and N Shelmore, 2) to the right of 14 Saturday and 3) to the left of 15 Robert Mills Circle. Dominion was able to locate a few more 8ft poles that we will be able to use for this project. We are awaiting Dominion to send us an invoice for these poles, installation will be done by our electrician.
- f. The sinkhole repair in the alley along the Scramble playground was completed.
- g. The Board approved the Montrose alley retaining wall repair at the April Board meeting, which will be changing the wall to a keystone block wall. The Greenery's construction crew has been booked out for several months, so this repair will be completed in July.
- h. The Ramble drain "repair" was completed on 5/19/2021.
- i. Our maintenance man is gradually replacing the (7) damaged cement bollards along Eastlake.
- j. We obtained cement bollard molds from Stone Casting. Stone Casting is the only maker in the entire state that can make the cement bollards that are around Eastlake. The owner of Stone Casting is retiring and closing his business, we purchased the original bollard molds from him so we can have the same bollards when needed in the future.
- k. We are awaiting a quote from Will Davis for "phase 1" of the Mathis Ferry Buffer clean up. Will has informed us that this clean-up/pruning cannot occur during the growing season (now) and must be done in the winter when vines are dormant. Otherwise they will grow back within days of cutting.

- l. We are also awaiting a quote from Will to remove a few dead sycamores from Perseverance Park and prune a few sycamore limbs out of the palm trees. Will has removed one small dead sycamore from the park.
- m. We obtained plans from EarthSource Engineering for the Westlake path drainage issue and will now obtain bids on the project for its completion.
- n. A new palm tree (at the Sowell St. entrance to Eastlake Path) has been installed. It replaced the palm tree that died last year and was recently removed.
- o. We have obtained a 2nd quote for the Perseverance Park landscaping renovation plans. The first quote received was from Outdoor Spatial Designs and the second quote is from Kelly Messier. Luckily, Jessica located the original Perseverance Park landscape plans which is extremely beneficial and will save us money on surveying costs. **VOTE NEEDED**
- p. The 2022 landscape contract was bid out in May. We obtained bids from The Greenery, Pleasant Places, Schneider Turf Maintenance, and Yellowstone Landscaping. **VOTE NEEDED.**
- q. Two trees on the marsh path, along Frogmore Rd, have been identified as being dead and needing removal. Charleston Tree Company has these on their list for removal.
- r. A large tree came down in the storm that passed through on 5/15/2021. The tree was blocking the marsh path between Hopetown and Frogmore. Charleston Tree Company came out on 5/16/2021 and cleared the tree as well as removed the trees that fell and were leaning against the Hopetown/Frogmore marsh path bridge.
- s. The L&I Committee will be drafting a wildlife policy regarding feeding geese and other wildlife.
- t. The L&I Committee will be drafting a memorial bench procedure policy.
- u. Terminix continues to spray monthly for mosquitos in our playgrounds and around the lakes.
- v. The L&I Committee approved a proposal from the Greenery to install camellia and breeze grass where a dead Crape Myrtle was removed near the Little Library area on W. Shipyard.
- w. The L&I Committee approved a proposal to apply Flight Control to the turf around Eastlake & Westlake. Flight Control is an eco-friendly spray that is applied to turf to give the geese a 'visual warning' so that they do not want to eat the grass. "Geese see the world in the ultraviolet spectrum, the repellent contains a UV marker that geese will learn to recognize. To the geese the grass will appear as being purple in color and speckled in pattern, which serves as a threat to the geese. To humans, the turf will look completely normal. When this sprayed turf is ingested, it also causes indigestion in geese. It does not harm the geese in any way, but if the treated grass is eaten it will irritate them and therefore will no longer *want* to eat treated turf and will move along as they will come to recognize the treated grass due to the UV marker. The product is not harmful to humans, pets, nor geese." It does require multiple applications. We are going to do two applications to begin with to see if there's any improvement in the reduction of geese in the community.

- x. We received a proposal from The Greenery to enhance the landscaping in the median island at Ponsbury Rd and Sowell St, which was a 2021 Capital Project. After the additional spring annuals were added to the island, the Committee determined that an additional enhancement of the island was no longer needed and has tabled this proposal.
- y. Our Aquatics team has been treating Eastlake, Westlake, and the Canals for a recent algae growth. The algae was decreasing and we were seeing improvement, but after the recent heavy rains, the algae seemed to worsen, which is likely due to fertilizer and other nutrients being washed into the lake with all the storm water. The aquatics team is continuing to treat the algae weekly until it is back to preferred levels. We are also having a water quality test completed since it has been a few years since the last test. Water samples are being sent to Clemson Extension and we will receive a report back.

June 21, 2021 Covenants Committee Report

Since January, we have sent 78 properties covenants violation letters. These violations include overall maintenance of properties for items such as mowing, weeding, pressure washing, painting, trash can screening, and landscaping of right of way strips. 54 out of these 78 properties have been closed out and have since come into compliance. Currently we are actively sending letters to 12 properties. We were also able to remove a property that has been on our covenants list for 3 years as they have now corrected the issues.

The Covenants Committee is still looking for members to join our team. If the Board has any recommendations on residents who may be interested, please let us know!

IDC Report
I'On Assembly Board Meeting
June 21, 2021

NOTES / DISCUSSION FROM IDC MAY 18, 2021 AND JUNE 1, 2021

1. Unapproved Final Inspection & Deposit Refund. The time frame in which a homeowner must correct/rectify any issue(s) resulting in an unapproved Final Inspection & Deposit Refund was discussed.

IDC Decision: The IDC agreed that a 90-day time frame be given to the homeowner to correct/rectify the issue(s) and re-submit for another Final inspection. The 90-days would be calculated from the date the unapproved decision letter was sent to homeowner. It was also decided that if the homeowner does not rectify the issue(s) and submit for another final inspection within the 90-day time frame, the IDC can then turn it over to the Covenants Committee to begin the fining process.

2. Play equipment & playhouses. The IDC discussed general guidelines for playhouse and play equipment and whether these should be submitted to the IDC for review.

IDC Decision: The IDC agreed not to require a homeowner to submit for approval on play equipment and/or playhouses since it is a temporary structure, and the Covenants Committee has taken care of any issues in the past and would continue to do so. The IDC did create some basic guidelines and will add them to the other Architectural & Landscape guidelines. They are as follows:

1. Children's play structures must be in the rear yard when possible and be effectively screened, by fencing or evergreen plant material from the public view.
2. Large temporary playhouses/play equipment should be aesthetically pleasing and match/coordinate with the color & material of the house.
3. Large temporary play structures should be securely anchored to prevent the possibility of them becoming airborne during storm winds which could hurt someone or result in property damage.

3. Fence guideline added.

IDC Decision: Motion to add the below guideline to the fencing guidelines was discussed and voted on. All members were in favor.

1. Fence sections must start and stop between posts.

Approved for Construction

Revised major landscape plans (4)

Minor property change (3)

Minor change to driveway appearance

Exterior paint change, new garage door, new screening system

Change to approved new construction (window grid changes)

Approved with Conditions

Major landscape change (3)

Structural change (3)

Converting 2 garage doors to one garage door

Minor property change

Tree removal

Partially Approved

Exterior shutter paint color change and retaining doors (approved); removing from fence (not approved)

Not Yet Approved

Major landscape change (3)
Major landscape change with pool
Structural change

Approved by NDC

Roof replacement, like for like (3)
Repaint house to match existing color, no changes (2)
Repair stucco chimney, no changes
Repaint house trim to match existing color and revarnish doors, no changes
Stucco repair, no changes

Final Inspection Approved

Major landscape changes (6)
Structural changes (4)
Fence (2)
Boat enclosure

Conflict of Interest Notes for 5-18-21 IDC Meeting:

Erika Mueller noted that the company she works for will be providing Landscape services for a fee to 73 Saturday Rd. Therefore, she recused herself from reviewing and making decisions on the submissions during the 6-1-21 IDC meeting.

Next IDC Meeting:

July 6, 2021 at 2:00PM

Submitted by: Michael McLaughlin Date: June 18, 2021

Communications Committee Report

June 18, 2021

10:00 am – 10:30 am

Attending: Julie Hussey, Margaret Summers, Mary Frasier, Mary Kaplan, Kathie Hass, and Emily Simpson.

Absent: Michael McLoughlin and Lisa McFadden

Newsletter: Julie will reach out to the Town to see if they have some interesting historical information especially about the Mathis Ferry Road area and the Town in general. It would be nice to include some of this information in our newsletter.

Spreadsheet: Mary F. and Margaret are working together to create a spreadsheet with a schedule of some of our regularly scheduled ebasts and events.

I'On Trust: The June 13th Food Trucks on the Green was canceled because of rain predictions. The next Trucks on the Green will be in September after summer heat and travel have subsided.

4th of July plans have been made. To avoid crowding a lot of people into the Square, the parade will be rerouted to end for the ceremonial reading and singing to take place at Westlake. The parade will begin at 9 am and lasts just over an hour. There will be a band from 5-8 pm at Westlake.

The Trust is thinking about our 25th anniversary celebration and is looking to host different events at different amenities throughout the neighborhood – possibly in March when the weather is cooler.

Welcome Packets: Laurie Minges worked with I'On resident Sam Sidney to create a map of I'On and has offered to provide them for the welcome packets.

50 more directories have been ordered to cover welcoming packets until December.

Town Liaison Committee: The communications committee talked some more about creating a subcommittee of people who are already or want to be connected with the Town of Mount Pleasant to improve I'On's relationship with the Town and follow Town Council more closely.

The group discussed the upcoming election and the need to avoid supporting particular candidates while also encouraging participation and voting.

The I'On Assembly or Trust could sponsor some Town events such as a candidate forum for Town Council/Mayor or a talk about Mount Pleasant History at Lucy Beckham High School.