

I'On Assembly
Board of Trustees Meeting
Monday September 20, 2021
Board Meeting 6:00 P.M.
I'On Conference Room

AGENDA

- Homeowner Forum
- Call to Order
- Approval of July 19, 2021 Board Meeting Minutes
- President's Report
 - Update on PD Amendment regarding outbuildings
- Treasurer Report
- Amenities Report
 - Discuss & Review Proposal for Painting main dock, pier head and boat launch dock – *VOTE NEEDED*
- Infrastructure/Landscape Report
 - Perseverance Park Proposal; removal of sago palms & installation of plants per landscape renovation plan – *VOTE NEEDED*
 - Eastlake Erosion Control Plantings – *VOTE NEEDED*
- Covenants Report
- IDC Report
- Communications Report
- Secretary Report
- Adjournment

I'On Assembly Board of Trustees Meeting

July 19, 2021

Members Present: Tom O'Brien, Trey Mathisen, Michael McLaughlin, Johann Von Asten, Julie Hussey, and Erik Glaser (auditor)

Members Absent: Chris Colen and Amy Sage

Management Company: Emily Simpson and Mary Fraser

Homeowner Forum: Ed Clem, 167 E Shipyard Road; Bob Adams, 35 Eastlake Road

Ed Clem first commented on how great the front entrance enhancement looks. He also expressed his interest in learning more about our plans to purchase the Creek Club. He voiced his concerns of what our plans would be to refund the reserves after a purchase like this. Johann responded that we have no obligation to have a balance sheet on the Creek Club, so this asset is not reflected on the books. Erik provided his insight on this topic as well, reiterating that this kind of purchase would not be reflected in the financials. He expressed how well funded our association and noted our well managed operations. Tom stated that we will discuss this topic further under the President's report.

Call to Order: 6:07PM by Tom O'Brien

Approval of Minutes:

Johann made a motion to approve the June 21, 2021 I'On Assembly Meeting Minutes and the June 30, 2021 Special Meeting Minutes. Trey Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom made a motion that a reserve fund be established and maintained for the purpose of reserving the amount of funds, with the inclusion of a 25% down payment to be made 18 months from the day of notice, that would be required to exercise the Assembly's option to buy out the two (2) Option Periods of the Creek Club lease in 2034 pursuant to Section 23 of the Creek Club lease, in order for such funding to be available for that purpose at that point in time. The reserve fund may either be a separate reserve fund established solely for this purpose or an existing reserve fund maintained for multiple purposes. Julie Seconded. All in favor. Motion passed unanimously.

It was noted that future Boards can make a different decision on this matter but would like to have this documented to reflect the current Board's thinking so that future Boards can reference at a later time. Johann expressed that if we did purchase the Creek Club, we would need to create some sort of revenue stream, similar to the wedding revenue we receive now, but that would also benefit the homeowners.

Next, Tom went on to discuss the proposed PD amendment with the Town of Mt. Pleasant regarding the inclusion of overhangs now being counted in building footprints. We received the below statement from Shawn Willis, the HOA attorney.

The purpose of the request to amend the PD is because the I'On Code currently says that outbuildings "shall have a maximum footprint of 625 square feet." However, the word footprint is not defined in the I'On Code. According to the Town of Mount Pleasant's Code of Ordinances, the definition of building footprint is "All parts of a building that rest, directly or indirectly, on the ground, including, but not limited to: garages, bay-windows with floor space, chimneys, porches, decks, cantilevered floor space or decks, and covered breezeways or walkways." In the Town's definition of footprint, there is no reference to roof overhangs or eaves. Recently, the Town has started including roof overhangs and eaves in the calculation for an outbuilding's footprint. A significant amount of feedback was received from the community regarding this issue, and believes that it is in the best interest of the community for roof overhangs and eaves to be excluded from the calculation of the maximum footprint for outbuildings.

To proceed with filing the application for the PD amendment, a vote was required from all Board members. An email was sent to all Board members on July 2 requesting members to submit their vote in favor or against having the Association's attorney to proceed. The vote passed unanimously for the Association's attorney to proceed with filing the PD amendment application with the Town. Our attorney is currently working on completing the application and will have it submitted prior to the due date of July 21, for this proposed amendment to be on the agenda for the Planning Commissions meeting on August 18.

Tom made a motion to proceed with the PD amendment as discussed. Johann Seconded. All in favor. Motion passed unanimously.

Treasurer's Report:

Johann provided a brief review of the executive dashboard, pointing out several items. He stated that both IDC and Dock Closures have brought in a significant amount of revenue at this point in the year. He also touched on AR revenue from violation fines that have been collected, stating that fines are not considered to be actual revenue as it is not budgeted to collect these funds. Under expenses, Landscaping is currently over budget. He relayed that some of this is due to timing, and some is due to the additional street blowing. Insurance and Taxes are currently under budget. However, Insurance will be paid in July and the amount is expected to increase. Legal is also under budget thus far this year. If Legal stays under, it should be expected to have a surplus at year end.

Johann stated that \$125,000 has been transferred into the strategic reserve category which was approved at last month's Board meeting. Year to date, reserve expenses are \$89,000 and should expect to be at \$140,000 by year end. It was noted that this number is reflected from items that actually need to be replaced/maintained per the Reserve Study. Emily noted a few reserve projects that are currently in the works. She stated that the Westlake Path Erosion Project is in the works as well as the Street Light Replacements, Boathouse Decking/Railings, and the Montrose Alley Retaining Wall. She stated that she anticipates spending about \$40,000 more from the reserve fund which would leave us at \$130,000. This would still leave us under budget.

Erik Glaser provided a brief summary of the 2020 audit report to the Board. He first expressed that the association is very well funded. He stated that while conducting an audit, it is important to gather an understanding of the internal

controls of management to see that their procedures follow best practices. He stated that the internal controls are very well operated and noted the fine tuning of the separation of accounts like the construction deposits. He also expressed that both the Operating and Reserve funds are healthy, stating that the association has more cash than prepaid assessments which is very good. Erik also took an in depth look at the reserve study while conducting the audit. He stated that the reserve study looks good and is accurate as far as timing. The next study is scheduled to be conducted in 3-5 years. He also mentioned that many of the replacements are items that don't actually need to be done for quite some time. Erik expressed his professional opinion of conducting an audit in the 3-year time frame for an association such as ours. Johann inquired why the audit reflected a 72% accuracy and not an accuracy of 100%. Erik responded that in 2016, the association was 95% funded and that in 2020, we are 72% funded. He noted the big-ticket items of the reserve study being the bulkheads, dredging, and the paths. Since 2016, there was an increase of \$5.3 million in the replacement reserve items. The biggest reason for this decrease is the newly known cost for replacing the bulkheads. The previous reserve study calculated \$500,000 for their replacement, but we now know that it will cost approximately \$4.6 million to replace the bulkheads. It was noted that we just recently started to fund for the bulkheads, so that is a significant reason why the number dropped from 95% to 72%. The docks were also added to the reserve study. Overall, Erik stated that the association is in very good standing and noted that most HOAs are funded at 10%-50% so we are operating very well in comparison. Lastly, Erik mentioned that managing expectations of the engineered plans for these replacements will need to be a focus in the next review. The next audit needs to reflect the updated reserve study estimates, which is to be completed in 2025.

Amenity Report:

Trey expressed that he hasn't seen much negative behavior down at the docks like we were experiencing last year. The security cameras seem to be a good addition for deterring some of the poor behavior.

He also stated that we have 91 registered boaters so far this year and that the boater contact spreadsheet has been sent out to all boaters.

Lastly, he mentioned that the railings at the pierhead will be repainted this month.

Landscape and Infrastructure Report:

Emily provided a brief report on Amy's behalf. She stated that the turf replacement at Westlake began today. The Greenery will be applying the second spray of flight control in a few weeks. She also stated that Kelly Messier is working on the plans for Perseverance Park and that we should have these plans to review in August. She mentioned that The Greenery's aquatics division is continuing to monitor the algae growth in the lakes. Emily also relayed that the Landscape Committee discussed the erosion issues at the north end of Eastlake at their last meeting. The team is committed to working on a plan to both ease the erosion and enhance the water quality through the use of plants around the lake.

The committee has also drafted a policy surrounding memorial benches which requires a Board vote. See attached policy.

Johann made a motion to approve the Memorial Bench Policy with the adding, "if a replacement is not purchased, an effort will be made to contact the original owner. If we do not receive a response, then management will keep the plaque on hand for a maximum of one year". Trey seconded. All in favor. Motion passed unanimously.

It was noted that the Mathis Ferry buffer will not be able to be worked on until Winter. Johann expressed that we should allocate more funds for the buffer while putting the budget together for next year. We should be getting the proposal for this soon so will ask Charleston Tree Company about solidifying this number, so we do not have to wait until next Winter to complete this project.

IDC Liaison Report:

Mike stated that there is not much to report on this month as the IDC only held one meeting. He relayed that there was a total of 22 submissions this month. 3 were "Conceptually Approved", 4 were "Not Yet Approved", 4 were "Approved with Conditions", 5 were "Approved", 3 final inspections were "Approved", and 3 submittals were "Approved" by Dana.

Julie mentioned an issue with the Town interfering with the height of a wall that was approved to be constructed between two homes in the neighborhood. Similar to the outbuilding measurement, the Town appears to be changing how they are measuring wall height. We are working on clarifying matters in the I'On Code versus Architectural Guidelines with the Town.

Covenants Committee:

No formal report.

Communications Committee:

Julie stated that the team was not able to meet this month due to several members being out of town. We hope to schedule a meeting for the end of the week.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:01pm. Next meeting will be held on August 16, 2021 at 6:00 pm.

Respectfully submitted by _____

Julie Hussey, Board Secretary

Dashboard as of 8/31/21

As of 8/31/2021

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Summary	prior year actuals					Annual	YTD	YTD
Income Statement	2016	2017	2018	2019	2020	Budget 2021	Actual Aug-21	Budget Aug-21
Assessments	\$ 799,050	\$ 799,025	\$ 795,350	\$ 799,458	\$ 914,400	\$ 1,065,400	\$ 711,200	\$ 710,267
Delinquent Dues	(6,000)	-	3,675		-		-	-
IDC Revenue	21,900	21,450	17,450	20,150	34,300	28,000	33,400	18,667
Dock Closure Rev	15,520	14,700	24,150	21,000	16,800	12,600	16,800	8,400
Interest					23,954	-	14	
Misc Income	21,808	5,586	11,097	29,099	32,879	9,050	10,081	6,033
Total Revenue	\$ 852,278	\$ 840,761	\$ 851,722	\$ 869,708	\$ 1,022,333	\$ 1,115,050	\$ 771,495	\$ 743,367
Payroll, Administrative, IDC	\$ 270,451	\$ 261,666	\$ 258,941	\$ 263,426	\$ 286,826	\$ 293,261	\$ 194,916	\$ 195,507
Legal & Professional	27,217	39,563	18,749	43,981	48,162	50,000	17,452	\$ 33,333
Landscaping & Maintenance	341,555	360,221	355,058	388,176	422,077	402,680	304,683	\$ 268,453
Utilities, Insurance, taxes	97,973	88,078	90,222	68,153	95,729	130,550	106,503.56	\$ 87,033
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	\$ 862,114	\$ 822,886
Net Surplus	\$ 30,082	\$ 6,233	\$ 41,252	\$ 18,471	\$ 64,339	\$ -	\$ (90,619)	\$ (79,520)

Amenity Report

The waterline has been repaired and moved at the boat ramp. A new dock hose and nozzle will be added at the dock and 1 nozzle has been replaced.

A submittal for a new fence to be installed around the Community Garden has been submitted to the IDC.

A proposal was obtained by Atlantic Resurfacing to coat the main dock walkway, pierhead, and boat launch dock with Acryfyn. The proposal total was \$3,500 and need a Board vote.

Landscaping and Infrastructure Report

September 20, 2021

- a. During the June Board meeting, the Board approved to patch the worst areas of turf at Westlake. The new sod was installed on July 21st.
- b. One of the ROW oak trees on Jogging was severely damaged by a box truck making a delivery in the neighborhood. The truck ripped off a very large limb. The Town of Mount Pleasant removed this damaged tree in the end of July.
- c. Streetlight addition update: After careful review, and confirming proximity of streetlights to these locations, the L&I committee confirms we will 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. Sievert Electrical installed the base work for the 3 street light locations, and Dominion inspected to make sure everything was correct. There was an issue with the Hospitality & N. Shelmore location, electricity cannot be pulled from the Dominion box at this location. Sievert met and walked the location with Dominion, and electricity needs to be pulled from another location. Sievert will be submitting a change order to the Assembly as soon as possible.
- d. 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 replacement of the Montrose alley retaining wall started in the end of August. The project is still in progress, we are waiting for the end stones to be delivered. Once the stones arrive and upon completion, Emily will walk the site with The Greenery to make sure the job was completed to satisfaction.
- e. There is an area at the Ramble drain, where the rock has sunken. The Greenery informed Emily that this was caused by the corrugated pipe failing and provided an estimate. Due to the high cost of the repair, Emily is obtaining a proposal from Weaver Construction. Weaver Construction notified Emily that the time frame for providing quotes has been delayed longer due to larger scale projects the company is working on. Emily and Chris (The Greenery) continue to monitor this area, there has not been any changes once Chris filled in the hole.
- f. Our maintenance man is gradually replacing the (7) damaged cement bollards along Eastlake.
- g. Charleston Tree Company will be providing a quote for "phase 1" of the Mathis Ferry Buffer clean up. Will Davis 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 continue growing back within days of cutting.
- h. Charleston Tree Company removed a few dead and hazardous sycamores from Perseverance Park. They have previously removed one small dead sycamore from the park.
- i. We obtained plans from EarthSource Engineering for the Westlake path drainage issue. Some changes were made to the plans, and once the revised plans are received, estimates will be obtained to complete the project.
- j. At the June Board meeting, the Board voted to proceed with obtaining landscaping renovation plans from Kelly Messier for Perseverance Park. Kelly completed the landscape renovation plan and met with Amy and Emily on August 18th to review the landscape renovation plans for Perseverance Park. This project will be completed in phases. At the L&I Committee meeting on September 14, the renovation plan was reviewed with The Greenery. The Greenery will be submitting a proposal for removing the Sago Palms and installing plantings per the renovation plan. The L&I Committee requested this proposal to be completed as soon as possible, so it can be reviewed at the Board meeting on September 20. **VOTE NEEDED**

- k. The 2022 landscape contract was bid out in May. At the June Board meeting, the Board voted to continue using The Greenery as our landscape maintenance company. The Board did ask for the Landscape and Infrastructure committee to reach out to The Greenery, and to negotiate an additional two weeks to the six-week heavy leaf clean-up. The Greenery resubmitted their proposal to include an additional two-weeks of leaf cleaning, but were unable to keep the price the same due to the extra labor and crew.
- l. Two trees on the marsh path, along Frogmore Rd, which have been identified as being dead were removed by Charleston Tree Company.
- m. A tree has fallen from the marsh behind 59 Hopetown. Charleston Tree Company will remove the fallen tree that is partially on the driveway at 59 Hopetown and on the neighboring fence at 55 Hopetown. Charleston Tree Company removed the part of the fallen tree on July 15.
- n. The L&I Committee is drafting a wildlife policy regarding feeding geese and other wildlife.
- o. The L&I Committee drafted a memorial bench policy which was approved by the Board at the July 19 Board Meeting. The policy has been added to the l'On Community website.
- p. This is the last month that Terminix will be spraying for mosquitos in our playgrounds and around the lakes. Our service contract with Terminix runs from April to September.
- q. 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 repellant 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. The first application was completed on 6/24/21. The second application was applied the last week of August.
- r. Our Aquatics team continues to monitor and treat Eastlake, Westlake, and the canals for a recent planktonic algae growth. The algae had been decreasing and we were seeing improvement, but after the long period of 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.
- s. Palm tree pruning on common area and in the right-of-way strips was completed by Charleston Tree Experts on July 16.
- t. Replacement plants were installed at Patience Park on 7/9/21.
- u. There are considerable amounts of erosion at the north end and east side of Eastlake. The Landscape & Infrastructure Committee is committed to working on a plan to both ease the erosion and enhance the water quality through the use of plants around the lake. Emily along with homeowner, Carol Degnen, met with Carl Rokes (the Greenery, Aquatics Division) at Eastlake on July 30th to discuss a plan for installing plants along the bank to aide in the erosion and water quality. Carl submitted a proposal for a 20 linear foot section of the north end pond bank, with a plan to have the same plantings installed all along the north and east sides. These plantings will also assist in deterring geese. This project will be completed in phases. The L&I Committee reviewed and approved the proposal submitted by The Greenery Aquatics Division. This expenditure will be covered by the funds that were set aside for the Sowell/Ponsbury island improvement, which was tabled by the L&I Committee. **VOTE NEEDED**
- v. The Greenery Aquatics Division installed a new pump for the Joggling Park fountain. After the new pump was installed, the Aquatics team continued to have issues keeping the fountain running.

They found that the spindle for the impeller was cracked and ordered a new pump. The second pump is at no cost to the Assembly.

- w.** On August 18th the new compressor and aerator for the pond on Saturday Rd was installed by The Greenery Aquatics Division.
- x.** An owner on Robert Mills Circle notified Emily that a tree on the Marsh Path had fallen and was a potential hazard. Will Davis, Charleston Tree Company, checked this and a tree from 15 Robert Mills had fallen onto a tree on the marsh path which created the hazard. The homeowner at 15 Robert Mills agreed to have Charleston Tree Company remove their tree while they were onsite removing the hazardous tree from the marsh path. Once the invoice is received from Charleston Tree Company, the amount due for 15 Robert Mills will be paid by the homeowner.
- y.** Obtained a proposal from Intercoastal Pressure Washing to pressure wash all the hardscape and retaining walls at Perseverance Park. The L&I Committee approved the proposal at our meeting on 9/14/21.
- z.** Awaiting a quote from Charleston Tree Company to remove 3 Sycamore stumps and a Chase tree stump from Perseverance Park.
- aa.** Obtained a proposal from The Greenery to top-dress the marsh trail access path next to 30 Isle of Hope once construction is completed. The L&I committee reviewed the proposal. There are a couple of concerns and agreed to confer with the IDC prior to any top-dressing of the easement.
- bb.** On September 9th, Emily was notified of a sinkhole that has formed off the alley by 42 Sowell close to the outflow pipe. The Town of Mt. Pleasant's Stormwater Division Chief informed Emily that they are looking at the pipe for rehabilitation due to other sinkholes along Patty Lane. Since the sinkhole is in the alleyway, this might be an Association's responsibility to repair. The Stormwater Division Chief is working with an engineering group on a plan for the pipe and will see about addressing this area with them as well. The area is currently blocked off with orange cones and caution tape.

September 20, 2021 Covenants Committee Report

Since January, we have sent 113 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. To date 98 out of these 113 properties have since come into compliance. Currently we are actively notifying 32 properties of noncompliance.

We have also begun notifying residents who still have school and other signage posted on their properties for removal.

The Covenants Team is working with the IDC to ensure final inspections and deposit refund requests are submitted in the 90-day timeframe per the Construction Deposit Policy.

The Covenants Committee continues to look 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
September 20, 2021

NOTES / DISCUSSION FROM IDC AUGUST 17, 2021 AND SEPTEMBER 7, 2021

1. Unapproved final inspection. Major changes approved. First final inspection conducted and not approved. **IDC Decision:** The IDC reviewed the unapproved items listed in the final inspection letter and agreed that the windows and soffits were to be rectified ASAP and for the Covenants Committee to notify the homeowner that he has 30 days to submit for another final inspection or the HOA will begin fining if not rectified within the required timeframe
2. Home that started work without submitting written agreement to adhere to the conceptual landscape plan revisions & conditions, and without submitting a revised landscape plans for review & approval within 90 days from the architectural plan approval date. **IDC Decision:** The IDC discussed that work on the new construction house was started without the homeowner meeting the approval conditions requested/required before beginning work and has still not submitted the required items to meet the approval conditions. The following decisions have been made:
 1. The IDC agreed to give the homeowners until 9-17-21 to submit a comprehensive landscape plan incorporating the revisions & conditions from the previously reviewed architectural & conceptual landscape plans.
 2. Since 43" of trees were removed from the lot, the IDC is requiring that 21½ " be planted back on the lot using trees from the tree replacement table from the TOMP and the trees must have a 5-8" DBH minimum. Indicate this on the new landscape plan.
 3. The homeowner must submit the tree mitigation from the TOMP within 2 weeks.
 4. The homeowner must immediately submit the previously requested written agreement to adhere to the conceptual landscape plan review revisions & conditions.
 5. It was noted that the Oak trees in the Right-of-Way were trimmed without receiving permission from the HOA. Please review the attached HOA Tree trimming policy and submit the information on the Arborist & Tree company that was used, the details on what exactly was done & which trees were trimmed.

Approved for Construction

Structural changes - porch enclosure

Structural changes - room addition off master bedroom

Landscape changes - raised patio with planters

Major landscape changes - revised information for review of final approval

Minor landscape changes (2)

Minor changes - revised glass window grid configuration

Minor property changes - new ext. porch door & Bahama shutters on rear porch

Tree removal - pine with 30" DBH

Change to approved pool & landscape plan

Approved with Conditions

Structural changes preliminary - addition connecting house & existing garage

Structural change - remove columns from 1st floor porch, add accordion sliding doors

Minor property change - existing roof to be replaced with 24-gauge standing seam Galvalume metal

Minor change - replace existing living fence with new, taller living fence

Minor landscape changes - screening

Tree removal - two trees, water oak and sweet gum

Not Approved

Structural and landscape preliminary review - family room addition, covered deck & storage area, alteration to first floor windows at front

Structural change - one car garage with room above

Structural 7 Landscape changes - conceptual review for additions, copper canopy, brick center section of house, future garage for planning purposes only

New home construction - revised architectural and landscape plans

New home construction - revised plans & additional lot information

Minor property change - Additional information for window & door headers & tracks for storm panels

Partially Approved

Structural changes - revised information for carport, fence

Structural & landscape changes - revised additional information for review and final approval

Landscape changes - revised plans, roll-down screens not approved

Not Yet Approved

Minor change - installing headers and tracks for storm panels

Approved by NDC

Maintenance & Repair Applications

Repair of roof/chimney intersection leak & replace failing stucco on chimney to match existing

Replace portions of existing fence to match

Minor change - revised plan / alternative for gutter & downspout approved with conditions

Minor property change. Ext. paint change to siding only

Final Inspection Approved

Final inspection for major landscape changes

Final inspection on 2 car garage with carriage house above. Utility room addition. Enlarging existing screened porch. Landscape changes

2nd Final inspection for structural design changes

Final Inspection Not Approved

Final inspection on infill porch enclosure & window additions approved 6-5-2018

Unapproved 1st final inspection conducted 1-11-21.

Maintenance & Repair Applications Approved

New fence, like for like

Expired Applications

Minor change - gutters & downspouts

Incomplete Applications-not reviewed

Structural & landscape changes. Replace front elevation dormer with larger dormer, add 2nd floor over existing 1-car garage, add breezeway between garage & house

Minor Changes. Roof & porch floor replacement with new material & color

Next IDC Meeting

September 21, 2021 at 2:00PM

Submitted by: Michael McLaughlin Date: September 20, 2021

Communications Committee Report

September 20, 2021

The committee is currently working on the upcoming copy of the 2022 I'On Community Directory. We plan to send another email blast in the coming week to update resident contact information as well as remind residents of the photo cover contest for the directory. The directories will be provided to the I'On Trust no later than November 17th in order to be included in the Giving Light Kits which will be put together on November 20th.

We have also discussed the neighborhood guidelines, which are currently being written by the IDC. We hope to have a conversation about funding a graphic artist for the production of the guidelines. It is important that the final product is presented in a way that is visibly pleasing and also a quick reference guide for homeowners to easily follow.

The team is also in the process of discussing ways to celebrate I'On's 25th Anniversary and is working with the I'On Trust on events that could be held to commemorate the occasion!