

I'On Assembly Board of Trustees Meeting
Amended September 20, 2021 Board Meeting Minutes

Members Present: Tom O'Brien, Trey Mathisen, Julie Hussey, Chris Colen, and Amy Sage

Members Absent: Michael McLaughlin and Johann von Asten

Management Company: Emily Simpson and Mary Fraser

Homeowner Forum: April Gordon, 15 Boathouse Close; Monika Bonn Miller, 37 Jane Jacobs; Bob Adams, 35 Eastlake; Susan & George Miller, 80 Sowell; and Lynn Joye, 114 West Shipyard.

Monika and April joined the meeting to discuss the IDC's decision surrounding the installation of a fence at the community garden. She expressed that the Board had suggested installing an 8-foot fence but stated that the IDC did not approve this and would only approve a 6-foot fence. Tom responded that the IDC is separate from the HOA and has the sole authority to make decisions surrounding aesthetic changes that are requested. He reminded Monika and April that they have the opportunity to appeal the decision and stated that the appeal Board for the IDC is separate from the HOA. He also brought up the fact that the Board will need to hold a separate meeting to discuss how much the HOA is willing to fund this venture. April emphasized that the garden doesn't have the funds for making repairs to infrastructure such as this. Tom suggested that April consider raising the fees for the plots or setting up a reserve fund for the garden plots in order to have more funds.

Bob Adams joined, stating that he chaired the Finance Committee meeting this month so will be reporting to the Board on Johann's behalf under the Treasurer Report.

George & Susan Miller joined, stating that they are new to the neighborhood and are simply listening in to see how things operate.

Lynn Joye joined the meeting to discuss her concerns surrounding the use of Round Up by The Greenery. She expressed that she routinely walks her dogs in the common areas and mentioned that both of her dogs got very sick recently. A crew member of The Greenery relayed to another resident that they do use Round Up

and found that they use this in pine straw and mulch beds. She expressed that this chemical is harmful for humans and animals. She stated that she is willing to be a part of the solution in finding another viable solution for getting rid of the weeds. Amy stated that she has started to look into other products that could be useful, and she will continue to do her research in hopes to find a solution that is both safe and effective. She thanked Lynn for bringing this to our attention. Emily has reached out to The Greenery's supervisor, and they are researching other options that we might be able to use to replace Round Up.

Call to Order: 6:37PM by Tom O'Brien

Approval of Minutes:

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

President's Report:

Tom first reiterated the opportunity for residents to run for the Board. Three Board members terms will expire in January, and it is crucial that volunteers run for the Board in order to maintain the overall wellness and function of the neighborhood. He encouraged residents to get involved on the Board and other committees!

He proceeded to discuss the recent PD amendment regarding outbuildings.

At the Planning Commission meeting last month, the Commission recommended approval of the PD amendment request regarding outbuilding footprint calculations with a modification:

“Outbuildings shall have a maximum building footprint of 625 square feet and building height of 18 feet. Notwithstanding the foregoing, roof structures, including but not limited to eaves and overhangs, shall not be included in the footprint calculation”

The Planning Commission's modification was based on a concern that the proposed amendment was too broad and could allow unanticipated structures to be excluded from the footprint calculation. Next the amendment was reviewed by the Planning Committee on September 7th to review the Planning Commission's recommendation. However, the Planning Committee voted unanimously to recommend that Town Council deny the application. Mount Pleasant Town Council denied the application on September 14th.

Our understanding is that the Planning Commission and Planning Committee expressed a view that this issue should be fixed Town-wide. Town staff is planning on proposing a text amendment to the standard zoning code to fix the issue. We do not know what the timing for that will be.

Treasurer's Report:

Tom mentioned that Johann was not able to make tonight's meeting but stated that Johann shared his reports with him which he has reviewed. It was conveyed that the recent rise in inflation now requires an increase for the 2022 annual assessments. The finance team has been reviewing different factors in order to come up with a number for how much this increase should be. It was noted that the results from previous community surveys expressed that residents would like smaller increases annually, rather than larger increases over extended periods of time.

Bob Adams relayed that the inflation factor has been a main point of discussion at the finance committee meetings while discussing the budget. The finance team unanimously recommended that the Board increase the assessment by \$100. They also expressed their opinion that the \$100 from the increase be put into reserve funding. Bob expressed that it would be prudent to increase the assessments by \$100 now, instead of \$200 the following year. This action would keep the Assembly in a fiscally strong position. Over the next month or two, Emily and the finance team will continue to research and update the budget numbers as the month-end numbers come in. Bob also expressed the importance of thinking long-term while working on the budget numbers. Tom O'Brien asked for Emily to create a budget showing comparisons with a \$50, \$75 and \$100 increase and will review with the finance team as well as the Board. Bob also pointed out that Emily has been a tremendous source of help in getting the budget and projected P&L forecast together. The budget will need to be finalized and approved by the Board at the October Board meeting.

Julie raised the question of how other neighborhoods might compare. Bob responded that there really is no comparison, and that we are extremely well funded. Tom also stated the fact that every community is different and has different needs and also expressed that the Assembly received great reviews from our audit report. It was noted that each committee should be discussing possible capital projects that they would like to see completed in order to finalize the budget numbers. Chris stated that the survey results from last year should be referenced

when discussing possible capital projects as the survey responses reflected where the community would like to see their assessment spent.

Amenity Report:

Trey reminded the team of a few minor activities.

He stated that the last time the pilings at the docks were inspected, not every piling on all 4 docks were examined. Emily will reach out to companies that have divers to inspect the docks and check into have all pilings examined in order to see how much lifetime they have remaining.

Trey also asked Emily to take a look at the lighting down by the docks to see if they are working properly, as the sensor appears to be broken.

Lastly, he stated that we have received a quote to repaint and resurface both the main dock and loading dock. This will likely be completed in December or January as this is the best time to paint, when less people will be using the docks. The cost for the repainting to be completed is \$3,500 and includes a 3-year warranty from Atlantic Resurfacing.

Trey made a motion to approve spending \$3,500 to resurface the main dock and loading dock. Chris Seconded. All in favor. Motion passed unanimously.

Landscape and Infrastructure Report:

Amy stated that there are a few items she would like to discuss that require a Board vote.

First is the removal of sago palms from the Perseverance Park renovation plans. At the June Board meeting, the Board voted to proceed with obtaining 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 last Landscape Committee meeting, the renovation plan was reviewed with The Greenery. They have submitted a proposal for removing the Sago Palms and installing other plantings per the renovation plan. The cost for this is \$8,556.00. However, \$3,000 of this is for redoing the irrigation and irrigation controller. The cost for replacing the irrigation controller would be spent from reserves as it is a replacement item. Therefore, with the removal of the cost for replacing the irrigation controller (approximately \$480.58), the actual cost would be \$8,061.21.

Amy made a motion to approve spending \$8,061.21 for the removal of sago palms and installation of plantings per the Perseverance Park renovation plans to be completed. Julie Seconded. All in favor. Motion passed unanimously.

Next, Amy went on to discuss the Eastlake Erosion Project. She reminded the Board of the committee's plan to install plantings along the bank to aide in the erosion and water quality. Carl Rokes, from The Greenery's Aquatics Division, 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. It was noted that this expenditure will be covered by the funds (\$4,500) that were set aside for the Sowell/Ponsbury island improvement, which was tabled by the L&I Committee. Amy would like to propose installing plantings in 30 linear feet instead of 20 linear feet. This project would cost \$2,900.

Amy made a motion to spend \$2,900 for the north end Eastlake erosion project. Motion Seconded. All in favor. Motion passed unanimously.

Lastly, Amy briefly commented on the return of the geese. She stated that the Flight Control spray application has been helpful in deterring the resident geese so are not sure if these recent sightings are resident geese or just geese that are migrating through the area.

IDC Liaison Report:

No formal report.

Emily stated that we are looking into getting another architect and substitute landscape architect that can attend the IDC meetings.

Covenants Committee:

No formal report.

Communications Committee:

Julie stated that the committee is currently working through the process of formalizing the 2022 I'On Community Directory so that it is ready to go to the printer on time to be distributed with the Giving Light Kits. The informational pages are being tweaked and reformatted to provide residents with the most up-to-date and necessary information. Mary's goal was to sell 13 ad spaces this year which has already been exceeded. The committee hopes to cover the majority of the costs for printing the directory from the ad revenue.

Julie also mentioned that I'On's 25th Anniversary is coming up and stated that the committee is discussing ways to celebrate this milestone with the I'On Trust. Michele Wilson has recommended the purchase of several celebratory banners to be installed on the light poles at the entrance of the neighborhood to honor the event. It was noted that several years ago when banners similar to these were installed throughout the neighborhood, that many of the banners were vandalized. The Board agreed that looking into smaller banners that would be installed in such a way that people could not reach them would be best if we do proceed with this purchase.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:41pm. Next meeting will be held on October 18, 2021 at 6:00 pm.

Respectfully submitted by _____

Julie Hussey, Board Secretary