

I'On Assembly
Board of Trustees Meeting
Friday October 15, 2021
Board Meeting 4:00 P.M.
I'On Conference Room

AGENDA

- Homeowner Forum
- Call to Order
- Approval of September 20, 2021 Board Meeting Minutes
- President's Report
- Treasurer Report
 - VOTE on 2022 Budget
- Amenities Report
 - Discuss and review proposal for Community Garden Fence
- Infrastructure/Landscape Report
- Covenants Report
- IDC Report
- Communications Report
- Secretary Report
- Adjournment

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

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, Monika Bonn Miller, Bob Adams, Susan & George Miller

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 Sage Palms and installing other plantings per the renovation plan. The cost for this is \$8,500. 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 \$1,800), the actual cost would be \$6,756.

Amy made a motion to approve spending \$6,756 for the removal of sage 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

As of 9/30/2021

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Summary	prior year actuals					Annual	YTD	YTD
Income Statement	2016	2017	2018	2019	2020	Budget	Actual	Budget
						2021	Sep-21	Sep-21
Assessments	\$ 799,050	\$ 799,025	\$ 795,350	\$ 799,458	\$ 914,400	\$ 1,065,400	\$ 800,100	\$ 799,050
Delinquent Dues	(6,000)	-	3,675		-		-	-
IDC Revenue	21,900	21,450	17,450	20,150	34,300	28,000	37,500	21,000
Dock Closure Rev	15,520	14,700	24,150	21,000	16,800	12,600	16,800	9,450
Interest					23,954	-	15	
Misc Income	21,808	5,586	11,097	29,099	32,879	9,050	12,154	6,788
Total Revenue	\$ 852,278	\$ 840,761	\$ 851,722	\$ 869,708	\$ 1,022,333	\$ 1,115,050	\$ 866,569	\$ 836,288
Payroll, Administrative, IDC	\$ 270,451	\$ 261,666	\$ 258,941	\$ 263,426	\$ 286,826	\$ 293,261	\$ 214,947	\$ 219,946
Legal & Professional	27,217	39,563	18,749	43,981	48,162	50,000	34,101	\$ 37,500
Landscaping & Maintenance	341,555	360,221	355,058	388,176	422,077	402,680	325,984	\$ 302,010
Utilities, Insurance, taxes	97,973	88,078	90,222	68,153	95,729	130,550	114,444.64	\$ 97,913
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	\$ 928,035	\$ 895,927
Net Surplus	\$ 30,082	\$ 6,233	\$ 41,252	\$ 18,471	\$ 64,339	\$ -	\$ (61,466)	\$ (59,640)

Notes:

- High legal expenses during the month (from 17K to 34K YTD)
- Year end projection shows a \$38,000 surplus for now. Legal and maintenance are the wildcards.
- Dock closures revenue and IDC revenue ahead of budget
- For the reserves: Transfer fees YTD are > \$150,000, which is 90K ahead of YTD budget

Amenity Report

A new hose and nozzle have been replaced on the docks.

The IDC approved for the Community Garden fence to be 6ft in height.

Atlantic Resurfacing is scheduled to coat the main dock walkway, pierhead, and boat launch dock with Acryfyn, on Tuesday, October 26. The docks will be closed for the day.

Landscaping and Infrastructure Report

October 15, 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 has submitted a change order to the Assembly, in the amount of \$1,350. The L&I Committee approved the change order during their October meeting.
- 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 Montrose wall project was completed on September 17.
- 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. We are on the list to have the stumps ground.
- 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.
- 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 were identified as being dead have been removed by Charleston Tree Company, and they will return to grind the stump.
- m.** A tree fell from the marsh behind 59 Hopetown. Charleston Tree Company will remove the 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 I'On Community website.
- p.** September was 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 the week of 7/12/21.
- u.** There are considerable amounts of erosion at the north end of Eastlake and along the east side of the lake. 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 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 plantings installed all along the north and east sides. This project would be completed in phases. The L&I Committee approved the proposal. During the October Board meeting, the Board approved to proceed with installing 30 linear feet of plantings along the north-end of Eastlake. The Greenery Aquatics division has placed the order for the plants. Install date is pending arrival of plants.
- v.** The Greenery Aquatics Division installed a new pump for the Jogging 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. The pressure washing of Perseverance Park was completed
- 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, and agreed to have this addressed by the IDC. This marsh trail access path is also a MPWW easement.
- bb.** On September 9, Emily was notified of a sinkhole that has formed off the alley by 42 Sowell by 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 the street on Patty Lane. Since this section of the pipe is in the alleyway, it makes it private (Assembly's responsibility). The Stormwater Division Chief is working with an engineering group on a plan to refurbish the storm pipe which runs from Westlake down Patty Ln. The area is currently blocked off with orange cones and caution tape. Emily reached out to 4 companies to provided proposal for repairing the leak in the pipe, only one has responded and provided a proposal. The L&I Committee reviewed the proposal during the October committee meeting and had some questions for them company regarding the proposal.
- cc.** During the September Board meeting, the Board approved the Greenery's proposal for removing the Sago Palms and installing Agapanthus, Muhly Grass and Knock-Out Roses in the fountain area at Perseverance Park. The plant removal will begin towards the end of October. This landscape update is part of the renovation of all of Perseverance Park per the plans from Kelly Messier.

October 15, 2021 Covenants Committee Report

Since January, we have sent 123 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 105 out of these 123 properties have since come into compliance. Currently we are actively notifying 28 properties of noncompliance.

Last month, we began notifying residents who still have school signage posted on their properties for removal. Starting November 16th, we will begin notifying residents who still have political signage posted on their properties as this is 2 weeks after the November 2nd Mt. Pleasant Mayor and Town Council elections.

The Covenants Team is continuing to work 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
October 15, 2021

NOTES / DISCUSSION FROM IDC September 21, 2021 and October 5, 2021

1. The IDC discussed a concern from the Landscape & Infrastructure Committee about run-off water/drainage from a property onto an easement owned and maintained by the Assembly.
2. Second point of discussion was revisiting the IDC's decision made during the 9/7/21 IDC meeting regarding the Community Garden fence request. After discussion, the IDC did not change their initial decision, therefore, the fence is approved to be 6ft.
3. The last point of discussion was about scheduling meetings with the IDC to discuss decision letters. The IDC meetings are closed meetings, and the IDC is requesting that owners/architects follow the IDC's process and submit, in writing, discussion points. Then, the IDC will review and consider the submitted discussion points at the following IDC meeting to make any decisions.
4. The IDC discussed the Architectural and Landscape guidelines and corrections per the IDC comments.

Approved for Construction

Roof & porch floor replacement
Structural changes – accordion doors for rear of property
Major landscape changes (3)

Conceptually Approve

Approved with Conditions

Major landscape; fence height & design
Minor landscape; changing front elevation foundation plants
Structural change; rear elevation extension & screen porch addition
Major landscape; removal of plants, installation new plants, new stepping stone walk design, new landscape lighting, new trellis
Revised major landscape plans

Approved with a Variance

Partially Approved

Major structural & landscape plans

Not Yet Approved

Structural & landscape changes
Landscape plans for new construction
Minor landscape plans – previous parking pad
Major landscape changes (3)
Major landscape; new fence
Structural change; new prefabricated shed
New home construction

Approved with a Variance and Conditions

Approved by NDC

Roof replacement to match existing (5)
Repair & level existing paver walk to match exactly (2)

Repair portion of fence to match existing (2)
Repaint exterior of house to match existing colors
Repair & replace damaged wood porch trim/boards to match existing
Repair & replace rear fence and gates to exactly match existing design, color & location

Final Inspection Approved

Major landscape (3)
Structural design; changes to front elevation

Next IDC Meeting

October 19, 2021 at 2:00PM

Submitted by: Chris Colen