

I'On Assembly
Board of Trustees Meeting
Monday December 20, 2021
Executive Session 5:00 P.M.
Board Meeting 6:00 P.M.
I'On Conference Room

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes
 - November 22, 2021 Special Board Meeting Minutes
 - November 22, 2021 Board Meeting Minutes
 - November 29, 2021 Special Board Meeting Minutes
- President's Report
- Treasurer Report
- Amenities Report
- Infrastructure/Landscape Report
 - **VOTE** Landscape Up-lighting Proposal
 - **VOTE** Mathis Ferry Buffer Clean-Up Phase 1
- Covenants Report
- IDC Report
- Communications Report
- Secretary Report
- Adjournment

I'On Assembly Board of Trustees Meeting
November 22, 2021 Board Meeting Minutes

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

Members Absent: Johann von Asten

Management Company: Emily Simpson & Mary Fraser

Homeowner Forum: Antonia Fokas; 34 Fernandina Street, Bob Adams; 35 Eastlake Road, and Rick Simpson; 110 N. Shelmore Blvd.

Both Bob Adams and Rick Simpson joined the meeting simply to listen in and have no additional comments or concerns.

Antonia Fokas joined to discuss several concerns she has surrounding the IDC approval process. She explained that there is a new home being constructed adjacent to her property, opposite of the boat ramp, and expressed her frustration of the visible location of the trash, HVAC, and propane tanks from her property. Chris responded that the IDC consultants and architects visited the property thoroughly prior to accepting plans and that the construction follows the proper guidelines. He also relayed that the trash, HVAC, and propane tanks will be properly screened so that they are not visible from the streets and thoroughfares.

Antonia then discussed the maintenance of the crepe myrtles alongside her property. She stated that she heavily pruned back the trees recently and wants to know who is actually responsible for maintaining these trees and inquired if they could be completely removed. Amy responded of her disappointment in the heavy pruning of the trees and does not recommend removing the crepe myrtles completely. Amy also relayed that the boat ramp is used by vehicles to access the mailboxes, our aquatics division to access the lake for lake treatments, as well as it being a kayak launching amenity for homeowners. Antonia spoke on a post that used to be in the middle of the boat ramp and asked the Board if they can consider installing that again to block too much traffic from accessing the boat ramp at all hours of the night.

Call to Order: 6:21PM by Trey Mathisen

Approval of Minutes:

Lon made a motion to approve the October 15, 2021 I'On Assembly Meeting Minutes, October 5, 2021 Special Meeting Minutes, and the October 28, 2021 Special Meeting Minutes. Julie Seconded. All in favor. Motion passed unanimously.

President's Report: No formal report.

Treasurer's Report:

Emily provided a brief update surrounding the October numbers on behalf of Johann. She stated that under revenue, we are ahead of budget on IDC income as well as dock closure fees. Due to ongoing legal endeavors, we are over budget in legal. We are also over budget on landscaping, which we were aware of. The insurance costs are higher than budgeted due to the increase in the renewal this year. The good news is that in spite of some cost overages, we are on track to have a surplus at the end of the year. Annual assessments were recently mailed to the community, and the payments of those assessments will be reflected over the upcoming months.

Bob Adams stated that our investments in the two ETF (SPY and QQQ) accounts are doing well. He noted the finance committee has stopped the purchase of bonds. These purchases have been paused until there is a better understanding of the market. The finance committee would like to revise the current investment policy for the medium-term bucket to the attached policy which provides more flexibility in investment options.

Trey made a motion to approve the amended investment policy as written. Julie Seconded. Tom inquired about the Berkshire investment and asked what the volatility of this might be. Would this increase the equity versus other investment options? Bob responded that it is similar to an equity fund and has reflected a steady and high growth rate in recent and ongoing history. If bonds start doing well again, will we need to amend this policy again? We already purchased \$250K in bonds so leaves \$150K. Bob commented on this being a one step at a time

recommendation due to the current uncertainty surrounding inflation rates. Tom O'Brien opposed. Motion passed unanimously with 6 yes votes.

Trey motioned to approve adding Ed Clem to the Finance Committee. Julie Seconded. All in favor. Motion passed unanimously.

Amenity Report:

Trey reported that the resurfacing and painting of the docks was completed earlier this month and looks much better. He also mentioned that the previous resurfacing lasted a year over its warranty demonstrating that resurfacing is a good investment. Emily will also be reaching out to American Dock and Marine to inspect the dock pilings at each dock location, as the rear docks were not inspected last time this inspection was done for the Saturday Rd. and Isle of Hope docks. We hope to have this completed by the end of this year.

The installation of the Community Garden fence will begin in December. It was noted that Emily will follow up with April Gordon to ensure the wood cures before it is painted.

Landscape and Infrastructure Report:

Amy first reported that we have obtained a proposal from The Greenery to top-dress the marsh trail access path next to 30 Isle of Hope. The homeowners have commented on the many potholes in this area and have requested for it to be top-dressed. She stated that there is a homeowner easement between 26 and 30 Isle of Hope Road and that people use this area to access the marsh path. It is also used by the homeowners at 30 Isle of Hope to access their driveway. After further conversations with the neighboring property, the owner will be installing drainage to address the water run-off issue. We have 2 proposals to asphalt this lane. One is from Pro Seal for \$9,600 and the second is from Holy City Paving at \$9,850. The cost of adding asphalt to the marsh path/homeowner easement lane between 26 and 30 Isle of Hope would be a reserve expenditure.

Amy made a motion to approve a proposal for this lane to be asphalted at no more than \$10,000. Emily stated that she has worked with Proseal in the past. Trey commented on the need for the detail of the aesthetics surrounding the finish of the edging to be clean. Motion Second. All in favor. Motion passed unanimously.

Next, Amy discussed the repair of the Ramble drain, stating that The Greenery has relayed that they can fix this. Emily briefly noted that this hole has gotten bigger over time and needs to be repaired before it becomes a more serious problem.

Amy made a motion to have the ramble drain repaired by The Greenery for \$2,473.27. Julie Seconded. All in favor. Motion passed unanimously.

Amy went on to discuss the swing that is located in the Joggling cul-de-sac. Several years ago, a tree swing was donated by a neighbor to the HOA . The HOA previously voted to take on the maintenance of this swing. However, the swing is beginning to fray and needs to be removed as it is a hazard. A new one will not be installed.

Amy made a motion to approve removing the swing from the Joggling cul-de-sac. Julie Seconded. All in favor. Motion passed unanimously.

Amy briefly discussed the new plantings at the north end of Eastlake stating that they look great and are thriving. She commented on the overall enhancement around the lakes and expressed that she would like to see more of these types of planting projects done around them. She asked the Board to walk by the area to see what they think.

There has been another application of the geese away spray. It is important to continue these applications during the migration period. We are still working on the non-feeding of geese policy.

Lastly, Amy touched on the concern of the use of round up by the Greenery. Amy walked the neighborhood with the resident who expressed this concern, and the Landscape team has spoken about this at their meetings. She stated that The Greenery will continue using round up in a responsible way and noted that The Greenery is a responsible and licensed company. They only use chemicals in the amounts liable to use. It was also noted that round up is more harmful to the workers than it is to others so would not be using dangerous amounts during spraying. We are still looking into other options. However, it is still the most effective deterrent to use on weeds, etc. Amy stated that homeowners should also be aware of the amounts that they use in their own yards as it runs off onto HOA property, and ultimately into community drainage and water systems.

IDC Liaison Report:

Chris commented on the continued increase in IDC activity, stating that the committee has reviewed an influx of submittals since the start of Covid and stay at home orders.

Chris then commented on the need to record the IDC guidelines with the Register of Deeds office by January 10th for the guidelines to be legally enforceable. Dana and the IDC have been working on these guidelines for several years. Chris noted that these guidelines are a baseline for the community and not necessarily finalized. He recommended that the guidelines should be posted on the website as they exist and improves as issues arise. Any changes made to these could easily be amended and re-recorded. Julie also expressed her hopes that approving these guidelines would create a soft rollout, inviting community input and revision over the course of the next year. She also reiterated the possibility of hiring a graphic designer to format the guidelines. She commented that their purpose is to help homeowners when it comes to working through the IDC process. She expressed meeting with homeowners, architects, realtors, etc. to gain feedback on how the guidelines are working. Chris noted that the guidelines are a bit overwhelming and includes a lot of information but the IDC will work throughout the next year on getting these officially laid out in a pleasing way to gain the neighborhood's feedback. Chris expressed the importance to be transparent in this process.

Chris made a motion to approve and record the IDC guidelines by January 10, 2022. Lon Seconded. Julie and Amy opposed. Motion passed unanimously.

Covenants Committee:

Lon stated that out of 153 violation letters sent throughout the year, that 117 have been closed out and come into compliance. He thanked Mary for her follow up and consistency in working to get these properties to come into compliance with I'On standards.

He also stated that political signage has come down naturally after the election so did not have to send many direct letters on these.

Lon made a motion to add Claudia von Asten to the Covenants Committee. Julie Seconded. All in favor. Motion passed unanimously.

Communications Committee:

Julie briefly reported on items included in the Board packet. The 2022 community directories have arrived and will be included in the giving light kits for the holiday festival. If homeowners did not participate in the event, they can pick up a copy of the directory in the HOA offices. She also stated that Mary sold many more ads this year, offsetting the printing costs by \$1,454. There was a total of 700 copies of the directories printed this year.

She then spoke on the 25th Anniversary celebrations and stated that the Trust and HOA will be working on planning events to commemorate the milestone throughout 2022 into 2023. She stated that the anniversary could also be a good place to work on the rollout of the IDC guidelines and relaying this new information to the community.

We will also be voting on banners to install at the front of the neighborhood but are waiting on a formal proposal from Michele Wilson.

Motion to approve Danielle Marin to the Communications Committee. Amy Seconded. All in favor. Motion passed unanimously.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:31pm. Next meeting will be held on December 20, 2021 at 6:00 pm.

Respectfully submitted by _____
Julie Hussey, Board Secretary

November 22, 2021 Special Meeting Minutes

Attendees: Tom O'Brien, Trey Mathisen, Lon Waggoner, Amy Sage, Chris Colen, and Julie Hussey

Absent: Johann von Asten

Trey called the meeting to order at 5:01PM.

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

Julie made a motion to move out of executive session and adjourn the meeting at 6:00pm. Lon Seconded. All in favor. Motion passed unanimously.

November 29, 2021 Special Meeting Minutes

Attendees: Tom O'Brien, Trey Mathisen, Johann von Asten, Lon Waggoner, Amy Sage, Chris Colen, Julie Hussey, Shawn Willis and Merritt Abney (HOA attorneys)

Tom made a motion to move into executive session at 1:32PM. Julie Seconded. All in favor. Motion passed unanimously.

Amy made a motion to move out of executive session and adjourn the meeting at 3:05pm. Lon Seconded. All in favor. Motion passed unanimously.

Operating Income Statement as of 11/30/2021

Summary	prior year actuals					Annual	YTD	YTD
Income Statement	2016	2017	2018	2019	2020	Budget 2021	Actual Nov-21	Budget Nov-21
Assessments	\$ 799,050	\$ 799,025	\$ 795,350	\$ 799,458	\$ 914,400	\$ 1,065,400	\$ 977,900	\$ 976,617
Delinquent Dues	(6,000)	-	3,675		-		-	-
IDC Revenue	21,900	21,450	17,450	20,150	34,300	28,000	46,375	25,667
Dock Closure Rev	15,520	14,700	24,150	21,000	16,800	12,600	24,500	11,550
Interest					23,954	-	18	
Misc Income	21,808	5,586	11,097	29,099	32,879	9,050	16,189	8,296
Total Revenue	\$ 852,278	\$ 840,761	\$ 851,722	\$ 869,708	\$ 1,022,333	\$ 1,115,050	\$ 1,064,982	\$ 1,022,129
Payroll, Administrative, IDC	\$ 270,451	\$ 261,666	\$ 258,941	\$ 263,426	\$ 286,826	\$ 293,261	\$ 265,849	\$ 268,823
Legal & Professional	27,217	39,563	18,749	43,981	48,162	50,000	46,182	\$ 45,833
Landscaping & Maintenance	341,555	360,221	355,058	388,176	422,077	402,680	381,771	\$ 369,123
Utilities, Insurance, taxes	97,973	88,078	90,222	68,153	95,729	130,550	128,811.65	\$ 119,671
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	\$ 1,061,173	\$ 1,042,009
Net Surplus	\$ 30,082	\$ 6,233	\$ 41,252	\$ 18,471	\$ 64,339	\$ -	\$ 3,809	\$ (19,880)

Landscaping and Infrastructure Report

December 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 Joggling 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. The L&I Committee approved the change order during their October meeting. Emily met with Sievert Electrical on 10/27/21 to discuss the change order and to see the location where Sievert would have to trench. Sievert showed the trenching location to go through part of the parking lot and are unable to trench in the utility easement due to the large oak trees and not wanting to potentially damage the root system. By trenching through part of the parking lot, it would provide for the safest way to not disrupt the root system. Since the Assembly does not own the parking lot, we will seek permission from the owner, 148 Civitas LLC, to trench through a part of the parking lot. In the meantime, Emily has asked Sievert to work with Dominion on getting the other two light poles installed.
- 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 was completed on September 17.
- e. There is an area by the Ramble drain, where rock has sunken. The Greenery informed Emily that this was caused by the corrugated pipe failing and provided an estimate. In the November Board meeting, the Board approved to proceed with The Greenery's proposal for the repair. The repair is scheduled for the week of December 27. Since the hole has gotten increasingly larger, The Greenery has placed cones and orange netting around the area to alert pedestrians and vehicles.
- f. Our maintenance man is gradually replacing seven damaged cement bollards along Eastlake. To date, at least two have been replaced.

- 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 and must be done in the winter when vines are dormant. A proposal for the removal of the vines was received on 11/15/21. The committee and Charleston Tree Company are continuing conversations with the Town on the project, and as to what, if any, replacement plants would be needed if any damage is done to the protected native plants. A couple of Committee Members and Will Davis are meeting with Eddie Bernard from the Town, to discuss further, on December 16.
- h. Charleston Tree Company removed a few dead and hazardous sycamores from Perseverance Park. Stumps to be ground at a date to be determined.
- 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, were identified as being dead have been removed by Charleston Tree Company.
- m. A tree fell from the marsh behind 59 Hopetown. Charleston Tree Company removed the fallen tree, on July 15, which was partially on the driveway at 59 Hopetown and on the neighboring fence at 55 Hopetown.
- 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. Due to the increase in number of geese recently, the committee has requested the Greenery to do another application of “Flight Control”. This application of “Flight Control” was completed on November 11. The second application of “Flight Control” is scheduled for the week of December 13.

- r. Our Aquatics team continues to monitor and treat Eastlake, Westlake, and the canals for any 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. A water quality sample was taken in June, and a second test requested on October 29. We are waiting for the results to come back from Clemson.
- s. Palm tree pruning in common areas and in the rights-of-way strips was completed by Charleston Tree Experts on July 16.
- t. Replacement plants were installed at Patience Park the week of July 12.
- 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 The Greenery, Aquatics Division at Eastlake on July 30th to discuss a plan for installing plants to aide in the erosion and water quality. The Greenery 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 erosion plantings were installed during the week of November 1.
- 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 a 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 a lot had fallen onto a tree on the marsh path which created the hazard. Charleston Tree Company removed the hazardous trees on August 17.
- 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 has been completed.
- z. Charleston Tree Company to remove 5 stumps from Perseverance Park. Charleston Tree Company said that they would need to build a ramp in order to get the stump grinder up into the raised bed.
- 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. After further conversations with the neighboring property, the owner will be installing drainage to address the water run-off issue. In the November Board meeting, the Board approved to proceed with asphaltting the access path. Pro-Seal Asphalt Contractors was awarded the job, and it is scheduled to start on December 16. An email notification will be sent to Isle of Hope residents.
- 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. During the October Board meeting, a Board member mentioned a process called CIPP (Cured in Place Pipe) which could be done on the pipe. Emily contacted three local companies which offer this service, and only heard back from one, Carolina Relining Solutions. Carolina Relining Solutions was onsite November 4 to perform a camera inspection of the pipe, which will identify the areas that will need to be repaired. The repair to the joint in the storm pipe and filling the sinkhole was completed on November 8.
- 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. Project began the week of

November 8 with the removal and clean-up of existing plants. New plantings were installed the beginning of December.

- dd.** The Landscape and Infrastructure Committee approved a proposal from The Greenery to remove the Liriope and dirt along the lower tier of the Jogging island circle. Along with this, the rope on the swing is frayed and will be removed, and fresh mulch added. The Greenery removed the liriope and added mulch on November 29. Our maintenance man, Jerry, will be pressure washing the hardscape.
- ee.** An owner sent Emily a picture of some insects that were around the wooden window frame in the Eastlake mail kiosk, and thought to be termites. Emily forwarded the picture to Terminix to identify the insect, and was informed they were carpenter ants. Emily met with Terminix on December 15, and there was no sign of carpenter ants or termites inside the mail kiosk structure or surrounding it. The gentleman from Terminix will continue to periodically check the mail kiosk when he is in the neighborhood for services.
- ff.** The Westlake irrigation pump has been turned off due to the pump not operating any longer. The pump was pulled to try and repair, but the pump is beyond repair. A replacement pump has been ordered. The Greenery has informed us that it looks like the pump will arrive in January.

December 20, 2021 Covenants Report

Since January, we have sent 164 properties covenants violation letters. The majority of 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 128 out of these 164 properties, have since come into compliance. Currently we are actively notifying 37 properties of noncompliance.

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

IDC Report
I'On Assembly Board Meeting
December 20, 2021

IDC Guidelines

Approval to record and post the IDC Guidelines on website in compliance with HB 3886 was agreed to in the November meeting. We are in the process of finalizing the document for recording in the Register of Mesne Conveyance (RMC), or register of deeds office in Charleston County by January 10 of 2022. Thanks to the Board, Emily Simpson and Dana Cutright for all of their efforts in making this happen. This will be a baseline in support of the IDC's evaluation of submissions that will be continuously approved and updated.

Professional Staff

We are in the final stages of interviewing a professional architect as an addition to the IDC. This will be a welcome addition and help to support the ongoing high level of structural applications that are being received.

IDC Meeting Dates

IDC Meetings will resume the normal meeting schedule of the 1st & 3rd Tuesday of each month in January 2022. The 1st IDC Meeting for 2022 is January 4, 2022. The submittal deadline for that meeting is noon on December 28, 2021.

Submissions for the Period

Not Approved

Structural & landscape changes
Minor Property Change - Structural design change
Gutter & downspout request.
Minor landscape. Granite patio/landing in rear yard.
Minor changes. Exterior paint change (shutters & stucco siding) roof replacement
Revised structural & Landscape plans - Shed with attached pergola
New Construction & Landscaping

Approved

Major landscape changes. New fence
Revised structural & landscape plans
New Construction landscape plan
Minor Change. Exterior paint changes & repairs siding, trim, railings
Minor property changes. Exterior paint changes for entire house.
Tree removal - 5 Palm trees from property.
Structural & Landscape changes
Change to metal roof & gutter colors
Change to cabana & cabana fireplace

Conceptual Approval

Structural & landscape changes
New Construction - Appeals meeting approval
Structural & Landscape changes. Increase size of house for kitchen redesign, master bedroom

Approved with conditions.

Tree removal - TOMP permit submitted.
Revised structural elevation change
Revised Structural & Landscape, Porch enclosure, new stairs & railing
Revised New Home Construction & Landscape plans

Change to Approved Design.

None

Maintenance & Repair Applications Approved

Repairing rotten wood around house before painting
(2) Exterior paint - Like for like
Stucco repairs to match existing

Final Inspections Not Approved

None

Final Inspections Partially Approved

Exterior paint change to siding & porch floor

Final Inspections Approved

Inspection for addition & landscaping.
Inspection for porch enclosure - No landscaping.
1-car garage with storage room

Final Inspections Forfeiture

Major landscape plans approved 5-4-21.
ADU, pool, fence, & landscaping plans approved in 12/2017.

Discussion Items

Exterior paint colors on adjoining properties

Respectably Submitted by:

Chris Colen IDC Board Chair

Communications Committee Report December 20, 2021

The Holiday Festival of Giving event was held on December 5th. The Trust received the highest participation to date, selling over 950 luminary kits for the Giving Lights event. 577 households purchased giving light kits along with 7 businesses in the l'On Square. Over 12,000 candles were lit along the streets of the neighborhood which was a beautiful sight to see. Not only was it beautiful, but the Trust raised and donated \$30,000 to ECCO.

A new member of the committee, Danielle Marin, has volunteered her skills to assist the team by organizing a shareable calendar of regular events and eblast communications. The committee will also begin researching ways to possibly install an app that would send "push notifications" to homeowner's mobile devices regarding neighborhood emergencies and other important community information as many residents do not open the newsletter and email blasts. Our hope is to reach all age groups throughout the neighborhood by providing this sort of community platform.

The team also discussed the recent approval of the IDC neighborhood guidelines. We hope to gain an understanding of the community's feedback by sending out a future survey and by meeting with homeowners, architects, realtors, etc. The goal is to eventually have a conversation about funding a graphic artist for the presentation of these guidelines in a visibly pleasing way so that it can be a quick reference guide for homeowners to follow.

The team is continuing to discuss ways to celebrate l'On's 25th Anniversary and is working with the l'On Trust on events that could be held to commemorate the occasion! Michele Wilson is planning to release the 25th Anniversary book early in 2022. We will also be installing several banners at the entrance of the neighborhood to acknowledge the celebration.