

I'On Assembly Board of Trustees Meeting
October 15, 2021 Board Meeting Minutes

Members Present: Tom O'Brien, Johann von Asten, Julie Hussey, Chris Colen, Lon Waggoner, and Amy Sage

Members Absent: Trey Mathisen

Management Company: Emily Simpson

Management Absent: Mary Fraser

Homeowner Forum: Bob Adams, 35 Eastlake Rd. & Ed Clem, 167 East Shipyard

Bob Adams and Ed Clem made no comments and are simply listening in to the meeting.

Call to Order: 4:00PM by Tom O'Brien

Approval of Minutes:

Julie made a motion to approve the September 20, 2021 I'On Assembly Meeting Minutes. Amy Seconded. Amy requested an amendment to the motion for the Perseverance Park plant removal and installation to update the revised cost for this vote. All in favor. Motion passed unanimously.

President's Report:

Tom welcomed Lon Waggoner and thanked him for stepping up to fulfill the Covenants Chair position. He also thanked Michael McLaughlin for his service on several committees as well as the Board and wished him luck in California.

He stated that there is no update on the Creek Club litigation but has heard that it is on the top of the docket for the SC Supreme Court to review. We will update the community as we know more information.

Tom stated that the legal services line item in the proposed 2022 budget, has been increased due to the fact that the Assembly is currently involved in a dispute with the tenant of the Creek Club, 148 Civitas, LLC, regarding various terms of the lease. The Assembly has been working to resolve this dispute for quite some time, and representatives from the Board have had many discussions with the tenant's representative, Mike Russo, in that regard, both directly and through counsel. The

Assembly and the tenant recently attempted to resolve the dispute through mediation, however the mediation was unsuccessful, and a settlement was not reached. The lease contains a mandatory arbitration provision, so the next step in the dispute resolution process is arbitration.

Treasurer's Report:

Johann first reviewed the September numbers with the Board. He touched on the legal increase which Tom explained under the President's Report for the ongoing legal endeavors. Overall, it appears there will be a surplus at year end but are slightly over budget on legal so far this year. Under revenue, the dock closures are overbudget as well as the IDC income. Chris inquired about the IDC budget line items and the paid IDC consultants as he is getting caught up on these processes as the IDC Board Chair. Emily pointed out to Chris where these items are located on the budget. There also continues to be a steady flow of transfer fees funding the reserves. Julie voiced that these funds would help stabilize the community long-term. It was noted that the Board will decide how to allocate any excess money from the reserve fund.

Johann went on to review the draft 2022 budget with the Board. The finance team recommended that there be a \$100 increase for the 2022 annual assessments. There is also an additional line item to cover the cost of rising inflation. It was noted that the inflation contingency funds would be used to cover any unplanned price increases from vendors in 2022. It was noted that any excess funds could go into capital funding. Tom expressed the importance of keeping the inflation line item due to the current state of our economy and this being a prudent approach.

Overall, the Board agrees that a \$100 increase is a good decision.

Johann made a motion to approve the 2022 budget with a \$100 increase. Chris seconded. All in favor. Motion passed unanimously.

Amenity Report:

Emily provided the Board with a few updates on Trey's behalf.

She stated that she has received 2 quotes for the installation of a mechanical locking system that could be installed on the gate down at the docks.

Emily also pointed the Board to the proposal for the Community Garden fence. Tom stated that he spoke with April Gordon regarding the need of increasing the cost of community garden plots in order to financially plan for any future

maintenance and repairs. Tom informed April Gordon that the Assembly would cover the cost of a one-time replacement for the community garden fence. This is being approved based off the notion that they will increase the cost of the plots going forward so that they are sufficiently self-funded for projects like this in the future. It was also noted that the fence will extend out two feet to encompass the butterfly garden, and there will be no plantings on the exterior of the fence. Emily noted that there is currently \$1,556 in the garden's reserve fund.

Tom made a motion to approve the Community Garden fence under the conditions that the plot prices increase next year. Julie Seconded. All in favor. Motion passed unanimously.

Landscape and Infrastructure Report:

Amy thanked the team for reviewing the amendments to the motion regarding the Perseverance Park Renovation Plans from last month's meeting.

She then discussed the sinkhole on the Sowell alley being caused from a hole in the outflow pipe that goes from Sowell, towards the Rookery. There is a leak in the joint which caused this to break and form the sinkhole. This needs to be completed as soon as possible as it is a hazard to surrounding properties. Emily reached out to 4 different companies and has only heard back from one that makes these types of repairs. It was decided to discuss this with Shawn as there appears to be a note on the plat stating that the HOA is to maintain this pipe even though it is owned by the Town of Mt. Pleasant.

Johann inquired about the possibility of foregoing the installation of Winter flowers. The team discussed choosing certain areas to install the flowers that have the most traffic. We will look into a different plan for next Winter to see if it is possible to scale down on the plantings.

IDC Liaison Report:

Chris met with Emily and Dana this week to discuss IDC processes. He relayed that Dana has been working on the guidelines which will be distributed to the Board to review once they are finalized. They also discussed bringing back the IDC monthly newsletter updates. He also stated that the team is looking to fill one vacancy on the committee. Chris will be attending the upcoming IDC meeting to introduce himself to the committee.

Amy suggested being able to provide snacks and water to the committees when they are attending meetings in the conference room.

Covenants Committee:

Lon met with Mary and Chris to discuss covenants procedures as he just took over as chairman of the committee.

He stated that an eblast will be sent out next week reminding residents of our signage guidelines as well as trash/recycling bin screening requirements.

Tom mentioned that we may need to get legal advice regarding pruning of common area trees that is done by residents without approval. He stated that it might be a good idea to include a notification in the welcome baskets in order to get the word out to new neighbors who aren't familiar with the rules. Emily stated that we can also send out quarterly updates to remind residents of certain rules, etc.

Lastly, Lon expressed that the committee is actively looking for covenants members who might be interested in joining our team.

Communications Committee:

No formal report.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 5:00pm. Next meeting will be held on November 22, 2021 at 6:00 pm.

Respectfully submitted by _____

Julie Hussey, Board Secretary