

I'On Assembly Board of Trustees Meeting

February 26, 2018

Members Present: Jody McAuley, Michael Purcell, Trey Mathisen, Tom O'Brien, Johann van Asten, and Lori Bate via conference call

SCS: Jessica Gosnell, Mary Fraser

Guests: Vince Graham and Chad Besenfelder

Absent: Chris Colen

Homeowner Forum: No homeowners present

Call to Order: 6:01 p.m. by Tom O'Brien

Approval of Minutes:

Motion to approve the November 27, 2017 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Motion to approve the Firecracker 5k Map. Motion Seconded. All in favor. Motion passed unanimously.

Treasurer Report:

Johann reviewed the budget with the Board. It was noted that legal expenses have gone down, but overall the budget is tight for 2018. Johann reported that we were able to keep the annual assessment the same for 2018, but will likely need to propose an increase in the annual assessment for next year.

Johann presented the 2018 Reserve Budget to the Board. An estimated \$20,000 dollars is to go into reserves from transfer fees. Johann then reported on projects to be done that will be paid from the replacement reserves. (The Marsh Path, West Lake Path, etc.) \$45,000 is allocated for these projects to be done in 2018.

\$100,000 dollars will go to the capital projects. Johann and the finance committee are asking that we have more detailed plans and more specificity on where money is going for common area enhancements and other capital improvement projects.

Johann is to meet with Michael Purcell, Trey Mathisen, and Jessica to further discuss specifics regarding common area enhancements and capital projects.

Johann also reported on the collection of the 2018 annual assessments. He informed that Board that there are approximately 30 delinquencies, but overall, we have collected about 95% of the annual assessment.

Johann also noted that the four thousand dollars in dock closure fees showing in 2018 should have been on last year's financials, but the payment was not received from Mike Russo until 2018, so going forward we are going to send monthly invoices to the Creek Club to avoid this issue.

Johann presented the idea of purchasing a golf cart for the management team to use around the neighborhood. He thought this would engage SCS in the community and allow them to see more and be seen more while out in the community.

Discussion followed.

Tom motioned to purchase a golf cart that will enable SCS to be more engaged with the community. Motion Seconded. All in Favor. Motion passed unanimously.

Jody motioned to approve the 2018 reserve budget as presented. Motion Seconded. All in favor. Motion passed unanimously.

Michael motioned to add Johann onto the Schwabb bank account and remove Bruce Kinney. Motion seconded. All in favor. Motion passed unanimously.

Amenities Report:

Trey reported to the Board that the loading dock resurfacing turned out great, therefore it was decided to proceed with the same resurfacing process on the main dock. Resurfacing of the main dock is scheduled for the first week of March. Trey suggested that we wait to see how the paint holds up over the summer, and if it holds up well, then we will look at doing the other docks in the community as funds become available. Trey also stated that we are waiting on a new quote for the dock extension project.

Landscape and Infrastructure Report:

Michael Purcell stated that the landscape committee is working on revitalizing the front entrance. Johann, Tom Murray, Chris Marsh, Michael, and Jessica are meeting with Eddie Bernard to walk the buffer area in order to find out where we can prune in the front. Michael also let the Board know about a storm water/gasket failure which caused a sinkhole in the alley on Sanibel. Jessica received a \$4,500 dollar quote from Weaver Construction to fix the sinkhole. Michael pointed out that as the neighborhood gets older, we should expect these types of things to

happen. Jody questioned what part of reserve study this should come out of. Johann stated that he thinks the money for this should come out of reserves.

The HOA property on Saturday Road, across from lot CV-5, is being worked on and cleaned up. Jessica ordered wetland marker signs, as required from the Army Corp of Engineers, to be placed to mark the buffer area. Michael stated that this lot is a priority to get completed, and that The Greenery will be out on site working up a landscaping plan for this area. Jody pointed out that this is the frontage to our waterway and Saturday Road entrance and that the area should reflect that.

Michael also let the Board know that the Krier Lane parking area project is not going to be done. Due to feedback from the majority of residents in that area, and due to the report from the arborist stating that the trees would not likely grow to be much larger due to poor placement and inhospitable conditions for oak trees, the decision was made to suspend any plans to change to this parking area.

Michael discussed the marsh path and stated that the landscaping committee's policy is that if a tree falls naturally, then it will be left in the marsh as is. If we have to cut a tree, then we will remove it. Cut up pieces will no longer be left in the marsh area as they were before. Jody pointed out how many owners have expressed their liking of the marsh path improvements. The committee is working with The Greenery to come up with a 5 to 10-year marsh path maintenance plan.

Covenants Committee:

The Board went into Executive Session at 7:01 PM.

The Board came out of Executive Session at 7:16 PM

The Covenants Committee has begun addressing play structures that have been placed on common areas by homeowners. The main reason this is of concern to the committee is the liability issue that it presents for the HOA. Tom reported to the Board that a swing on Jogging Street (on HOA property) has been donated by a homeowner to the HOA. The swing is of sound structure, and if the Board votes to accept the swing, then the Assembly will maintain the structure from here on out.

Tom made a motion to accepting the donated swing on Jogging. Motion Seconded. All in favor. Motion passed unanimously.

Tom reported to the Board about a house on Civitas that has not come into compliance for quite some time now. He requested that the Board approve the Covenants Committee's suggestion to raise fines from \$25 per day to \$50 per day.

Tom made a motion to increase the fine level on the non-compliant Civitas house to \$50 per day as well as file a lien on home. Motion Seconded. All in Favor. Motion passed unanimously.

Tom then discussed a boat on Sowell that is not screened from view of the street as required by the I'On Rules. The Covenants Committee has been working on this issue for over a year and the owner has still not come into compliance.

Tom made a motion to start the fining process of \$25 per day for the unscreened boat on Sowell, until plans are submitted to IDC. Motion Seconded. All in favor. Motion passed unanimously.

IDC Liaison Report:

Lori Bate updated the Board on the lot coverage issue update. She stated that both times the issue was deferred by council. She stated that it was deferred for wording reasons so that it does not threaten our bylaws. Our lawyers are to come up with the correct legal wording. Lori stated that the Mayor assured her that this would pass and that it is just a matter of time.

Lori then reported on an appeal on solar panels. The IDC approves of solar panels as long as they cannot be seen from a public way. Lori did state we do want to encourage new technology and protect the neighborhood.

Lori and Tom are to discuss trash can screening, boats, etc. so that a system is in place so that the community knows we are cracking down on this. Communication needs to be thorough and be on the same page regarding the IDC and Covenants Committee.

Communications Committee:

Jessica reported that we are working on getting a new website provider that is more user friendly. She also let the Board know that the committee has been discussing an email blast policy and that it was decided that e-blasts are for I'On HOA issues only. The committee is to draft a formal policy for the Board to review and vote

on. Jody stated that we have to be careful about our communication system and protect what kind of information we are putting out to the community.

Board of Appeals: No Report

Other Business:

Vince Graham attended the Board meeting where he relayed to the Board that the Founder's Rights have expired, therefore Chad's time on the Board as the I'On Company representative ended as of February 9, 2018. Vince thanked Chad for his time and efforts. He also thanked the Board for their hard work and discussed the many goals that were set and achieved over the past 20 years.

Vince is to attend the mid-year meeting in June do discuss a 5 to 10-year plan for the future of I'On and have an open discussion with I'On residents as well as give his official founder's farewell.

Tom Obrien brought up the idea of donating the street signs (that the Town is taking down) to the I'On Trust so they could auction them off to the community and raise money for their non-profit. The Board was in unanimous agreement that this would be a great thing for the Assembly to do.

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:52pm. Next meeting March 19, 2018.

Respectfully submitted by _____