

**I'On Assembly Board of Trustees Meeting**  
**April 18, 2022 Board Meeting Minutes**

**Members Present:** Julie Hussey, Bob Adams, Chris Colen, Lon Waggoner, Amy Sage, Simon O'Shea, and Michael Spalding

**Management Company:** Emily Simpson and Mary James

**Homeowner Forum:** Cory Alcala; 129 West Shipyard, Ed Clem; 167 East Shipyard, and David Linesch; 37 Eastlake Road

Cory Alcala called in to discuss the blowing of leaves by The Greenery and expressed his desire to have The Greenery blow the right-of-way strips regularly again. He mentioned that since owners are to maintain the right-of-way strips and in the area where he lives there are many large oak trees which require owners to continuously keep raking the leaves. Cory also informed the Board that there have been several instances that the Greenery had blown leaves from the road onto the right-of-way strip.

Dave Linesch joined the meeting to discuss the problem of speeding, especially along Eastlake Road. He noted the difficulty in vision in several areas along Eastlake Rd, due to the curvature of the road and vehicles parked on the road. Dave stated that it is frequent to see cars travelling up to 40 mph. He also pointed out there are no sidewalks on the lower part of Eastlake Rd, which is another dangerous hazard with cars traveling at high speeds. Dave suggested that a traffic calming plan for Eastlake Road needs to be put into motion. Bob Adams discussed the Traffic Calming Program offered through the Town of Mount Pleasant and the petition process. Simon O'Shea also mentioned the need for owners to report any accidents, that happen on Eastlake Road, to the police department, as this is part of the scoring systems for the traffic calming devices with the Town.

**Call to Order:** 6:18PM by Julie Hussey

**Approval of Minutes:**

*Bob made a motion to approve the March 21, 2022 I'On Assembly Meeting Minutes. Amy Seconded. All in favor. Motion passed unanimously.*

## **President's Report:**

Julie read a brief statement regarding the on-going arbitration with the Creek Club tenant:

“As the Board has previously reported, the tenant in the Creek Club, 148 Civitas, LLC, initiated arbitration proceedings against the Assembly in December of last year regarding disputes that have arisen over the lease. As a status update, both parties have filed their initial pleadings in the arbitration, and the Assembly has filed a motion with the arbitrator seeking an expedited resolution of the case. The parties have submitted briefs to the arbitrator during the first part of the year. At the Assembly's request for an expedited resolution, the arbitrator is expected to schedule a hearing, which is anticipated to be sometime this spring or early summer.”

Julie also provided an update to everyone that the Supreme Court has now taken up the appeal on the case against the I'On Company.

Julie informed everyone that during a recent high windstorm, the Westlake amphitheater structure had fallen. A claim has not been filed yet with the insurance company. The Board is currently looking into a decision on whether or not to file an insurance claim. Emily had contacted the insurance company on what the proper steps are to get this started and that the insurance agent needs to know the Board's decision to file or not. Julie mentioned there was a concern amongst Board members for filing a claim and having the premiums rise due to this, when our policies renew in June. Our insurance carrier had informed us that if we do decide to file a claim and then pull out later, it would still show up on the history of loss runs and would still impact the premium but we were not informed by how much. Emily noted that the reserve study showed the replacement cost for the trellis and columns at \$8,700 but this number does not reflect inflation costs and increasing construction costs. Simon noted the difference between types of claims filed through insurance companies. It was noted that this type of claim would be different, as compared to the claim filed for the trip and fall incident, we filed in the past. Emily informed the Board members that insurance would only cover if the same type of structure was built. Julie expressed the need to get the ball rolling either way as it cannot stay as it is right now in disarray.

Julie and the other Board members stated the need to send an eblast to the community regarding the status and the board's discussions surrounding the

amphitheater and its replacement. The email blast will acknowledge that the Board knows of the issue and are actively looking into filing an insurance claim or not. Emily will work with Michael on the note being sent out to the community.

Julie mentioned that Denise Miller from Mount Hollow, will be at the Scramble to do a presentation on dog park etiquette, on May 12<sup>th</sup> at 4pm. This event will be emailed to the community as well as in the May newsletter.

### **Treasurer's Report:**

Bob first directed the board to the dashboard. Accounts receivable was reduced by roughly \$15,000 in cleaning up the delinquent accounts. He thanked Emily for her diligence in collecting late assessments.

Overall, we are within budget thus far. The Finance Committee is hoping to saving more funds throughout the year and will provide a more detailed update at the mid-year meeting in June.

The Finance Committee also expressed the effect of long term inflation in our economy at this time and there is the need to consider this factor when determining next year's budget.

### **Amenity Report:**

Simon reported that the 2022 Boater registration will begin tomorrow, April 19<sup>th</sup>. The boat ramp will be rekeyed on April 29<sup>th</sup> so owners will need to register by that date to have access to the boat ramp.

Emily contacted American Dock and Marine about removing barnacles from the dock pilings. They responded that this is not hindering the pilings and we will have this completed next year.

Simon stated that one of the cameras at the dock was down due to a power surge but a surge protector has been added to prevent these outages in the future.

Simon also reported on the Westlake Amphitheater which came down during a recent storm. Emily did have the Greenery remove small projectile items and she attempted to put yellow caution tape up, but due to the wind it did not stay up. The Board is discussing how to proceed with this with our insurance company and will provide updates to the community.

Simon mentioned that several parents have relayed concerns regarding the current conditions of the playgrounds. He noted the reserve study reflects several more

years of life on these amenities but would be a good idea to keep in mind when putting the budget together for next year. He mentioned to possibly use other materials when upgrading the playground facilities. He welcomed the Board for their input and will be discussed further during the May meeting.

### **Landscape and Infrastructure Report:**

Amy first discussed the lack of landscaping and concerns from surrounding owners, at the island on Boathouse Close. It was noted that the Committee is committed to doing something here to enhance this space.

Next, Amy discussed a memorial bench that was installed this week in memory of Ed Clem's wife. Amy stated that a proposal was received from The Greenery to install liriopie in two areas on the north-end of Eastlake; one of the areas is where the bench was installed. Ed Clem proposed adding additional plantings in the area of the bench and generously gifted the Assembly \$3,000 to accomplish this.

*Amy made a motion to approve the installation of liriopie to enhance the shaded areas under the grand oaks for \$2,879.86 and possibly add further plantings with the Board approval of the monetary gift from Ed Clem of an additional \$3,000. Lon Seconded. All in favor. Motion passed unanimously.*

Next, she pointed to the emergency response contract from Charleston Tree Company and the need for it to be in place prior to the start of hurricane season. Emily stated that the emergency response, is already included in the tree maintenance line item which has \$38,000 budgeted for already. It was noted that the response time might be extended due to SCDOT.

*Amy made a motion to accept the 2022 emergency response contract with the Charleston tree company. Lon Seconded. All in favor. Motion passed unanimously.*

Amy presented the right-of-way pruning contract from Charleston Tree Company from 2023 to 2025. It was discussed that the previous contract was for 4 years on a rotation. Charleston Tree Company has now recommended the trees to be pruned (hazard and structural) every other year since the trees are currently in their "teenage years" and are growing at a more rapid pace. Amy noted that the Landscape Committee emphasized the need to take care of these trees as they are a true amenity of the neighborhood.

*Amy made a motion to approve the Right-Of-Way pruning contract with Charleston Tree Company from 2023 to 2025. Bob Seconded. All in favor. Motion passed unanimously.*

**IDC Liaison Report:**

Chris updated the Board that there is still a high amount of activity going on with the IDC. We are working on strategies in hopes to simplify the IDC process. Chris noted that Ravenel Associates, Inc. is assisting with an online workflow tool to help with the submittal process as well. It was mentioned that a survey had been sent to residents that have submitted to the IDC within the past 6 months, and responses, thus far show the need to simplify this process. Chris and Julie noted the high importance of having all the details and required items for submittals, in order to be reviewed by the committee. The ARC tool will hopefully assist here.

**Covenants Committee:**

No formal report.

*Lon made amotion to file a lien on a property discussed in executive session. Bob Seconded. All in favor. Motion passed unanimously. Michael opposed.*

**Communications Committee:**

No report as there was not a meeting this past month. Michael mentioned he will work with Emily on the email correspondence to the community about the Westlake amphitheater.

**Secretary: No Report**

**Other Business:**

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:28pm. Next meeting will be held on May 16, 2022 at 6:00 pm.

Respectfully submitted by \_\_\_\_\_  
*Michael Spalding, Board Secretary*