

I'On Assembly Board of Trustees Meeting
May 16, 2022 Board Meeting Minutes

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

Management Company: Emily Simpson and Mary James

Absent: Michael Spalding

Homeowner Forum: Charlie Chitty, 98 W Shipyard; Bruce Kinney, 94 W Shipyard, Michael Korizno, 121 W Shipyard; Dirk Van Der Windt, 25 Faye Lane; Tully McWhirter, 51 Frogmore Road; Alexis Mead, 29 Eastlake; Keath Blatt, 27 Hopetown.

Charlie Chitty joined to express his concerns surrounding the proposed rebuild of the amphitheater located across from their home. He conveyed that there are several landscape issues, specifically the 6 trees on the side of the towers that should be considered before the new plan gets too far. He stated that the 2 trees closest to the towers are already encroaching on the towers. He noted that these were planted 20 years ago and are too close together therefore stunting their growth. He also noted that they appear to have never been pruned or maintained.

Bruce Kinney joined to discuss the amphitheater as well. He shared an email that was sent to Emily relaying his concerns regarding the rebuild of the amphitheater. *The Amphitheater structure was designed as an architectural element and has been used as the symbol of I'On for many years on flags and in the literature. It was intentionally not a building or building-like structure, but rather a setting that offers great flexibility of use. In many ways the Amphitheater is the focal point of I'On... simple and uncluttered. Building something more expansive would come off as commercial and diminish the Westlake backdrop. I know there are those who might favor a structure that would eliminate the occasional tent rental and be conducive to even more events. But tent rentals are relatively rare over the course of a year, and the number of current events is about right. Additionally, I urge the Board consider removing some or all of the six cypress trees on either side of the towers. These trees are three to four times their original size, are out of scale for the venue they were planted to enhance... not overpower. Although I know you all have been to the Amphitheater many times, I took some pictures that I had planned*

to present tonight that show just how much the trees block views of the water for those attending events and sitting on the lawn. The Amphitheater location is where it is because the lake was meant to compliment the event experience. Now they act as a wall blocking those views. Having served on several golf course grounds committees I know how controversial tree removal or trimming can be. But trees grow and often impair what the designer/architect intended. And I wonder what impact trees that large have on the retaining wall? Think of palm trees or trees consistent with those around the lake. Finally, a larger more permanent structure opens the door for private events like weddings, sweet 16 parties, etc. I strongly believe the Amphitheater should only be used for community wide events open to all.

Michael Korizno joined to discuss his thoughts on the amphitheater as well. He also expressed his disappointment in the overall maintenance of the amphitheater since it has fallen. Specifically noting that the structure has remained in its current state for 42 days since it has fallen. Julie responded that it will be cleaned up by Thursday of this week and noted that the delay was due to the hold on whether or not we file a claim through our insurance. The adjuster has now come out and The Greenery has cleaned up what they could and a contractor will be coming out to remove the remaining debris.

Dirk van der Windt joined the meeting simply to listen in and stated that he will be moving into the neighborhood soon.

Tully McWhirter joined to listen in as well and is new to the neighborhood.

Alexis Mead joined regarding the speeding on Eastlake that was spoken about at the April Board meeting. She inquired how the Board and residents can help mediate this problem. Bob Adams responded stating that the Town does not accept applications for speed bumps or traffic calming devices until mid-June.

Keath Blatt joined the meeting to discuss potential updates to our playgrounds. He stated that he has 2 children and that the playgrounds don't appear to incorporate the level of amenities other neighborhood's provide and expressed his desire for the playgrounds to be refreshed and updated.

Call to Order: 6:21PM by Julie Hussey

Approval of Minutes:

Bob made a motion to approve the April 18, 2022 I'On Assembly Meeting Minutes. Chris Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie thanked both new and longtime residents for joining the meeting and expressing their concerns and ideas. She reminded the Board and community that our mid-year meeting is scheduled to be held on Wednesday, June 22nd at the Creek Club and mentioned that it is a more casual meeting.

She went on to touch on a few amphitheater comments. She expressed that there is an opportunity for the Trust to assist with the revamping of the amphitheater as they do not have a covered area to hold events. Throughout the month of June, we will be working on gaining feedback on what could happen in this area. We have already gathered several thoughts and ideas surrounding the infrastructure that is currently there and surrounding the area could impact what is proposed to be built here. Julie also expressed wanting feedback specifically from neighbors who are directly impacted that reside around Westlake. She noted that the Assembly will be working with the Trust on the funding for this project.

Julie provided a brief update on IDC matters. She stated that she has spent more time in the office lately and noted what a pleasure it is to work with our management staff. She expressed the value of our team and the policies and documents we hold and frequently reference before moving forward with certain issues. She thanked our staff for all their efforts and expressed how valuable of a resource each of our management staff holds.

Lastly, Julie reported that the dog presentation was a success and stated that 8 people showed up for the presentation.

Treasurer's Report:

Bob reported that we are about \$15,000 over budget but plan to be on target by the end of the year.

He also stated that the finance team has agreed that funds should be transferred from First Citizens to Morgan Stanley and would like a Board vote on this.

Bob made a motion to transfer funds from First Citizens to Morgan Stanley with laddered CD's. Amy Seconded. All in favor. Motion passed unanimously.

Amenity Report:

Simon reminded the community that boater registration has opened for the 2022 boating season and stated that owners can still register their boats if they have not done so yet.

He also relayed that the dock pilings were inspected, and the report showed no need to have the barnacles removed this year as they are not imposing a threat at this time. It should be noted that we will add the removal of the barnacles to the 2023 budget so that this is reserved for accordingly.

A new basketball rim for the Eastlake Sports Court has been ordered and will be installed by our maintenance man upon its arrival.

Simon went on to respond to Keath Blatt regarding the condition of the playgrounds. He mentioned that the reserve study states that the playground equipment should be inspected annually so we need to schedule this inspection. The cost for this would be \$200 per playground for a total cost of \$1,000. Simon is requesting a Board vote for this to be completed.

Bob made a motion to approve the safety inspection of all 5 of our playgrounds at a total cost of \$1,000. Lon Seconded. All in favor. Motion passed unanimously.

Simon also stated that he has received several calls and concerns from families regarding requests to upgrade our playgrounds. He would like to recommend creating a subcommittee to present options and prices for these improvements. It was noted that we will need a Board vote to form this subcommittee.

Bob made a motion to approve forming a subcommittee for the revamping of the playgrounds. Amy Seconded. All in favor. Motion passed unanimously.

Bob inquired if the inspection would determine the lifespan of the playgrounds. He noted that the safety inspector may have a different opinion than what the reserve study shows. Emily will get clarification about what the scope of work includes for the inspections of the structures and surrounding areas.

Landscape and Infrastructure Report:

Amy stated that she does not have anything to formally report on. However, she noted that we are aware how bad the grass looks at Maybank Green, Perseverance Park and around the Amphitheater. It was noted that this is due to the Winter rye dying. Once we have consistent warm weather and rain, it will begin to look much better.

Chris stated that there appears to be a dead palm tree when you enter the Creek Club parking area down by the docks. Amy responded that the committee is aware of this and are checking with 1899 Landscaping to see if this palm tree is still covered under the warranty. Amy also noted that there is a dead palm tree on the corner of Sowell. She stated that it has been replaced in the past 18 months so we have asked for a soil sample before moving forward with planting a new tree here.

IDC Liaison Report:

Chris reported that we have been working on the internal operations surrounding the roles and process of the IDC. He stated that Mary has recently stepped in to help with customer service matters. He also stated that the IDC now has an additional landscape architect on the committee. One of our biggest hopes is to increase the backlog and decrease the turnaround time.

Covenants Committee:

Lon reported that the Covenants Committee met this month where they discussed several compliance matters. Overall, the process is running smoothly and the neighborhood, as a whole, looks great. Mary has been working with the IDC on sending final inspection and deposit refund request reminders as well.

Bob made a motion to fine a property that was discussed in executive session. Chris Seconded. All in favor. Motion passed with one opposition.

Tully McWhirter stated that he recently cut down a tree at his property without receiving IDC approval. He stated that he reached out to the IDC several times but did not hear back so moved forward with the removals as he had already received TOMP approval and permits to remove the trees. Julie expressed that if residents do not hear back in a timely manner from the IDC to please contact the HOA management staff or someone on the Board.

Communications Committee:

No formal report other than what is included in the Board packet.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:21pm. The next meeting is the mid-year meeting and will be held on June 22, 2022 at 6:00 pm.

Respectfully submitted by _____

Michael Spalding, Board Secretary