

I’On Assembly Board of Trustees Meeting
July 11, 2022 Board Meeting Minutes

Members Present: Bob Adams, Julie Hussey, Chris Colen, Amy Sage, Michael Spalding, and Lon Waggoner

Management Company: Emily Simpson and Mary James

Absent: Simon O’Shea

Homeowner Forum: Ed Clem, 167 E. Shipyard and Kat Harberg, I’On Trust Executive Director.

Ed Clem attended the meeting to receive an update on the proposed amphitheater rebuild.

Kat Harberg joined the meeting simply to listen in.

Call to Order: 6:04PM by Julie Hussey

Approval of Minutes:

Bob made a motion to approve the May 16, 2022 I’On Assembly Meeting Minutes. Michael Seconded. All in favor. Motion passed unanimously.

President’s Report:

Julie stated that she received a call from a homeowner on Westlake noting their liking of the cypress trees at the Amphitheater. She also received multiple emails regarding the resurfacing of the bocce court at the Avant Garden. She thanked these residents for reaching out and has shared these notes with the Board.

Julie then gave a brief update on the amphitheater and mentioned that we received approximately 148 responses from the survey that was sent to the community. Residents sent different options and shared their ideas with the Board. She relayed that roughly 30 residents responded that they would like to join the committee. It was noted that 2 Trust reps, 2 board reps, and mostly neighbors residing close to the lake would be on this committee since they are impacted the most by this. However, there will be other residents around the neighborhood who will sit on the committee as well. Once we have an update, we will include a note in the newsletter and send an email communication to the neighborhood.

Julie then provided an update on the alligator that was spotted in Eastlake last week on July 3rd. We reached out to Gator Getters who came out this past week, but he was not able to locate the gator. Julie mentioned if anyone spots the alligator, please let management know as soon as possible so we can send Gator Getters back out to try and locate it.

Lastly, she mentioned that we are now in hurricane season which began in June and lasts through November. Management will inform residents if there is a hurricane warning by sending an email notification. Emily mentioned that in June, we sent an eblast to the community informing them on hurricane preparedness and the importance to have a plan in place.

She also provided an update from the Assembly's attorney on the Creek Club litigation appeal and the Creek Club lease arbitration. *"Regarding the Creek Club litigation appeal, the parties are still in the briefing period. Justin Lucey's reply brief is due July 18, 2022. Once all the briefs are complete and the briefing period ends, then the next step is for us to wait for the Supreme Court to schedule the hearing for oral arguments. And now, an update on the Creek Club lease arbitration. The arbitrator held a hearing on our motion for judgement on the pleadings on June 24. The arbitrator did not make any rulings at the hearing, but instead took the matter under consideration. The arbitrator will let us know his rulings sometime within the coming weeks."*

Treasurer's Report:

Bob stated that we were over budget about \$15,000 and are an additional \$3,000 over budget from last month. This is due to the increase in insurance premiums. He noted unexpected expenses are arising. With inflation, we should anticipate higher service charges in future contracts that we may enter.

Bob made a motion to file foreclosure on a property that was discussed in executive session. Lon Seconded. All in favor. Motion passed unanimously.

He also stated that our accountant asked the finance team to approve his draft letter. The team is recommending that Eric Glaser be authorized to finalize his papers. This includes his final report, and his tax filing documents for 2021.

Amenity Report:

Emily provided a report on behalf of Simon. We were notified that a waterline has come lose from the dock. We have contacted a company to come out this week to

repair this. This has happened several times in the past and is due to kids continuing to hang on the waterline.

Landscape and Infrastructure Report:

Amy stated that she would like two proposals to be voted on by the Board.

The first is for the repair of the second retaining wall in the alley on Montrose. The proposal to fix this is \$2,772. This entails 6x6 timbers and will lie horizontally, therefore low impact aesthetically but sturdier. It was noted that this will be spent from the reserves as it is included in the reserve budget.

Amy made a motion to approve The Greenery's proposal for \$2,772 for the repair of the retaining wall on the Montrose alley. Chris Seconded. All in favor. Motion passed unanimously.

Amy then stated that a vote is needed to resurface Avant Garden with plantation mix. It was noted that we received several emails from owners regarding its resurface for using it for a bocce court. Chris asked if it is for bocce court, and that plantation mix should not be used here. It was noted that bocce courts require more of a clay like material to properly play the game.

Amy will research other surfaces instead of plantation mix.

Amy made a motion to approve up to \$3,230 for resurfacing Avant Garden with hope that there is an option that there might be a better option for also playing bocce ball. Chris Seconded. All in favor. Motion passed unanimously.

IDC Liaison Report:

Chris stated that we previously sent an eblast updating the community introducing Kristine Doak as the new neighborhood design coordinator. He also noted the IDC position is now under the Ravenel umbrella. Mary, Emily, and Kristine have been working together and can now share files, etc.

Chris stated that he attended the last IDC meeting and said it was a shorter agenda and that the minutes went out the very next day for the IDC to review. He noted that the team is working on finalizing a tree removal policy. It will be brought to the Board for approval once it has been completed. It was noted that all residents should notify the IDC before any trees are removed from properties.

He also stated that the new landscape architect is a great addition as well.

Covenants Committee:

Lon reported that out of 99 violation letters sent this year, 65 have now come into compliance.

We have also begun sending letters to residents who still have political or school signs up. It was noted that owners have until July 12th to remove these signs.

Communications Committee:

Michael relayed that the directory is now being worked on and would like a vote on the increasing of ad space pricing.

Michael made a motion to approve the price increases of ad spaces for the 2023 directory. Chris Seconded. All in favor. Motion passed unanimously.

Briefly commented on the working of SMS texting and working with the trust on this.

Lastly, Michael noted the importance of the newsletter deadlines for Kathie, our newsletter editor. We will continue to update the community on the amphitheater each month via the newsletter as well as alligator updates. Hopefully, we will have a note for the tree policy in the September newsletter.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:48pm. The next meeting will be held on August 15, 2022 at 6:00 pm.

Respectfully submitted by _____

Michael Spalding, Board Secretary