

I'On Assembly Board of Trustees Meeting
August 15, 2022 Board Meeting Minutes

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

Management Company: Emily Simpson and Mary James

Homeowner Forum: Carol Dickey; 22 Fernandina, Tom Carstens; 108 Civitas, and Eric Calonius; 86 Secession.

Carol Dickey attended the meeting in person to address her concerns regarding the Westlake path and the ongoing drainage/erosion issues. She also voiced some maintenance concerns for the path. Carol pointed out that a tree appears to be growing into the home at 30 Fernandina on the right side of the home and a berm of grass has grown into the pathway. She stated that she has addressed the drainage/erosion concerns several times with management and would like an update from the Board on this. Amy responded how the drainage issue has been ongoing for several years and the Committee has been working on a plan for a permanent solution instead of a simple band aid fix. Amy briefly discussed fixes that were done in prior years and stated that there are also issues with runoff water from the surrounding properties. Recently, the Landscape & Infrastructure committee has been exploring installing a tabby concrete path around the lake to help ease the erosion issues, but would only solve part of the problem, and not the property runoff issue. Amy reported that the project will not be completed as quickly as we might like and reiterated that we are wanting to make a permanent repair and not continue to spend money on temporary solutions. Carol stated that she can help us communicate with the residents on Fernandina regarding the runoff issues. Amy responded that the committee needs one more bid before the committee can bring to the Board for approval. Carol also mentioned that the gravel areas in Avant Garden need to be addressed. Amy responded that this area is being addressed, and during last month's meeting, a proposal was brought to the Board for installing plantation mix. After further discussion with the Board, it was agreed to research other material types which are more conducive to playing bocce.

Eric Calonius joined to discuss the Bocce Court at Avant Garden. He expressed that he would like to start playing again. Amy told Eric she will share the contact information for I'On at Home.

Call to Order: 6:25PM by Julie Hussey

Approval of Minutes:

Lon made a motion to approve the July 11, 2022 I'On Assembly Meeting Minutes. Bob Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie provided brief updates on the arbitration and litigation stating that both are in holding states right now. We are waiting to hear back from the arbitrator on the ruling for the motion surrounding the judgement.

Julie went on to briefly discuss that security cameras have been requested to be installed at the entrances to the neighborhood due to a recent incident on Eastlake Rd. She stated that police gather recordings from Ring cameras and personal security systems to solve many cases that occur throughout neighborhoods. Julie urged residents to report ALL instances to the police department. There are often times where people don't report these issues to police and simply post it on social media or other outlets. Amy also stated the Town of Mount Pleasant also tracks reported crimes based off reporting's on file. The Assembly does not monitor Nextdoor or any other types of social media outlets. Julie emphasized, that because of this, it is important that these issued are reported and on file with the Mount Pleasant police department. Lastly, Julie stated the high costs of security cameras as we do have several cameras down at the docks. It was also noted that we sent an eblast reminding residents of golf cart rules following the incident a few weeks prior.

Covenants Report:

Lon relayed that we are continuing to resolve violations around the community and continue to work on final inspection and deposit refund requests to ensure they are submitted in a timely manner.

Lon made a motion to increase the fining of one property that was discussed in executive session. Michael Seconded. All in favor. Motion passed unanimously.

Lon made a motion to begin fining one property that was discussed in executive session within the next 2 months. Amy Seconded. All in favor. Motion passed unanimously.

Treasurer Report:

Bob reported that we are currently \$21,000 over budget on expenditures but hope to be in line by the end of the year. He pointed out that there appear to be only 2 or 3 properties on the market in the community right now, which shows that the real estate market is starting to slow down. Fewer sales will adversely affect the transfer fees.

Bob stated that Emily has been working on the draft 2023 budget and will present to the finance committee in September and then be presented to the Board for final approval in October.

Amenity Report:

Simon stated that most items are included in the packet. He noted that the amphitheater subcommittee is in the process of being formed. The subcommittee will be comprised of 8 members, including: an IDC member, Landscape Committee member, Finance Committee member, a resident living near the lake, and 2 representatives from the I'On Trust. Simon mentioned that the subcommittee will be meeting in a couple of weeks and will utilize the survey results as a foundation to come up with discussions and possible solutions for the amphitheater rebuild.

Landscape and Infrastructure Report:

Amy thanked the committee and Emily for the continual assistance in landscape/infrastructure matters.

She noted that we are waiting on a date for the Montrose/Sanibel retaining wall repair, and there was some minor damage to the keystone wall that was installed last August.

Amy stated that the committee is looking into other materials for the bocce court. There is a clay material that will not be used since Avant Garden is also a walking garden and we will not install siding to enclose the courts, therefore we would not want to use clay here. As of now, the committee is looking into a sand, stone, and

shell mix for this area, which is very similar to plantation mix, but is more expensive. If plantation mix is used, we would be able to keep the cost down and this material would be compacted and relevelled several times.

Amy also noted that we are waiting for an installation date for the landscape enhancement on the north-end of Eastlake, which will likely be in the beginning of September.

Amy mentioned we will also be installing alligator signs on the existing posts at Eastlake and Westlake. Emily provided a brief update on the alligator, and the last couple of times Gator Getters have been onsite, they have not been able to locate the gator to reassess it. Amy strongly urges residents that they are not permitted to feed alligators and in doing so is also against the law!

Julie stated that she has seen less geese than usual, and there have been an increase in sightings of more wildlife which is nice to see. It was noted that Goose Busters only monitor the Canadian Geese and no other waterfowl areas.

Lastly, Amy reiterated that the committee is actively working on the best course of action on resurfacing the path around Westlake and the drainage issues that are contributing to the problem from bordering properties. Chris commented that the IDC closely assesses drainage plans in each submittal. Amy mentioned that there are several residents that have their runoff water being directed under the path. Amy reiterated that this will be discussed in detail when we have a further plan of action.

IDC Liaison Report:

Chris provided updates regarding the tree policy, stating that it is actively being drafted and reviewed by the IDC and will be sent to the Board once completed.

All other matters are listed in the IDC report.

Communications Committee:

Michael relayed that we continue to make progress on the directory. Mary is working on collecting ads for the 2023 directory and collecting that revenue.

The committee is working with the Trust on SMS texting solutions and will update the Board as we know further possible budget numbers.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:58pm. The next meeting will be held on September 19, 2022 at 6:00PM.

Respectfully submitted by _____
Michael Spalding, Board Secretary