

I'On Assembly Board of Trustees Meeting
September 19, 2022 Board Meeting Minutes

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

Absent: Michael Spalding

Management Company: Emily Simpson & Mary James

Homeowner Forum: TJ & Andrea Ryan, 18 Fernandina; Carol Dickey, 22 Fernandina and Richard Bennett, 14 Fernandina.

Guests: Vince Graham & Anne Tyler (I'On Company)

TJ Ryan joined the meeting to discuss the drainage issues at Westlake. He expressed his opinion that homeowner's runoff is not causing the issue. TJ conveyed his thoughts of sloping the hardscaping towards the lake and connecting the drainage pipes to the lake to ease the drainage issues.

Richard Bennet also joined to discuss the Westlake drainage. He stated that this issue has been going on for the past 7 years since he has lived on Fernandina. He suggested that part of the issue was that pea gravel was being put down instead of a coarser gravel. Rich stated that he took pictures of the ongoing drainage issues and provided them to Jessica Gosnell. Julie inquired when the pea gravel was installed, and Amy mentioned it was around 5 years ago.

Carol Dickey also joined the meeting to discuss the ongoing issues with the Westlake path. She stated that the draft minutes from August need to be corrected where it states that her property specifically was causing the drainage issues. Mary made the revisions. Carol reiterated that the drainage issues go all the way down to the boat ramp, not just directly by her property, and it is not just the pathway, but the grass is being affected too. Lastly, she mentioned that grass and weeds along the path are encroaching into the pathway on both sides of the lake. She expressed the need to have better maintenance from the landscapers.

Vince Graham joined to discuss the cemetery, stating they are in the process of cleaning up the area over by the cemetery. He stated The I'On Company owns the land around the historic cemetery, which is CV-9. He also stated The I'On

Company have always intended, since the beginning, to expand the cemetery that is there. Vince noted that the fence they installed years ago will be repaired. Julie asked if he had spoken to the Maybank family, he responded that they have spoken to David Maybank. Julie noted that the cemetery is not owned by the I'On Company and asked if he has spoken to the Maybank family, he responded that he has spoken to David Maybank but did not offer specifics. Julie expressed that the Assembly would appreciate an email from the Maybank family indicating that the Maybanks are okay with the clean-up and acknowledging that they are all on the same page. He stated that Anne Tyler has made a request to the Trust for their budgets, and they have not responded. Vince relayed that the Trust was founded to provide programs and activities to promote a sense of community and specifically mentioned that the symphonies, haven't been happening like they did prior. Julie noted that there is not a covered space to perform activities such as this.

Carol responded that a reason she moved to I'On was for this very reason and wanting to see action and not just discussions. Carol asked how we proceed without waiting another month. Amy relayed how expensive the cost is for the proposed tabby and with the bids being around \$165,000, the Board has a fiduciary duty to use the money wisely for the community. She stated that she is unsure if tabby is the right solution for the area. TJ expressed asking the community if they would like to subsidize this spending. Bob noted we would have to receive approval for applying a special assessment.

Julie expressed not wanting to have a special assessment and noted that we are a very well-funded community, and the reserve study is updated every 3 years. Julie relayed how the process works and that these quotes and other information will be discussed during the meeting this evening. In October the 2023 budget will be discussed and approved.

Julie went on to read a letter from Leann Adkins at 34 Hopetown regarding the amphitheater rebuild. *"Dear Board Members, Noticing the Board's committee is now forming for developing the amphitheater property, I write to encourage and congratulate the Board as it begins this pivotal process for us all. Before you is an opportunity to guide our community from its era as a pre-planned "development" to maturity as an authentic neighborhood. As such, altogether we will plan and pay for what we, as neighbors, want to build and enjoy on this common property. Whether it is modest or expansive, it will be what we decide it to be, and what we choose to support with our own funds and energy. Far more than replacing a*

collapsed structure, you will be building a symbol for our neighborhood -- a symbol of self-reliance and self-determination. I welcome this transition with excitement and wish you luck with your progress.”
-- Lea Ann Adkins

Call to Order: 6:33PM by Julie Hussey

Approval of Minutes:

Lon made a motion to approve the August 15, 2022 I’On Assembly Meeting Minutes with a change to the 3rd line on Carol Dickeys comments (specifically the area in front of her home). Bob Secoded. All in favor. Motion passed unanimously.

President’s Report:

Julie informed the community that Mike Parades, I’On Assembly’s General Manager from 2013-2017, passed away in August and that the Board made a donation to the Parkinson’s Foundation on his behalf.

Treasurer Report:

Bob reviewed the executive dashboard relaying that year to date, the budget is on target. During the September Finance Committee meeting, the team discussed the fact that the real estate market appears to be slowing down and this possibly having a negative impact on transfer fees. They also discussed the amphitheater rebuild in depth relaying the expectation from the finance team. The team made a motion to authorize spending no more than \$30,000 for rebuilding the amphitheater as it was and will not consider any new designs until they are presented with formal proposals. The team asks that any proposed new designs be circulated to the community as well as the Finance Committee before receiving Board approval. Once a design is picked, a budget should be made for this expense and submitted to the Finance Committee. The team will then make a recommendation to the Board. However, it should be noted that the ultimate decision is up to the Board.

Bob went on to discuss a vote that was requested this evening from the Landscape Committee for spending \$165,000 for the Westlake path. The vote indicates that the money should be spent from the reserve fund. Bob summarized the opposition of the finance team with five points:

1. All Board members have an absolute fiduciary responsibility to only spend Assembly money in a prudent and even-handed manor and not take interests from one owner over another.
2. The reserve study reflects what reserve money can properly be spent on. The report specifically points to gravel topdressing. He noted maintenance and capital improvements are not funded from replacement reserves. Finance team recommends discussing with a certified accountant.
3. Funds cannot come from the reserves. The funds must come from operating the operating budget. There are no funds in the 2022 approved budget for this project, and the cost must be considered as a part of next year's budget. There is no immediate urgency for Board approval this evening, just this expense would raise assessments significantly along with tree maintenance and other expenses increasing.
4. There was limited discussion at last meeting and did not mention a similar request was made to a prior Board under Bruce Kinney's presidency. The problem was caused from uncontrolled water runoff of homeowner properties. Homeowners are responsible for water runoff and installing possible French drains, etc. This issue has been going on for over 20 years and is a short-term issue and not a long-term water standing issue. The bottom line is homeowners are responsible for their own runoff issues and are imposing this expense on the entire association.
5. Bob expressed responsibility as I'On residents and if you see a problem, solve it, in regards to weeds and other matters seen around the neighborhood.

Overall, Bob expressed the extreme opposition of the finance committee. Julie responded to Carol that things do not happen as quickly as requested as they are discussed in grave detail.

Lon discussed his time on the finance team and the amount of time and planning that goes into certain recommendations. Lon stated his opinion of not liking a special assessment and noted the fact that there is going to be an increase in the assessments and there is no way to avoid it. It may seem like it is moving slowly but the Board is very diligent when voting to spend money. Bob responded regarding the anticipated playground renovation expenditures and when putting the budget together, there must be plan for requested projects in order to recommend them to the finance team and ultimately to the Board.

Simon inquired about the specifics of the reserve study and asked how to have items added to this list in the reserve study report. Emily stated that items can be added to the reserve study when the study is being updated, for example the sports court was an added amenity to the community and is now a part of the reserve study.

Amenity Report:

Simon thanked the finance team for responding so quickly and responsibly to these matters. He also thanked the homeowners who attended the meeting for expressing their concerns and desires. He thanked Amy and the entire Board for their time and hard work put into everything. He also highlighted that passionate residents have the opportunity to run for the Board in the upcoming elections.

American Dock and Marine is scheduled to come back and repair the waterline that has fallen again. Emily is inquiring about a longer-term solution for this, so they do not have to continue to come out every time that the waterline falls.

The amphitheater subcommittee has been formed and is compiled of 8 representatives. Simon noted that the group is aware of budget constraints and are working through designs and costs. The Trust has expressed their willingness to help fund the rebuild. There are two options, rebuild it as it was or use a new design. Once decisions are narrowed down, Simon will inform board.

He went on to discuss the renovation of playgrounds, stating the subcommittee will determine funds for this expenditure to include in next year's budget. Several residents have expressed interest in joining the playground subcommittee and we will include another note in the October newsletter.

Lastly, he stated that the Eco Group started a battery collection service. There is a drop off location at Bakies as well as downstairs in the I'On Assembly's office. The Eco Group will dispose of the batteries appropriately.

Landscape and Infrastructure Report:

Amy thanked volunteers in the community and expressed that the community cannot run without these volunteers. She also thanked our management company as we could not function without a paid staff.

Amy reported that there are three items the landscape team would like to vote on. She stated that she would like for there to be discussions on these items.

Amy made a motion to approve the funds for installing tabby concrete path around Westlake. Simon Seconded. Moved onto discussion. Amy moved to withdraw motion. Lon Seconded. All in favor of withdrawing. Motion passed unanimously.

Julie made a motion to create a subcommittee under landscape, designed to solve the water issues along Westlake and come up with a new solution for the path. Amy Seconded. All in favor. Motion passed unanimously.

Amy went on to discuss a tripping hazard in Perseverance Park. She stated that bluestone and areas of brick are broken along the steps. It should be noted that funds have been allocated for Perseverance Park.

Amy made a motion to reset the bluestone at Perseverance Park and repair broken bricks for \$1,407. Lon Seconded. All in favor. Motion passed unanimously.

Lastly, Amy discussed the pruning of the 26 live oaks around Westlake. These trees have never been pruned and needs to be completed for the health of the trees. It was noted that this expense will be spent from the tree maintenance line item in the operating budget.

Amy made a motion to have the Charleston Tree Company prune the 26 live oak trees around Westlake for \$4,625. Lon Seconded. All in favor. Motion passed unanimously.

IDC Liaison Report:

Chris provided a brief report on top of what is included in the Board packet. The team held a special meeting this month to discuss the recent progress that has been made as a result of the team's composition and structure. He thanked the IDC members for their hard work and contribution to the community. Management is working to be transparent and communicating with owners through the process.

Due to an increased interest in solar energy, the IDC will be reviewing the existing solar policy and discuss how other communities might be navigating through this.

Lastly, due to several comments and questions from the Board, it was decided to wait to vote on the tree policy. After updates have been made, we will circulate back to the Board for approval. The Board asked to define DBH at the beginning of the policy instead of the end. It was noted that this will need to be voted on

before the end of the year, for it to be filed with the Register of Deeds so the policy can be legally enforced.

Covenants Report:

No Report.

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 7:54pm. The next meeting will be held on October 17, 2022 at 6:00 PM.

Respectfully submitted by _____

Michael Spalding, Board Secretary