

I'On Assembly
Board of Trustees Meeting
Monday February 20, 2023
Board Meeting 6:00 P.M.

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
 - December 12, 2022 Board Meeting Minutes
- President's Report
 - SC Supreme Court Decision
- Treasurer Report
 - VOTE to transfer surplus from 2022 to Reserve-Infrastructure fund
- Amenities Report
 - VOTE to approve proposal for resurfacing the Saturday Rd, Isle of Hope and Hopetown docks
- Infrastructure/Landscape Report
- Covenants Report
- IDC Report
- Communications Report
 - VOTE to appoint newsletter editor
 - VOTE to approve Eco group's page on community website
- Secretary Report
- Adjournment

I'On Assembly Board of Trustees Meeting
December 12, 2022 Board Meeting Minutes

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

Absent: Chris Colen and Simon O'Shea

Management Company: Emily Simpson & Mary James

Homeowner Forum: Ed Clem, 167 E. Shipyard; Tom & Nancy Carstens, 108 Civitas; Stephen Wood, 139 Ionsborough; and Dick Bondy, 107 Civitas.

Stephen Wood spoke of his time on the Board of Appeals. He touched on the enhancements of the IDC's processes and procedures helping to reduce the number of appeals coming to the appeals committee and thanked the IDC for their efforts and thoroughness. Stephen also informed those present that he is a nominee for the Board of Trustees.

Dick Bondy joined the meeting to discuss the new construction of a home close in proximity to their property. He stated that I'On's architectural standards were a large factor as to why they moved to I'On. He expressed his opinion that a number of new homes being built recently don't seem to be fitting of I'On's character. Julie responded about offering more connections with architects to learn more and gather a better understanding of their decisions. Julie noted the changes that the IDC has made over the past several years and also pointed to the deposit policy. He also expressed that residents seem to be building the max coverage and noted that it might be a good idea to add this factor onto IDC applications. (Recommending to stay under the max building coverage and not all the way out) The IDC is aware of this and will work on a way to respond to these matters. Stephen noted that asking for forgiveness does not go far with the appeals committee.

Lastly, Dick expressed his willingness to join the IDC committee.

Call to Order: 6:19PM by Julie Hussey

Approval of Minutes:

Bob made a motion to approve the November 14, 2022 I'On Assembly Meeting Minutes. Lon Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie stated that she met with the I'On Square's Board President and spoke about the issue of illegal dumpster use by I'On residents. Julie reminded the community that residents should not be using the Square's dumpsters and expressed that there are several public dumpster sites on Whipple Road and at the SCDMV.

She also reminded the community of the Annual Meeting coming up on January 25th. The meeting packets should arrive in owner's mailboxes towards the end of next week.

Julie shared several accomplishments the Board has made over the past year. It was noted that the full cost for printing the directory was covered this year for the first time ever and even had money left over. Julie expressed her gratitude to both the management and maintenance staffs. The Westlake amphitheater project continues to be worked on and hope to have this completed in the upcoming year.

Lastly, she expressed that the Supreme Court hearing is on Wednesday.

Treasurer Report:

Bob reported that we currently show a surplus, but noted that there are still upcoming legal expenses. It was noted that any surplus should be rolled over into next year's budget for these expenses.

Bob made a motion to allocate the excess transfer fees of \$92,000 to the strategic reserve fund. Michael Seconded. All in favor. Motion passed unanimously.

Bob made a motion to recommend the full payout of the bonuses to be awarded to management. Lon Seconded. All in favor. Motion passed unanimously.

It was noted this money is in the 2022 budget so can be paid out before the end of the year.

Amenity Report:

Emily provided the Amenity's report in Simon's absence. In addition to the report that was in the board packet, Emily mentioned that the Amphitheater Subcommittee met recently to discuss the potential design for the rebuild of the amphitheater. It was noted that we could potentially show the plan to residents during the annual meeting depending on if we have the designs at that time. It was also noted that this project will go through both the IDC and TOMP approval processes.

Lastly, the soccer goal will be delivered on Wednesday and put back together on Thursday by our maintenance man.

Landscape and Infrastructure Report:

Amy provided a brief update on the Westlake drainage project. She stated that The Greenery has provided us with an updated proposal coming in at a much lesser cost than the prior quote at \$22,810. It was noted that this is not a permanent fix as we would have to add drains to actually fix the drainage issues. She also expressed the need for homeowner's drains being looked at especially during storm season. It was noted that this does not require a vote today. However, this is an improvement that is needed but is not in the budget to be done this year. It was recommended to put this into the 2023 budget to be completed next year.

Next, Amy stated a diseased tree was removed at the Creek Club so would like to mitigate this removal by installing another canopy tree (one red maple) at the Sowell triangle where we have lost a few trees.

Amy made a motion to install one red maple tree at the Sowell triangle location for \$1,853. Lon Seconded. All in favor. Motion passed unanimously.

Lastly, Kat Harberg with the I'On Trust inquired if the blood connection bus can be parked on Maybank Green during Halloween next year. It was noted that the sprinkler heads could get damaged if we allowed this and asked if Kat could look into other locations that are close by like Faye Lane or McDaniel.

IDC Liaison Report:

The IDC is working on a solar panel policy/set of guidelines. It was noted that any new policies must be recorded with the register of deeds by January 7th. Emily will ask Shawn if documents can be recorded at a later time and still be enforceable if recorded at a later date. It was noted that the IDC will gladly review an application for solar panels.

Covenants Report: No formal report.

Communications Committee: No formal report.

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 will be the annual meeting on January 25, 2023 at 6:00PM and will be held at the Creek Club.

Respectfully submitted by _____
Michael Spalding, Board Secretary

DRAFT

Executive Dashboard 1.31.23

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Summary	Prior Year's Actuals						Annual Budget	YTD Actual	YTD Budget
Income Statement	2017	2018	2019	2020	2021	2022	2023	Jan-23	Jan-23
Assessments	\$ 799,025	\$ 795,350	\$ 799,458	\$ 914,400	\$ 1,066,800	\$ 1,141,500	\$ 1,257,300	\$ 104,500	\$ 104,775
Delinquent Dues	-	3,675	-	-	-	-	-	-	\$ -
IDC Revenue	21,450	17,450	20,150	34,300	48,475	35,000	35,000	7,550	\$ 2,917
Dock Closure Rev	14,700	24,150	21,000	16,800	26,600	12,600	12,600	-	\$ 1,050
Interest				23,954	22	-	-	-	\$ -
Misc Income	5,586	11,097	29,099	32,879	17,350	10,550	13,525	6,117	\$ 961
Total Revenue	\$ 840,761	\$ 851,722	\$ 869,708	\$ 1,022,333	\$ 1,159,246	\$ 1,199,650	\$ 1,318,425	\$ 118,167	\$ 109,703
Payroll, Administrative, IDC	\$ 261,666	\$ 258,941	\$ 263,426	\$ 286,826	\$ 299,562	\$ 321,921	\$ 343,988	\$ 22,129	\$ 28,139
Legal & Professional	39,563	18,749	43,981	48,162	73,979	100,000	80,000	2,501	\$ 6,667
Landscaping & Maintenance	360,221	355,058	388,176	422,077	405,154	396,160	458,980	24,883	\$ 33,579
Utilities, Insurance, taxes	88,078	90,222	68,153	95,729	138,225	151,440	168,310	8,747	\$ 7,594
Reserve Contribution	39,000	41,500	41,500	41,500	192,192	202,033	208,520	-	\$ 208,520
Capital Projects	46,000	46,000	46,000	62,650	46,367	28,096	50,000	-	\$ 50,000
Total Expenses	\$ 834,528	\$ 810,470	\$ 851,237	\$ 957,994	\$ 1,155,479	\$ 1,199,650	\$ 1,309,798	\$ 58,260	\$ 334,499
Net Surplus	\$ 6,233	\$ 41,252	\$ 18,471	\$ 64,339	\$ 3,767	\$ -	\$ 8,627	\$ 59,907	\$ (224,796)

Amenity Report

February 20, 2023

- The Amphitheater subcommittee has reviewed potential designs for the structure and are now working on cost estimates before proceeding further.
- Following the hard freeze in the end of December/beginning of January Emily was made aware that the water line on the new dock was damaged from the freeze. Swamp Fox Marine replaced the damaged water line in January.
- A proposal was received from Atlantic Resurfacing for resurfacing the Isle of Hope, Hopetown and Saturday Rd docks. The product comes with a 10-year material warranty and a 1-year labor warranty. By applying the acryfin product to these docks, the product will extend the life of the wood by 10 years. ***VOTE NEEDED***
- The new soccer goal on Eastlake was assembled in the beginning of January.

Landscape & Infrastructure Report

February 20, 2023

- Avant Garden was resurfaced and regraded on December 22.
- Boathouse Close enhancement was completed before Christmas. We continue to keep an eye on some liriopse that had some frost damage, but nothing detrimental.
- A Red Maple tree was installed on January 17 at the Ponsbury/Sowell triangle. This satisfies the Town's requirement to mitigate the diseased and damaged tree that was removed from the Creek Club parking lot. The Town has confirmed this meets their requirements and has closed the mitigation case.
- Approval was received from the Town to remove a termite infested tree in the Scramble playground. The Town is requiring mitigation for this removal. Charleston Tree Company has removed the tree and ground the stump. The committee is discussing the mitigation requirement from the Town.
- Spring/summer annuals proposal was approved during the January committee meeting.
- Charleston Tree Company has begun pruning the right-of-way trees. At the recommendation of our arborist, 50% of the community will be completed this year, and the other 50% will be completed next year. Charleston Tree Company returned the week of February 13th to continue the pruning.
- The aerator pump in the Hospitality pond was malfunctioning. The Committee approved a proposal from the aquatics division for rebuilding the compressor and replacing the cooling fan.

February 20, 2023 Covenants Committee Report

Since the start of the year, we have sent 38 properties covenants violation letters. The majority of these violations include overall maintenance of properties for items such as mowing, weeding, pressure washing, painting, trash can screening, and landscaping of right of way strips. To date 16 out of these 38 properties have since come into compliance. Currently we are actively notifying 22 properties of noncompliance.

The Covenants Committee will be meeting this week to discuss implementing a policy for the screening of basketball goals. The team will also be discussing implementing fining for those properties who refuse to take down signs that are in non-compliance.

The Covenants Team will continue working with the IDC to ensure final inspections and deposit refund requests are submitted in the 90-day timeframe per the Construction Deposit Policy. Per the CC&R's, approved projects must be completed within 12 months of the approval date. *Per the Construction Completion Deposit Policy, if a final inspection and deposit refund request is not submitted within the timeframe that is permitted for projects to be completed, the deposit will be deemed forfeited by the applicant to the Assembly.* The Covenants Team and IDC recognize that there have been delays in projects due to various setbacks surrounding Covid, supply chain issues, etc. and continue to urge owners to submit a request to file for an extension to the IDC if this is the case.

IDC Actions

Month: January 2023

Type	# Reviewed (M/YTD)	#Approved w/o Conditions (M/YTD)	#Approved w/ Conditions (M/YTD)	# Denied (M/YTD)
Maintenance & Repairs (Apprvd. By NDC)	5/5	5/5		
Tree Removal	2/2		2/2	
Minor Exterior Changes	1/1		1/1	
Minor Landscape Changes				
Major Landscape Changes	2/2			2/2
Structural Changes <625 sf	4/4		1/1	3/2
Structural Changes >625 sf	1/1			1/1
New Home Construction Preliminary Review	1/1			1/1
New Home Construction Final Review	0/0			

February 20, 2023 Communications Report

The communications team is excited to welcome Fran Tepperman to the committee as newsletter editor. We thank Kathie Haas for her dedication and continual great work over the past several years as newsletter editor. Kathie has been training Fran since December and Fran's first edition will be in March.

The I'On Eco Group has proposed integrating eco information into the website. This would be a meaningful resource for the community for all things related to better, more informed decisions related to the environment. This will include but not be limited to waste disposal, solar power, government resources for energy efficient upgrades, best garden practices, etc. The communications team will be discussing best practices such as including fully vetted documentation or links for further information. Information will be updated monthly/seasonally to reflect respective editorial. The cost should be nominal as a one-time set-up fee as documentation will be edited by the ECO Group and provided in PDF for easy up-load. Recommendation to proceed with incorporation and ongoing integration of data as provided by the ECO Group.

The Trust is thrilled to be able to offer a variety of events this year. They added the S'mores Social this past January and plan on doing it again in the future. They are also looking forward to a special Spoleto Festival USA talk by the General Director, Mena Mark Hanna. Annual events such as the Oyster Roast, After the Bridge Run Concert, and the Memorial Day Picnic are also scheduled and hope to see neighbors at 2023 Trust events!

The Communications Committee will be meeting on Friday, February 24th.