I'On Assembly Board of Trustees Meeting

February 20, 2023 Board Meeting Minutes

Members Present: Julie Hussey, Lon Waggoner, Chelsea Darcangelo, Bob Adams, Simon O'Shea, and Michael Spalding

Absent: Stephen Wood

Management Company: Emily Simpson & Mary James

Homeowner Forum: Nancy Carstens; 108 Civitas, Tom O'Brien; 15 Hopetown, Victor Cossel; 62 Sanibel, Walt Green; 91 Latitude, Laurie Minges; 22 Hopetown, Emmett O'Lunney; 23 Perseverance, Leah Lindemuth; 67 Sanibel, Beth Maass; 115 Civitas, Dick & Margie Bondy; 107 Civitas, Dennis & Bebe Coyle; 213 Ponsbury, Ed Clem; 167 E. Shipyard, Anne Janas; 155 Ionsborough, Carol Degnen; 26 Fairhope, Mike Johnston; 253 Ponsbury, Leigh & Rich Willard; 67 Hopetown, Holly Kanich; 19 Perseverance, and Jim Crosby; 27 Perseverance.

Dick Bondy joined to discuss a neighboring property on Ionsborough stating that the majority of items have now been addressed that they were concerned about. Dick, along with several other residents from Civitas and Ionsborough, have some general questions about how the IDC operates. They asked how/when the IDC intervenes when things don't go per the approved plans. Dick asked if there is a process in place to conduct inspections intermittently to prevent mishaps like this on future projects. The IDC will discuss implementing a process like this at the next IDC meeting.

Mr. O'Lunney expressed his concerns surrounding phase 11 stating that kids are continuously gathering in the area and have made dirt mounds into dirt biking jumps. Phase 11 also continues to be vandalized and has turned into a dumping site. It was noted that the bollards blocking vehicles from coming in from Hobcaw are also down. The Board reminded the community that phase 11 is not governed by the HOA and is owned by the I'On Company. The HOA has reached out to the I'On Company numerous times expressing these concerns and have urged the I'On Company to start maintaining and protecting the area. Lon advised homeowners to call the Police Department when they see this kind of behavior/activity at the area.

Laurie Minges joined to discuss her concerns surrounding Rule D-102. She expressed her thoughts on there being conflicts between the TOMP's leash law and I'On's dog leash law. Simon responded that after further review of the TOMP's law, we are in compliance. Laurie stated that her dogs have been attacked on multiple occasions and the unleashed dogs are constantly coming onto her property with no owner in sight. Laurie is asking the Board to do three things: 1). Verify with the HOA's attorney that it is legal for I'On to have its own dog/leash rule. 2). Verify with the insurance company that hold the I'On Assembly liability insurance of the 2016 change in the leash law and that it is not in compliance with the TOMP leash law and it does not put the HOA at significant risk in a lawsuit of a dog bite on HOA property. 3). If the Board decides not to abide the TOMP's leash law, then the HOA must enforce the 2016 leash law that the Board passed allowing dogs to be off leash on HOA common areas, but under strict voice command and in the owner's line of sight. Simon responded that the Board will research solutions to address outside residents bringing their dogs in that do not know the leash law. Another resident responded that in her experience, dogs that are on leash are the ones that are being attacked and wanted to share a different perspective with the Board.

Mike Johnston joined raising questions surrounding the specific amount of money spent on categories that are within the legal fees. He also asked what the money from the court decision is going to be spent on. Bob responded that we haven't actually collected this money and aren't in a position to decide what it is done with it at this time. Mike asked if there has been any reconsideration regarding the Creek Club lease. Julie responded explaining the terms surrounding arbitration.

Victor Cossel asked why vaccination requirements are being noted in community events that are eblasted to the neighborhood. Julie responded that these notes will be removed from First Friday Cocktails and Potluck Dinners.

Call to Order: 6:41PM by Julie Hussey

Approval of Minutes:

Michael made a motion to approve the December 12, 2022 I'On Assembly Meeting Minutes. Chelsea Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie briefly commented on the recent Supreme Court decisions being in our favor.

She made no other formal comments.

Treasurer Report:

Bob reported on two items that were discussed during the finance meeting.

Bob made a motion to transfer the surplus of $76,000 from the 2022 budget to the reserve infrastructure fund. Lon Seconded. All in favor. Motion passed unanimously.

Bob noted that each year we are required to set aside a lump sum that is moved in March and put into the infrastructure reserves. This is a one-time transfer. It was noted that in the 2020 reserve study the inflation rate was not where it is today, and once we receive the updated study later this year, that we will still be behind due to the rise in inflation.

The Finance Committee discussed the amount of funds in the operating cash account and since all is not needed at once, they recommend to keep $300,000 in operating cash and the rest divided up into 3,6, and 9 month CD's or T-Bills.

Bob made a motion to keep $300,000 in the operating cash account and divide the remainder up into 3, 6, and 9 months CD's or T-Bills. Michael Seconded. All in favor. Motion passed unanimously.

Amenity Report:

Simon first reported that the Amphitheater Subcommittee has been making good progress. He stated that we have now received structural engineer input and that we have also received one quote so far and have been pleasantly surprised with the number. The committee is waiting to obtain two more proposals from structural engineers and will be reviewed at the committees meeting later this week.

Simon noted that the damaged soccer goal at Eastlake has now been replaced.

The main docks have been resurfaced. However, it was noted that some of the coating has come up at the loading/unloading dock. We are looking into getting this completed as well as the other docks located along the marsh path. We are postponing the vote due to additional questions regarding the project and the product that is proposed to be used.

Bob inquired about the playground committee and if there has been any progression with this. Simon thanked Bob for the reminder and stated that he will be reaching out to residents who have shown interest.

Landscape and Infrastructure Report:

Chelsea stated that the amphitheater committee is looking into the anchor and tie back system for the bulkhead at Westlake.

It was noted that the lake quality is being worked on by the aquatics division and that we are getting a quote to restock the lakes with fish.

Chelsea noted how slick the path is around Westlake and stated that for the time being, we will be putting down granite fines.

She noted that The Greenery has donated viburnum that is being installed to help provide more of a buffer at certain areas around the Rookery.

It was noted that the landscape team is looking for a quote for relandscaping the island at Sowell Street and this will be added to the Capital Projects budget for this year.

Lastly, Chelsea stated that the landscape committee will be looking further into leaf blowing solutions as we have received several complaints from residents regarding the noise and pollution of gas leaf blowers.

IDC Liaison Report:

Report included in Board packet.

Covenants Report:

Lon commented on the work continued to be done by the covenants committee stating that progress continues to be made on properties coming into compliance.

He stated that the team will be meeting this week and will be discussing 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.

Communications Committee:

Michael made a motion to add Fran Tepperman to the Communications Committee as the newsletter editor. Motion seconded. All in favor. Motion passed unanimously.

Michael made a motion to integrate the Eco Group into the I'On Community Website. Bob Seconded. All in favor. Motion passed unanimously.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:28pm. The next meeting will be on March 20, 2023 at 6:00PM and will be held at 159 Civitas Street.

Respectfully submitted by____________________
Michael Spalding, Board Secretary