

I'On Assembly
Board of Trustees Meeting
Monday March 20, 2023
Executive Session 5:00 P.M.
Board Meeting 6:00 P.M.

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
 - February 20, 2023 Board Meeting Minutes
- President's Report
- Treasurer Report
- 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
- Secretary Report
- Adjournment

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. Holly Kanich 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*
Michael Spalding, Board Secretary

Executive Dashboard 2.28.23

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Summary	Prior Year's Actuals						Annual	YTD	YTD
Income Statement	2017	2018	2019	2020	2021	2022	Budget 2023	Actual Feb-23	Budget Feb-23
Assessments	\$ 799,025	\$ 795,350	\$ 799,458	\$ 914,400	\$ 1,066,800	\$ 1,143,000	\$ 1,257,300	\$ 209,000	\$ 209,550
Delinquent Dues	-	3,675		-	-		-	-	\$ -
IDC Revenue	21,450	17,450	20,150	34,300	48,475	37,750	35,000	10,925	\$ 5,833
Dock Closure Rev	14,700	24,150	21,000	16,800	26,600	39,550	12,600	-	\$ 2,100
Interest				23,954	22	2	-	-	\$ -
Misc Income	5,586	11,097	29,099	32,879	17,350	28,367	13,525	5,904	\$ 1,921
Total Revenue	\$ 840,761	\$ 851,722	\$ 869,708	\$ 1,022,333	\$ 1,159,246	\$ 1,248,668	\$ 1,318,425	\$ 225,829	\$ 219,404
Payroll, Administrative, IDC	\$ 261,666	\$ 258,941	\$ 263,426	\$ 286,826	\$ 299,562	\$ 295,344	\$ 343,988	\$ 44,834	\$ 56,279
Legal & Professional	39,563	18,749	43,981	48,162	73,979	100,000	80,000	2,628	\$ 13,333
Landscaping & Maintenance	360,221	355,058	388,176	422,077	405,154	395,669	458,980	49,197	\$ 67,167
Utilities, Insurance, taxes	88,078	90,222	68,153	95,729	138,225	151,116	168,310	14,810	\$ 15,184
Reserve Contribution	39,000	41,500	41,500	41,500	192,192	202,033	208,520	-	\$ 34,753
Capital Projects	46,000	46,000	46,000	62,650	46,367	28,096	50,000	-	\$ 8,333
Total Expenses	\$ 834,528	\$ 810,470	\$ 851,237	\$ 957,994	\$ 1,155,479	\$ 1,172,258	\$ 1,309,798	\$ 111,469	\$ 195,049
Net Surplus	\$ 6,233	\$ 41,252	\$ 18,471	\$ 64,339	\$ 3,767	\$ 76,411	\$ 8,627	\$ 114,360	\$ 24,355

Amenity Report

March 20, 2023

- The Amphitheater subcommittee has been formed and it consists of the subcommittee chair, two representatives from the I'On Trust, one representative from the Finance committee, a representative from the Landscape committee, a representative from the IDC and a representative for owners who live on Westlake. The Committee has reviewed a potential design for the structure and are working with another company on obtaining pricing for a structure similar to the design received.
- Several I'On residents have contacted Emily to join the Playground subcommittee. This committee will be focusing on researching options to update some playground pieces and to research the cost for the new equipment. Simon will reach out shortly to discuss next steps with those people that have volunteered. If you are also interested in volunteering, please let Emily know.
- A proposal was received from Atlantic Resurfacing for resurfacing the Isle of Hope, Hopetown and Saturday Rd docks. Any wooden boards that are damaged or rotted, will also be replaced. The product comes with a 10-year material warranty and a 1-year labor warranty. By applying the product to these docks, the product will extend the life of the wood by 10 years. **VOTE NEEDED**
- Emily and Mary have begun the process for the 2023 boating season. The new boat ramp keys and decals for 2023, have been ordered. The boat ramp keys are individually stamped and should be ready for pick up within 3 weeks. Once we receive the new boat ramp keys for the season, an email blast will be sent to all owners, announcing the start of registration. In the email notification, we will also outline the necessary items that are needed for registering. If there are no delays in the making of the keys, we are aiming for the boat ramp to be rekeyed on Friday, April 28th. All boaters will need to obtain their 2023 key and decals by Friday, April 28th in order to have access.

Landscape & Infrastructure Report

March 20, 2023

- 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 location for the tree mitigation.
- Charleston Tree Company has completed the 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.
- The Committee and the Aquatics team are continuing to monitor and treat the algae in the lakes and canals.
- The Aquatics division will be stocking the lakes with tilapia in April. This will help with improving the growth of the algae.
- The committee is working with our contract landscapers on reducing the reliance on gas equipment, which is a long-term goal. Our landscapers have tested non-fossil fuel equipment and currently, they do not have the capacity to satisfy the needs for a community of our size. The Committee will continue to keep this topic alive and will formally revisit our non-fossil fuel goals in advance of renewing the landscaping contract.

March 20, 2023 Covenants Committee Report

Since the start of the year, we have sent 54 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 38 out of these 54 properties have since come into compliance. Currently we are actively notifying 16 properties of noncompliance.

The Covenants Committee is working with the IDC on the verbiage for the basketball screening guidelines. There will be a draft of this for April's Board meeting.

Mary will be mailing several certified letters via Fedex to a few properties that have not responded to our letters.

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: February 2023

Type	# Reviewed (M/YTD)	#Approved w/o Conditions (M/YTD)	#Approved w/ Conditions (M/YTD)	# Denied (M/YTD)
Maintenance & Repairs (Apprvd. By NDC)	3/8	3/8		
Tree Removal	1/4		1/4	
Minor Exterior Changes	6/7	4/4	1/2	1/1
Minor Landscape Changes	6/6	2/2	3/3	1/1
Major Landscape Changes	2/4	1/1	1/1	0/2
Structural Changes <625 sf	4/8	1/1	1/2	2/5
Structural Changes >625 sf	1/2			1/2
New Home Construction Preliminary Review	1/2	1/1		1/1
New Home Construction Final Review	0/0			

March 20, 2023 Communications Report

As discussed last month, the I'On Eco Group has agreed to pay a onetime cost of \$420 for their integration to the I'On Community Website. The group met with Mary where they discussed the layout of their page. Once they get Mary the information, it will be posted on the website.

After looking into purchasing 50 more copies of the directory, we found that the company that AccuPrint outsources is no longer in business. AccuPrint is looking into a local printer and will let us know as soon as possible.

The I'On Trust is getting closer to releasing SMS texting to the community. The Assembly will look into offering it as well after a 90 day trial run to see how it is received by the community.