

I'On Assembly Board of Trustees Meeting
October 17, 2022 Board Meeting Minutes

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

Absent: Amy Sage

Management Company: Emily Simpson & Mary James

Guests: Vince Graham and Anne Tyler (Ion Company)

Homeowner Forum: Ed Clem, 167 E. Shipyard; Tom Washburn, 32 Eastlake; Deirdre & John Fortson, 29 Duany; Nancy Carstens, 108 Civitas Street; and Claudia & Tim Bellars, 55 Robert Mills Circle.

Ed Clem thanked the landscape team for the beautiful job they did with the plantings at the North end of Eastlake.

Tom Washburn joined concerning the traffic study that has been in the works for Eastlake Road. Bob Adams responded that he and David Linesch filed an application for speed bump investigation in July. The TOMP relayed that they would be conducting the study in late September or early October. The Town also stated that they would provide the results within one month after the study. As soon as we hear back from the Town, the results will be discussed with the Board.

John and Deidre Fortson presented a Power Point presentation on behalf of their son, Jack Fortson, for the cleanup of the historic cemetery and CV-9. Jack is working on his Eagle Scout project and has spoken with the I'On Company and heirs of the property to receive permission for this project. The Board thanked The Fortson's for his work. Julie noted that the Maybank family was aware of Jack's project and had given their permission for the work. The family wants everyone to know that is "engaged in the resolving the long term issues surrounding the I'On Cemetery." The Assembly will eblast the flyer that Jack put together in hopes to gain neighborhood volunteers for this activity.

Call to Order: 6:04PM by Julie Hussey

Approval of Minutes:

Bob Adams made a motion to approve the September 19, 2022 I'On Assembly Meeting Minutes. Michael Spalding Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie informed the Board that the She Tris event is planned to be held again this year on May 20, 2023.

Julie made a motion to approve the She Tris date of May 20, 2023. Bob Seconded. All in favor. Motion passed unanimously.

She then reported that there is a vacancy that needs to be filled on the Board of Appeals. The Appeals Committee meets when a homeowner disagrees with a decision made by the IDC or Covenants Committee. Tom O'Brien has been recommended to fill this vacancy.

Bob made a motion to approve the addition of Tom O'Brien to fulfill the vacancy on the Board of Appeals. Michael Seconded. All in favor. Motion passed unanimously.

Julie provided an update to the community stating that the Creek Club lawsuit will be heard by the Supreme Court on December 14, 2022. This information will be shared to the community and is open for anyone to attend.

Treasurer Report:

Bob relayed that the budget is tracking along as anticipated. He stated that legal fees are currently low and noted that we are expecting a decision from the arbitrator soon. Once the decision from the arbitrator is obtained, the fees will be split and the amount will rise to meet the targeted budget for 2022.

Bob went on to discuss the draft 2023 budget that has been circulated to the Board. He reiterated the Board's fiduciary duties and responsibilities to the community. He noted that over the past several years, there have been zero-dollar increases. However, with the start of inflation, this has changed. Two budgets have been recommended to the Board for approval. The first is for an assessment increase of \$150 and the second is with a \$165 increase. Bob expressed that the only real

difference between the two is the net income that would be provided by a \$165 increase.

It was noted that the Finance Committee prefers the \$150 increase but presents both to the Board for consideration.

Bob made a motion to approve the 2023 budget with the \$150 increase. Lon Seconded. All in favor. Motion passed unanimously.

Amenity Report:

Simon first reported that the Amphitheater Subcommittee held a meeting to discuss the next steps for the rebuild of the amphitheater and stated that they are also working with the I'On Trust on this activity. The committee is looking for local, qualified architects to gain a better understanding on potential options for the rebuild specifically surrounding our budget. Chris expressed an idea to incorporate space in the design that would include a running list of the Civitas Award recipients. This would be a place where the Civitas Award recipients could be recognized in a more public location.

Simon informed the Board that the Playground Subcommittee is being worked on and will kick off at the end of the year.

He then relayed that the Eco Group would like to remind the community that there are two drop off locations for residents to dispose their batteries. The drop off locations are at Bakies and downstairs at the management office.

He provided a brief update surrounding damage that was acquired from Hurricane Ian around the community. He stated that a large gum tree fell onto one of the marsh path footbridges. It was noted that the footbridge has been inspected and the railings are being replaced and repaired.

Later this month, Atlantic Resurfacing will be reapplying the acrofyn at the docks where the coating has come off. We will send an eblast to the community once this has been scheduled noting that the docks will be closed for this work. There is no cost for this application as it is still under warranty.

Lastly, Emily stated that she has requested American Dock and Marine to come back out and turn the water back on at the docks.

Landscape and Infrastructure Report:

Emily touched on a few items on behalf of Amy. She stated that towards the end of the month, the Fall and Winter annuals will be installed.

She also noted that Goose Busters has informed us that the Canadian Geese are migrating right now so we may see a few more here and there. However, they should not stay.

All other items are included in the packet.

IDC Liaison Report:

Chris stated that he would like to receive a vote on the Tree Removal/Replacement Policy. It was noted that the IDC drafted this policy and has been reviewed and reworked several times. Julie inquired if tree replacements could be installed in common areas with the funds from the mitigation bank. Chris responded that trees can be installed in common areas for this mitigation and that the policy points directly to this. It was noted that there is a \$5,000 fine if owners cut down a tree without permission. We will include the policy in the welcome packets to inform new owners and will also include a note in the newsletter to notify all residents. It was noted that the policy will be enforceable once it is recorded with the register of deeds in January.

Chris made a motion to approve the Tree Removal/Replacement Policy. Lon Seconded. All in favor. Motion passed unanimously.

Covenants Report:

Lon stated that for the most part, the covenants team has been receiving timely responses to violation letters. Owners have been actively rectifying the majority of covenants violations they have been notified of.

Specific matters are included in the Board packet.

Communications Committee:

Michael reported that the 2023 Community Directory has been sent for final printing and will be received in time to be included in the luminary kits for the Giving Lights event. It was also noted that Mary collected \$8,250 in ad revenue, covering the full cost of the directory printing!

Michael made a motion to approve the Civitas Award recipient as directed by the Civitas Committee. 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 7:14pm. The next meeting will be held on November 14, 2022 at 6:00PM.

Respectfully submitted by_____

Michael Spalding, Board Secretary