

I'On Assembly Board of Trustees Meeting
March 20, 2023 Board Meeting Minutes

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

Absent: Chelsea Darcangelo

Guests: Shawn Willis, I'On Assembly Attorney

Management Company: Emily Simpson & Mary James

Homeowner Forum: Howard & Wendy Buckner, 90 W. Shipyard Road; Amanda Williams, 176 Civitas Street; Monika Bonn Miller, 37 Jane Jacobs; Dick Bondy, 107 Civitas Street; Jim Whiteside, 38 Saturday Road; Phil Helmstetter, 7 Robert Mills Circle; Susy Teale, 71 Robert Mills Circle; Elaine Blaisdell-Taylor, 13 Duany; Jodi Adams, 31 Robert Mills Circle; Priscilla & Andy Minkin, 8 Edenton Road; Elie McLaren, 67 Robert Mills Circle; Claudia Bellars, 55 Robert Mills Circle; David Kurtz, 32 Robert Mills Circle; and Lana Bilic, 9 Duany Road.

Phil Helmstetter joined the meeting to discuss some concerns surrounding civic lot 9. He would like to know what the HOA's position is on stopping the possibility of it becoming an active cemetery. Several other residents of Robert Mills joined stating that they were misled by Vince Graham about what this area would be. These residents also stated that homeowners were not informed of the support of the restrictive covenants at the time. Andy Minkin followed up asking that the Assembly make a rapid decision on where they stand as the matter is approaching quickly and would like to know the support they have from the Association.

Shawn responded that the Board is still evaluating the situation and are not currently in a position to say what we will and will not be doing but are taking this matter very seriously. In regard to residents' misrepresentation, Shawn asked if residents could send any files they might have for the Board to evaluate further. Residents should email these files to Emily Simpson. It should be noted that the Board cannot take a position until everything is properly evaluated and reviewed. We don't know how long this will take but are trying our best to work through it quickly and will evaluate and let residents know as soon as we can. Shawn noted

that if anyone feels they need to take individual legal action, they are encouraged to do so.

Amanda Williams joined to express her support of rule D-102 and noted that the rule was heavily and thoughtfully discussed back in 2016.

Howard Buckner asked if there would be a discussion surrounding the replacement of the amphitheater and expressed that he is against it being built back any other way than what it was originally. Simon responded that this will be discussed under the amenities report.

Call to Order: 6:37PM by Julie Hussey

Approval of Minutes:

Bob made a motion to approve the February 20, 2023 I'On Assembly Meeting Minutes. Simon Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie informed the Board that Mary's expecting her first child in August. Emily is working with Ravenel on finding a temp while Mary is on maternity leave.

Treasurer Report:

Bob reported that delinquent accounts are at an all-time low and thanked Emily for all her hard and consistent work here.

Transfer fees are down, which is a reflection of the housing market. \$80,000 is budgeted to be received by year end.

As discussed last month, every year we allocate funds to the reserve fund.

Bob made a motion to approve the transfer of the 2023 annual reserve fund funding from the Operating Account to the Reserve Account of about \$258K that as set forth in the 2023 Operating Budget. Lon Seconded. All in favor. Motion passed unanimously.

Amenity Report:

Simon reported that the 2023 boater registration is being worked on. The new boat ramp keys will be ready on April 28th and the locks will be changed sometime in April. An email will be sent to boaters and the entire community when registration opens.

We are still working diligently on the amphitheater. Progress has been made and we have a design that the subcommittee worked on along with initial estimates from local builders. The new design is more shaded with a stage, storage and more of a covered area. It was noted that estimates are coming back almost twice what the budget is and a prefabricated structure would help the costs. Simon also noted that landscaping issues are causing some of the holdup.

Simon expressed that we need a vote for the remaining resurfacing of the docks.

Simon made a motion to approve spending \$9,332 to resurface the docks. Lon Seconded. All in favor. Motion passed unanimously.

Lastly, Simon noted that the playground subcommittee is being worked on. He asked that if anyone would like to join, to please email Emily Simpson.

Landscape and Infrastructure Report:

Emily reported on behalf of Chelsea.

She stated that right of way tree pruning has been completed successfully.

The Greenery's aquatic division is continuing to monitor the lake quality. It was noted that all the rain and warm temperatures has not been helping. The lakes will be stocked with tilapia which is included in the contract.

IDC Liaison Report:

Stephen pointed to the report provided in the board packet. He noted that the IDC is open to conducting 2 preconceding inspections to ensure projects are moving along per the approved plans.

He also stated that the team is looking at deposit amounts and will possibly be reevaluating these numbers.

Stephen will be providing his proposed revisions of the guidelines to the IDC at their next meeting. The majority of these revisions include inconsistencies and improper verbiage.

Lastly, Stephen expressed that solar panels are openly reviewed by the IDC. It was noted that only 2 homeowners has submitted for solar panels over the last 2 years and that one of them was approved.

Covenants Report:

Lon pointed to the board report that is included in the packet. He also stated that a few homes are receiving certified letters due to non-responsiveness.

The team is working with the IDC on verbiage of basketball screening guidelines and hope to have a draft by April.

Communications Committee:

Michael reported that the Eco Group is willing to pay the fee for being included on the community website. Mary is working with our website maintenance to ensure all links are secure on the website.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:17pm. The next meeting will be on April 24, 2023 at 6:00PM and will be held at 159 Civitas Street.

Respectfully submitted by _____
Michael Spalding, Board Secretary