

I'On Assembly Board of Trustees Meeting
May 15, 2023 Board Meeting Minutes

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

Management Company: Emily Simpson

Absent: Mary James

Homeowner Forum: Alex Chalmers, 17 Duany; Dick Bondy, 107 Civitas; and George Toole, 130 W. Shipyard.

Dick Bondy joined to relay his and several neighbor's concerns surrounding a property on Ionsborough that appears to be functioning as a bed and breakfast and hosting short term rentals. Management will reach out to the owners and remind them of the short term rental rule.

Alex Chalmers asked if there was a voting policy for elections. Emily responded that voting for elections is offered online through the I'On Community website and stated that our website administrator sets everything up for us when we have the annual Board elections.

George Toole joined requesting an update on CV-9. Julie responded that she would address this under the President's report.

Call to Order: 6:09PM by Julie Hussey

Approval of Minutes:

Stephen Wood made a motion to approve the amended April 24, 2023 I'On Assembly Meeting Minutes. Bob Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie let the Board know that the CV-9 committee met last week and has 17 neighborhood volunteers. During the meeting the group discussed that there is a group of title holders who have created a website surrounding CV-9. Bob commented that after examining the Saving I'On website, he noted many content issues. One being the ownership of the area surrounding the cemetery by The I'On

Company and Vince Graham and being designated for Civic use since the early 2000's. The TOMP's view is that The I'On Company is permitted to use this property for internments and always has been. However, it is untrue to state that in 2015 The I'On Company took control of the excess land surrounding the Maybank Cemetery land in a controversial agreement with the Assembly. Instead, The I'On Company acquired this land before 2000 and it has since been permitted to be used as a place of interment. This is subject to state regulation requirements. In Bob's opinion, this dramatically lessens the value of this land. The Board is reassessing the value of the CV-9 committee to see how to move forward.

Lon made a motion to appoint 2 new members to the Board of Appeals as 2 members have rolled off. Motion to appoint Roy Rathbun and Amy Sage to the Board of Appeals. Stephen seconded. All in favor. Motion passed unanimously.

Treasurer Report:

Bob pointed out that transfer fees continue to be extremely low with no closings in April. However, there is \$15,000,000 in real estate on the market at this time which could account for approximately \$20,000 in transfer fees.

Bob stated that we are on target for all spending so far this year. However, it was noted that we have authorized \$24,000 of spending that wasn't allocated in the budget.

Amenity Report:

Simon reported that the amphitheater subcommittee has reviewed a design and submitted the designs to the IDC to obtain informal feedback.

He then thanked residents who completed the playground survey. As of May 9th, we had received 183 responses. The group is working through the findings of the survey to prioritize action items.

Finally, 2023 boater registration is open. 52 boaters have registered as of May 9th.

Lon commented that it would be best to wait for the painting of the docks until after the boating season but wants to make sure we are not outside the warranty. Emily will check the warranty and will notify the company to complete this once boating season is over.

Landscape and Infrastructure Report:

Chelsea reported that Spring and Summer flowers are in the process of being installed.

She also stated that Terminix has begun spraying and will continue to do so through September. It was noted that they spray all 5 playgrounds, the Eastlake Athletic Field, and the Westlake Amphitheater.

On April 30th, a large oak tree came down at Fairhope and Mises. The TOMP cleaned up the debris and will be grinding the remaining stump this week. Julie asked if the Town will replace the tree that fell on Mises. We are unsure at this time, what the Town plans to do.

On May 9th and today, we became aware of 2 sinkholes. One is on the Ionsborough alley, and another is on the alley parallel to Sowell and Latitude Lane. The areas have been roped off and steel plates will be delivered tomorrow to cover these. Emily commented that the storm drains are typically the cause of sinkholes. She noted that a camera will inspect the storm drains to see if there are any spots that need to be fixed.

Stephen requested that the Landscape Committee takes a look at the trees towards the end of Ionsborough close to Patience Park due to the large amounts of berries that they produce which make a mess in the Fall.

IDC Liaison Report:

Stephen reported that the architectural and landscape guidelines continue to be reviewed, noting that an hour has been spent at each of the last 2 meetings editing these. The hope is for the guidelines to be reviewed and completed at tomorrow's meeting. The guidelines will then be brought to the Board to be formally adopted.

He also stated that the IDC is moving forward with implementing interim inspections throughout projects. It was noted that this will raise the costs of review fees due to architect's extra time spent.

Stephen stated that he met with several concerned residents and architects to discuss their concerns surrounding the IDC's processes. They proposed implementing several changes. The biggest one being that when proposing to make a structural change or start a new build, we would require the owner to meet in person before the meeting so that the neighborhood design coordinator has a better sense of what is being done. The IDC would also permit the owner and their

designer to attend the meeting, before the plans are reviewed, to share their overall vision for the project. It was noted that there would be no debating between the team and the owner during this time.

Currently, we have been asking for both homeowner deposits and contractor deposits. However, a contractor isn't always hired at the time of approval, so asking that owners have a contractor secured before placing the permit in their window.

Lastly, Stephen suggested providing training to the new Board of Appeals members.

Covenants Report:

Lon reported that there are currently 12 properties who are actively being sent violation letters for non-compliance.

It was also noted that there doesn't appear to be an appeal that has been reviewed that resulted from a covenants violation letter and have only been from the IDC.

Communications Committee:

Michael reported that Mary has begun working on the 2024 directory and will be sending notice of ad space availability to the community next week.

He also stated that the Trust is now offering SMS texting which will be used in emergency situations. Residents must sign up in order to receive SMS texts.

Lastly, Michael briefly brought up the possibility of adopting a more formal communications policy.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:45pm. The next meeting will be on June 19, 2023 at 6:00PM and will be held at 159 Civitas Street.

Respectfully submitted by _____

Michael Spalding, Board Secretary