I'On Assembly Board of Trustees Meeting

July 17, 2023 Board Meeting Minutes

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

Management Company: Emily Simpson

Absent: Mary James

Homeowner Forum: Monika Bonn Miller, 37 Jane Jacobs; George Toole, 130 W. Shipyard and Leah Lindemuth, 67 Sanibel

George Toole joined the meeting to listen in. Julie provided George an update on the signs for the alleyway.

Leah Lindemuth joined the meeting to discuss the prior vandalism incidents to Eastlake field, Maybank field and Creek Club parking lot. Julie mentioned that some board members met with the Mount Pleasant Police Department recently to discuss general issues within the community. Leah inquired about the pending investigation into the vandalism that was done to the Creek Club parking lot, and stated a homeowner positively identified the vehicle in the parking lot and wanted to know if it had been further pursued. Julie stated that the homeowner needs to call the Mount Pleasant Police Department. Simon stated that the investigation regarding the vehicle in the Creek Club is a police matter and needs to be addressed with the police and any nuisances, public safety issues need to be reported to the police by calling 911. Simon informed everyone that Officer Carruthers is the officer assigned to I'On, and she will be in attendance for the August meeting, and additional information will be in the August newsletter. Leah asked the Board if she could speak to the police on behalf of the incident report that was allegedly filed in regard to the SUV ripping up the Creek Club parking lot because she has a positive identification on the vehicle. Julie stated that if anyone has information it is important that it is reported and given to the police department. If you see something, say something. Julie brought up the discussion with the MPPD in regard to phase 11, and even though it is on another piece of property, owners need to go ahead and call the police to report any issues. The MPPD are now connected with the I'On Company and they are on notice that we met with the MPPD. It was noted that the no trespassing signs were recently installed and then were removed the next day. Bob stated that he mentioned people in Hobcaw believe they have access to I'on via the connection to phase 11 off of Muirhead. Leah stated there were several young males doing donuts in phase 11 the other day and then the no trespassing signs were down. Simon chimed in reiterating that we have connected the I'On Company with the MPPD and they are working on a solution for securing the area, and police suggested installing cameras and additional signage. Simon stated that phase 11 is private property and the Assembly has raised their concerns to the police. Leah mentioned the couple of times she has been harassed by young males in trucks who are driving on these lots, and their wreckless behavior. Bob asked if she had taken pictures of the license plates that have been causing damage to phase 11. Lead stated she does have pictures of the license plates and will be providing them to the police. Leah questioned if there was any further pursuit to the damage that was done to Eastlake and Maybank Green. Simon responded that there was most likely nothing they could do since we repaired the damage very quickly, and they triage their calls received and we have now realized that the online notification system is not a good avenue for reporting, unlike calling 911, and is not monitored regularly. It was mentioned that there are no cameras in either area to capture the incidents. The sooner the police can be notified the better chance they have at stopping further incidents. Simon reiterated again, that if residents notice any vandalism or anti-social behavior to call 911.

Call to Order: 6:05PM by Julie Hussey

Approval of Minutes:

Bob Adams made a motion to approve the May 15, 2023 I'On Assembly Meeting Minutes. Michael Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie presented a vote that was discussed in executive session, which is to do with paid maternity leave for our employees.

Simon made a motion to provide paid maternity leave for our employees. Lon seconded. Vote passed with 5 in favor and 1 against. It was noted that the people that work for Ravenel are not our legal employees and are Ravenel Associates employees.

Julie provided a brief update on the CV-9 committee. The committee continues to meet and will be meeting within the next couple of weeks.

In addition to the security concerns that was addressed during the homeowner forum, Julie reiterated that we had a good meeting with the Mount Pleasant Police Department, and discussed general issues within the community, and they encouraged residents to call 911 to report any issues.

Treasurer Report:

Bob pointed out that our legal fees to date total around $69,000 and we are expecting another large bill soon. $80,000 is budgeted for the entire year 2023. He stated that future legal fees should be lower for the remainder of the year.

In reviewing the dashboard, Bob pointed out that we are on target with the budget, but it will be close with operating funds towards the end of the year and we might have a small shortfall.

Bob informed the Board that the finance committee invite Roy Rathbun to attend the last meeting, and the committee members were all in agreement to having Roy appointed to the committee and would be a great addition.

Stephen made a motion to appoint Roy Rathbun to the Finance Committee. Lon seconded. All in favor. Motion passed unanimously.

Amenity Report:

Simon reported that the amphitheater subcommittee has started interviewing potential architects to help finalize proposed plans for the amphitheater structure. The committee has also had some initial meetings with construction companies and contractors to help us refine cost estimates.

He mentioned that all matters relating to the playground subcommittee were put on hold, as the Board had to devote a substantial amount of time dealing with the Memorial Park issue.

We have received a proposal from Just for Fun Playgrounds to conduct the annual safety inspection of all 5 playgrounds. This inspection is completed by a certified inspector and they look at all the equipment and structures for safety.

Bob made a motion to approve the annual playground inspection proposal from Just for Fun Playgrounds. Lon seconded. All in favor. Motion passed unanimously.

Landscape and Infrastructure Report:

Julie presented the Landscape and Infrastructure report. There are several votes from the committee that need to be voted on this evening. Julie mentioned that the costs for these projects are within the budget. Previously, the committee was able to approve any proposals less than $1,000 and are now hoping to increase this to be able to complete projects in a timely manner.

The Landscape Committee presented a motion to remove the muhly grasses in the fountain area of Perseverance Park and replacing with Loropetalum, which will adequately screen the utilities from view. Bob seconded. All in favor. Motion passed unanimously.

The Landscape Committee presented a motion for top dressing the path in the park on Saturday Rd. Bob seconded. All in favor. Motion passed unanimously.

The Landscape Committee presented a motion for top dressing the southside path at Maybank Green. Michael seconded. All in favor. Motion passed unanimously.

Julie stated that the Landscape & Infrastructure Committee is currently allowed to approve any expenditures that are less than $1,000 and are seeking to increase this amount to the approved budgeted numbers, in order for projects to be completed in a timely manner. Stephen voiced his concerns for spending money that is outside past practice or the norm. Bob stated he has the same concerns and is reluctant to allowing the committee the ability to spend within the budgeted amounts. Julie asked if the Landscape Committee can provide a layout of monthly landscape expenses each month with the board report to keep Board members informed. Emily stated that moving forward she will be providing the expense report with the monthly board report. Stephen stated increasing the amount to $3,000 allowance, and Bob agreed.

The Landscape Committee is currently allowed to approve any expenditures that are less than $1,000 and are presenting a motion to increase this amount to $3,000. Stephen moved to approve the amended motion. Lon seconded. Bob stated he would like to have a monthly report on where we are for each Landscaping line item. The motion has been amended to: The Landscape Committee is currently allowed to approve any expenditures that are less than $1,000 and are presenting a motion to increase this amount to $3,000 and to present a monthly line item expense report to the Board. Stephen moved to approve the amended motion, Bob seconded. All in favor. Motion passed unanimously.

The Landscape Committee is also seeking approval to be able to approve all reserve fund expenses which are listed in the Reserve Study and are no more than $500 greater than the estimated replacement cost as outlined in the Reserve Study. Michael moved the motion. Lon seconded. In discussion, Bob stated his issue is that some of the reserve numbers are very large and are reluctant to give the committee approval to such large items. Currently, the committee can approve reserve expenses up to $1,000. Stephen is comfortable with increasing the amount to $3,000 and with a monthly report. The motion has been amended to: The Landscape Committee is currently allowed to reserve expenditures that are less than $1,000 and are presenting a motion to increase this amount to $3,000 and to present a monthly line-item expense report to the Board. Lon motion. Stephen seconded. All in favor. Motion passed unanimously.

Covenants Report:

Lon reported that there are currently 19 properties who are actively being sent violation letters for non-compliance. There has been an increase in response time to violations once the letters are sent.

IDC Liaison Report:

Stephen reported that roughly 77 items have been presented to the IDC this year.

Stephen hopes that next month he will have the revised guidelines for the Board to review. But today, Stephen is presenting the new review and deposit fees. Review fees are higher that are driven by larger projects taking longer, and longer meetings and larger projects will be having interim inspections which is driving the increased review fees. The deposit fees have increased for structural changes greater than 625 SF and new home construction. These fees will be imposed on projects reviewed after August 1. Julie questioned the fees for minor exterior changes and minor landscape changes. Michael stated he thinks that the amounts for structural greater than 625 SF and new home construction deposits should be higher. After discussion, the Board agreed to increase the proposed deposits for structure greater than to $7,500 and new home construction to $15,000.

Stephen made a motion to approve the proposed review and deposit fees with the exception that the deposits for structure greater than 625 SF will be $7,500 for the homeowner and contractor and new home construction for $15,000 for the homeowner and contractor, and the remaining stays as proposed. Michael moved to approve the amended motion. Lon seconded. Motion passed with 5 in favor and 1 opposed.

Communications Committee:

Michael reported that we are working with the Eco Group to get them integrated onto our website. This project will be delayed until sometime in the fourth quarter.

Michael mentioned there might be less advertisements in the directory than last year, but we have almost met the budgeted amount in advertising income.

Michael said something needs to be in the newsletter about the meeting with the Mount Pleasant Police Department, like the Board did for CV-9. Simon stated he is working on a draft and will get it circulated to the Board as soon as possible.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:36pm. The next meeting will be on August 21, 2023 at 6:00PM and will be held at 159 Civitas Street.

Respectfully submitted by____________________
Michael Spalding, Board Secretary