I'On Assembly
Board of Trustees Meeting
Monday, October 16, 2023
Executive Session 5:00 P.M.
Board Meeting 6:00 P.M.

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes:
  - September 18, 2023 Board Meeting Minutes
- President's Report
  - Upcoming Creek Club Lawsuit meeting at Town Hall
  - VOTE to approve the receipt of Creek Club Lawsuit Funds
  - VOTE to approve the Distribution of Creek Club Lawsuit Funds
  - Upcoming Board Nominations
- Treasurer Report
- Amenities Report
- Infrastructure/Landscape Report
  - VOTE to appoint Dennis Jordan to the committee
- Covenants Report
- IDC Report
- Communications Report
- Secretary Report
- Adjournment

I'On Assembly Board of Trustees Meeting

September 18, 2023 Board Meeting Minutes

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

Management Company: Emily Simpson

Absent: Stephen Wood

Homeowner Forum: Monika Bonn Miller, 37 Jane Jacobs; Leah Lindemuth, 67 Sanibel; Karen McLean, 59 Robert Mills; Tom O'Brien, 15 Hopetown; Trey Mathisen, 146 N Shelmore; Heather Emrich; Antonia Fokas, 34 Fernandina

Guests: Lt. Don Calabrese from Mt. Pleasant Police Department

Lieutenant Calabrese thanked the Board for having himself present at the Board meeting. He stated between last month's meeting and tonight there is not much of a crime update for the community. There has been plenty of activity within Mount Pleasant, but not within I'On. He did state that there was a burglary at the salon in I'On, but the salon know who did it and was not an ongoing investigation. Lt. Calabrese emphasized it is still important to lock vehicles and to not leave any valuables in cars, as well as, calling 911 to report any suspicious activity. Lt. Calabrese touched on the incident we discussed last month that happened in the Creek Club parking lot, and that the person whom called the police did not want to meet with an officer. Julie clarified that the damage to the soccer field was reported via the online portal and we were wrong to have not called 911 instead. Lt. Calabrese again emphasized that it is best to be proactive and call, and that you don't have to meet with an officer at that specific moment, and it is important to have a case number so these incidents can be easily followed up on. Lon informed Lt. Calabrese of recent activity at the boat docks, with items being rummaged through and asked MPPD to include inspecting the docks when they are on patrol. Leah Lindemuth thanked Lt. Calabrese and the MPPD officers for looking into the past issues and she has noticed an increase in patrols throughout the day. Heather Emrich asked Lt. Calabrese if the Rookery is ever patrolled, as she has seen an increase of people she does not recognize enter the Rookery along Jake's Lane. Lt. Calabrese stated they will keep an eye on this area, and he will point it out to the officers tonight following the meeting. Lastly, Lt. Calabrese stated he is working on scheduled a Coffee with a Cop at Second State, and he will provide Emily with more information. Lt. Calabrese also mentioned that if the department sees a spike in incidents within I'On, he will reach out to Emily so the neighborhood can be notified and to remind owners to "lock it or lose it". At this time, the Board thanked Lt. Calabrese and the officers for attending the meeting, and they exited.

Tom O'Brien dialed into the homeowners forum to discuss the current state of the marsh trail. He stated this is the most used amenity within the community and it is in a state of disrepair. The roots are an extreme tripping hazard, and the width of the path has gotten narrower and is in need of being cleaned up and trimmed back. He mentioned that previously every couple of years the tree roots were ground and gravel was added to low spots, and that this amenity is important to keep up with. Tom stated he ran into Emily on the trail the other week, as she was looking at the roots and clean up that needs to be done.

Karen McLean, who is on the Landscape & Infrastructure Committee, joined the homeowners forum to discuss the two votes that are on the agenda for the evening. After hearing Tom's statement on the marsh trail, Karen stated that the committee has been working with Greenery on a plan for the trail. The first phase of the plan will include going through and picking up all the branches, any downed trees that they can get, anything thrown into the path and they will widen the path low down, and will clean up vines and grasses. They are only able to cut tree roots that will not harm trees that are on the trail. The two supervisors will be painting which roots can be shaved wherever possible. Where they cannot shave the roots, we will be adding in heavier material than plantation mix to cover the roots and will stay in place longer than plantation mix. Karen stated that this plan will need to be repeated ever two years. The erosion is caused by the run-off from the properties along the path, and the committee is doing their best in getting it cleaned up. Karen also mentioned that homeowner dumping along the trail is not allowed. Michael Spalding asked about adding steel edging in areas along the trail to keep debris from running into the marsh. Karen said the committee has talked about this with the Greenery but some areas of the path does need the run off and maybe wooden timbers would be better than steel edging as an option. Karen stated that the Landscape and Infrastructure Committee is focused on improving this important neighborhood amenity. Karen also discussed the second vote that is on the agenda, which is a vote to purchase a refurbished golf cart for the Assembly managers and the Neighborhood Design Coordinator. She stated that the Landscape Committee spends a lot of time in the field and Emily is having to drive everywhere, for an example the committee inspected the mailbox stations last year and it was harder for her as she had to drive her car to maneuver the alleys and such. By having a golf cart available for use, it will make everything more efficient. Karen mentioned that the cart would be stored in the Scramble shed and will be safe and locked up when not in use. She asked the Board to consider voting yes to this purchase, and that the Landscape and Infrastructure Committee are willing to take it out of their current budget and pay for it since there are extra funds that have not been used and this will cover the purchase.

Heather Emrich asked if the changed to the IDC Guidelines were going to be voted on tonight. Bob stated that all comments are due by the end of the month and will be brought up at the October meeting. Heather thanked the Board for sending the documents and changes out to the community for their feedback, and that her husband made a comparison report of the two documents and there were a lot more changes than what was anticipated. She said it is important that the neighbors look at the language and are comfortable in the direction it is going in. Bob mentioned that the comparison report did not pick up all of the changes and it is important to carefully go thought the documents, and it will be most beneficial if titleholders took the time to look at this. He said it is an opportunity for owners to give perspective on what would be appropriate guidelines. One issue Bob feels is a problem with the guidelines is that they are written to be in favor of the IDC group and no limitations on what can be done, and there has to be some limits put in. Heather asked if the comment time period can be extended, because owners have been occupied with school starting, activities, etc. and have not have time to review. Bob said if additional time is needed for comments, then it should be given.

Monika Bonn-Miller had questions on the executive dashboard, because in August it was reported that $110k had been spent in attorney fees and on the dashboard it looks to be over $70k. Bob said the reason the difference is there is there was a carry over from last year of about $34k and as a result the $72k only looks at the budgeted number for this year, the actual number of invoices are approximately $106k-110k. Monika stated that the Board approved Mary James' 12 weeks paid maternity leave when she had used up her paid time off, and now we are in a situation where we will be receiving the award from the Supreme Court lawsuit, and it appears that the Board has voted on giving Brad and Lea Ann an award. Monika said her problem with this is that these are not expenses that the neighborhood incurs and her feeling that the gift is not appropriate. She stated the

Board will be giving away between $30k-40k in gifts. Bob responded that the characterization as gifts and employee benefits that was voted on were not a gift and is considered reasonable and appropriate and came to a business decision to retain the employees we have. Bob proceeded to say that there has been no vote on any moneys going to Brad or Lea Ann and that if these two people did not take the actions they did we would have nothing. Bob stated that our attorneys have told us it is appropriate that some form of renumeration is to be given to named plaintiffs in class action lawsuits and is normal to so and abnormal not to do so. Monika said the information came from Julie over the phone that $13k-14k will be given to Brad and Lea Ann. Monika then stated that Mary James is a Ravenel employee and not employed by this neighborhood and was entitled to paid leave which she had used up and this is a gift to her and needs to be approved by the neighborhood.

Trey Mathisen joined the homeowners forum to discuss the IDC. He stated that he is a realtor and a long time appraiser and we do not want our neighborhood to get a reputation amongst realtors on how hard the IDC is to work with. He also stated that no one has the time to review these documents due to the length of the document.

Call to Order: 6:50PM by Julie Hussey

Approval of Minutes:

Bob Adams provided Emily with some amendments to the August 21 meeting minutes. Lon made a motion to approve the amended August 21, 2023 I'On Assembly Meeting Minutes. Bob Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie informed the Board and residents that there is going to be a meeting at Town Hall on Thursday, October 19th at 5:30/6:00pm to discuss the Creek Club lawsuit. There will be a presentation and conversation with Justin Lucey, and we are hoping that Brad and Lea Ann will also be in attendance. More details will be sent out in an email blast to the community.

Next, there is a vote for the Board to approve the She Tris 2024 event date of May 18th. Julie noted that Emily had received a lot of emails in support of this event. *Simon made a motion to approve the She Tris event date of May 18, 2024. Bob seconded. All in favor. Motion passed unanimously.*

Another vote has come to the Board from I'On At Home. Julie stated that a homeowner on Ionsborough will be hosting the I'On At Home Fall Festival event and the homeowner is requesting to close the access to the alley in between 166 and 170 Ionsborough for 2 hours during the event in October. *Lon made a motion to approve the access closure on October 20th for 2 hours. Simon seconded. All in favor. Motion passed unanimously.*

Lastly, Julie provided a brief overview of the CV-9 committee and that they spent all summer working together to come up with their recommendations to the board. Julie read the CV-9 committees recommendations: "*The CV-9 Committee has deliberated during the summer of 2023 to determine if there is any interest by the I'On Community stakeholders in entertaining an intensification of the existing cemetery use by the I'On Company and the Graham Family. The committee has the following conclusions and recommenda0ons to pass along to the I'On Board:*

1. There has been virtually no interest from any of the homeowners that has been identified in increasing the intensity of the use. In its conversations with community members, attendance at/review of the I'On Company's May 23, 2023 AMA presentation about their plans to add additional burial options on CV-9, and compilation of the comments received from the survey conducted through the "Preserve I'On", CV-9 committee members have seen evidence of a large groundswell of opposition against with only two homeowners in support of increasing the intensity of the CV-9 parcel from its current use.

2. The Committee recommends the board maintain a state of vigilance in defending the neighborhood from an application by the I'On Company or any other entity that submits a development application of the CV-9 parcel and focus its defense on the deficiency any such application may have in meeting the federal, state, local, and neighborhood requirements of a submittal in compliance with, but not limited to: planning, zoning, engineering, historic preservation, burials/perpetual care, design, and maintenance.

3. The Committee recommends the Board be reactive but ready to resist any application for increasing the intensity of the existing use on CV-9.

4. The Committee recommends that any application that is submitted for approval by the neighborhood be subject to vote by the entire population of voting members. This guidance is offered in acknowledgement that prior negotiations have been entered into without full disclosure or input from the neighborhood in its entirety and have had negative impacts on the neighborhood"

Bob addressed his only concern he had was with item #3 and is only for applications relating to CV-9 and not every issue that comes up. Simon asked what the amount of legal fees were used for the CV-9 issues. Bob said around $59k-60k was spent on the CV-9 issues, and that the Board also lost a Board member because of threats of legal litigation and it was not only money and time but it had a personal impact on every single board member. Julie thanked all the members on CV-9 Committee for their hard work. *Motion received from the CV-9 Committee for the Board to receive the CV-9 Committee recommendations. Michael seconded. All in favor. Motion passed unanimously.*

Lastly, Julie stated we were recently given notice by our attorney that 148 Civitas has filed a complaint against the Assembly in Circuit Court. The Board is discussing the ramifications of this filing with our council.

Treasurer Report:

Bob said the Finance committee has reviewed the rough preliminary numbers relating to the money that would go to the Assembly as a result of the Creek Club litigation and they make the following recommendations as to what should be done with the money. The committee recognizes that this award is a compensatory reward for the damages that was done to the community and therefore the compensation should be used to ameliorate the actual damages that the community has suffered. Bob stated that first the committee recommends that $729,000 be added to the Strategic Fund to get to the $1million that is necessary to buy back the lease, and in order to give better transparency to the community the name of the fund will be changed to the Lease Termination Fund. In addition, the second recommendation is that $285,000 of the award needs to be paid back to the reserve fund; when back in 2014 the Assembly paid $495,000 to settle with 148 Civitas, only $210,000 has been returned to the reserve fund. And lastly, because there is a claim by 148 Civitas for $125,000 under a fee agreement, the finance committee recommends that that money be set aside and until a determination is made as to what, if any amount should be paid to 148 Civitas. Simon asked how much is currently in the Strategic Fund, and Bob stated there is currently $271,000 in the Strategic Fund. Julie asked if a vote would be needed on this recommendation, and Bob stated that we will need to wait until we absolutely know that the actual amounts are before the Board can vote on it, and hopefully will be at the board meeting next month. Simon asked about the amount reserved for 148 Civitas, and Bob stated it is contingent on the proof of expenses and we are not confirming nor committing that we will pay $125,000.

Secondly, Bob mentioned that the committee is starting to work on preparing the 2024 budget, and one critical thing we are doing is the committee is meeting on Wednesday with the CFO at Ravenel who supervises all of our money, to find out what if any money is going to be left at the end of the year, if we will have a surplus or a deficit. Bob also stated he had reached out to our attorneys and have asked for them to provide us with cost estimates for litigation and other legal expenses through the end of this year and for the year of 2024. Bob said the committee is hopeful to present a draft budget for 2024 to the Board next month.

Amenity Report:

Simon reported that the playground inspection company will be coming out on Wednesday to perform their annual inspection on the playgrounds.

Simon also mentioned that we have been made aware of several instances of peoples boats being rummaged through. Emily did send an email notification our to boaters to remind them to not keep any valuable onboard and to lock any compartments. As was mentioned earlier in the homeowner forum, if you witness anything please notify the police department as soon as possible.

Michael asked Simon about the cameras at the docks and why we, as the lease holder, can't force the tenant to let us put cameras up. Simon replied that there are provisions in the lease and there is no ability to exercise control to put them on the Creek Club property, but we can put them on the dock which has been done and proven that they are difficult to maintain and not reliable.

Landscape and Infrastructure Report:

Julie presented the Landscape and Infrastructure report, there is nothing new to add as to what was sent out in the board packet. There are two votes coming from the landscape committee.

As mentioned in the homeowner forum, Julie said the landscape committee would like to purchase a used golf cart vehicle and this effort will provide more oversight which is needed, and our management team will be more visible.

Motion made by the Landscape Committee to purchase a used golf cart in the amount of $6,534.55. Lon seconded. There was discussion about making sure to have the key customized so it can't be easily stolen. Motion was amended to include the cost of the customized key. Lon seconded. All in favor. Motion passed unanimously.

Julie presented another vote from the committee, which is from the Greenery for the first phase of the clean up on the marsh trail as discussed in the homeowners forum.

Motion made by the Landscape Committee to approve phase one of the marsh trail clean up. Lon seconded. All in favor. Motion passed unanimously.

Covenants Report:

Lon reported that there are currently 15 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.

A motion was presented to the Board from the committee that was discussed in executive session, for fining a property for outstanding violations for landscaping and exterior maintenance $100 a week. *Bob seconded. All in favor. Motion passed unanimously.*

IDC Liaison Report:

Nothing to report.

Communications Committee:

Michael mentioned there was nothing new to add to the report that was submitted. He did say that the committee is looking into putting together some sort of calendar for when we communicate with the community.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:38pm. The next meeting will be on October 16, 2023 at 6:00PM and will be held at 159 Civitas Street.

Respectfully submitted by____________________
Michael Spalding, Board Secretary

Executive Dashboard 9.30.23

9

Summary Income Statement	2017	2018	Prior Year's Actuals 2019	2020	2021	2022	Annual Budget 2023	YTD Actual Sep-23	YTD Budget Sep-23
Assessments	$ 799,025	$ 795,350	$ 799,458	$ 914,400	$ 1,066,800	$ 1,143,000	$ 1,257,300	$ 940,500	$ 942,975
Delinquent Dues	-	3,675		-	-		-	-	$ -
IDC Revenue	21,450	17,450	20,150	34,300	48,475	37,750	35,000	22,450	$ 26,250
Dock Closure Rev	14,700	24,150	21,000	16,800	26,600	39,550	12,600	18,550	$ 9,450
Interest				23,954	22	2	-	6,271	$ -
Misc Income	5,586	11,097	29,099	32,879	17,350	28,367	13,525	15,323	$ 8,644
Total Revenue	**$ 840,761**	**$ 851,722**	**$ 869,708**	**$ 1,022,333**	**$ 1,159,246**	**$ 1,248,668**	**$ 1,318,425**	**$ 1,003,094**	**$ 987,319**
Payroll, Administrative, IDC	$ 261,666	$ 258,941	$ 263,426	$ 286,826	$ 299,562	$ 295,344	$ 343,988	$ 212,589	$ 253,572
Legal & Professional	39,563	18,749	43,981	48,162	73,979	100,000	80,000	75,112	$ 60,000
Landscaping & Maintenance	360,221	355,058	388,176	422,077	405,154	395,669	458,980	341,724	$ 344,436
Utilities, Insurance, taxes	88,078	90,222	68,153	95,729	138,225	151,116	168,310	154,445	$ 143,708
Reserve Contribution	39,000	41,500	41,500	41,500	192,192	202,033	208,520	208,520	$ 208,520
Capital Projects	46,000	46,000	46,000	62,650	46,367	28,096	50,000	50,000	$ 50,000
Total Expenses	**$ 834,528**	**$ 810,470**	**$ 851,237**	**$ 957,994**	**$ 1,155,479**	**$ 1,172,258**	**$ 1,309,798**	**$ 1,042,391**	**$ 1,060,236**
Net Surplus	**$ 6,233**	**$ 41,252**	**$ 18,471**	**$ 64,339**	**$ 3,767**	**$ 76,411**	**$ 8,627**	**$ (39,297)**	**$ (72,917)**

Amenity Report

October 16, 2023

- The playground subcommittee recently met with two companies to discuss improvements and to obtain a proposal.
- Once boating season comes to an end, the main dock will be resurfaced, as it is still under warranty. There are 6 rotted boards that will also be replaced at the same time.
- The Eastlake Boathouse recently had several rotted boards replaced, and the entire structure was repainted. This was a previously approved project, when the Board approved the 2023 Reserve/Capital Budget.
- The playgrounds were inspected on September 20th. There were some minor repairs that were noted at a couple of the playgrounds, and they are on the schedule to be completed.

Landscape & Infrastructure Report

October 16, 2023

Completed Since the Last Meeting

- During the September 18 Board meeting, the board approved the purchase of a used golf cart for the management team and IDC coordinator to use. The golf cart was delivered on October 11.
- The Greenery has completed the Heinlein Street enhancement, which consisted of installing 3 sabal palms.
- A couple of weeks ago, the Greenery placed a granite material down on the Westlake path by the boat ramp where it was slick from standing water, to make it safer to walk along the path.

Coming Up

- The Greenery has started preparations for completing the following capital projects, that were approved earlier this year: landscape enhancement at Sowell/Ponsbury triangle; landscape enhancement in north-west corner of Eastlake.

Some of This Year's Accomplishments

- The Greenery has replaced the sod on the entrance and exit sides of the main entrance on N Shelmore.
- Charleston Tree Company pruned the crepe myrtles along Leeann & Faye Lanes in September.
- The Greenery replaced the sod on the entrance and exit sides of the main entrance on N Shelmore.
- The Greenery installed Loropetalum plants in the fountain area in Perseverance Park. These plants will help shield the visible utility wires and boxes.
- The Greenery top dressed the Saturday Rd Park path and the south-side path on Maybank Green.

Ongoing

- The Committee and the Aquatics team are continuing to monitor and treat the algae in the lakes and canals. On October 5 we were notified that one of the circulators in the north canal was no longer functioning properly. The Aquatics team removed the unit and sent it to Aquamasters for further diagnosis.
- 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.
- The Landscape Committee and the Greenery are working diligently to address concerns relating to the marsh trail. After numerous discussions, the project was broken into two phases, with

the first phase being a clean-up and trimming back shrubbery to open the trail again. The second phase will be a full top dressing of the path, with extra material installed to cover tree roots and in low laying areas. The first phase has been completed, and members of the Landscape Committee and the Greenery will be walking the path next week to address the second phase.

- There have been some concerns about the tree roots along the path, and the need for all the roots to be ground. We have contacted a certified arborist to come out and provide their professional input, as we do not want to cause harm to any of the trees along the marsh trail. Emily will be meeting with the arborist on October 19.
- The Landscape Committee is currently waiting on a proposal from the Greenery for replacing part of the Westlake path along with adding drainage. It is important to note that top dressing the paths along the lakes, and marsh trail, will need to be reapplied every 2 to 3 years.

October 16, 2023 Covenants Committee Report

Since the start of the year, we have sent 50 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 36 out of these 50 properties have since come into compliance. Currently we are actively notifying 14 properties of noncompliance.

The Covenants Team continues to work 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.* In the past month, we have sent 18 notices to properties that are due for final inspections.

IDC Actions

Month: September 2023

Type	# Reviewed (M/YTD)	#Approved w/o Conditions (M/YTD)	#Approved w/ Conditions (M/YTD)	# Denied (M/YTD)
Maintenance & Repairs (Apprvd. By NDC)	1/15	1/15		
Tree Removal	2/15	0/5	1/9	1/1
Minor Exterior Changes	3/31	1/19	2/9	0/3
Minor Landscape Changes	4/19	1/8	1/7	2/8
Major Landscape Changes	5/24	0/3	4/9	1/12
Structural Changes <625 sf	4/26	0/5	0/5	4/16
Structural Changes >625 sf	0/2			0/2
New Home Construction Preliminary Review	0/2	0/1		0/1
New Home Construction Final Review	0/3		0/2	0/1

Communications Report

October 18, 2023

The documents for the 2024 directory were sent to the publisher on October 3, 2023. The first hard copy proof of the directory will be ready by October 16th. The 700 copies will be ready for pick-up in time for when the Trust puts together the luminary kits.

The 2024 directories will be distributed directly to all homeowners that participate in the Giving Lights event in December. All other residents can pick up a copy of the directory in the management office, in mid-November. Each property is permitted to receive one copy of the directory.

The Civitas Award Nominating Committee has met, and the nominees have been approved by the Board. The presentation of the Civitas awards will be presented during the annual meeting in January.