

I'On Assembly
Board of Trustees Meeting
Thursday, February 8, 2024
Board Meeting 6:00 P.M.

AGENDA

	<u>Discussion & Topic</u>	<u>Decision (Y/N)</u>
Homeowner Forum	<i>Review Homeowner Forum Policy</i>	<i>N</i>
Call to Order		
Approval of Dec. 11 Minutes & Jan. 31 Organizational Minutes		<i>Y</i>
President's Report	<i>Discuss the Decision-Making Matrix Training</i>	<i>N</i>
	<i>Vote - Appoint Chris Colen & Simon O'Shea to Board of Appeals</i>	<i>Y</i>
Treasurer Report	<i>Review 12/31/23 Executive Dashboard</i>	<i>N</i>
	<i>Vote for excess transfers fees from 2023 to be moved to the reserve fund</i>	<i>Y</i>
	<i>Discuss and vote on moving some funds from the operating account to Morgan Stanley for it to be invested in short-term higher rate instruments</i>	<i>Y</i>
Amenities Report	<i>Discussion on amphitheater</i>	<i>N</i>
Landscape/Infrastructure Report		
Covenants Report		
IDC Report		
Communications Report		
Secretary Report		
Adjournment		

BOARD MEETING HOMEOWNER FORUM POLICY

The purpose of the homeowner's forum is to provide an opportunity for homeowners to address the Board informally about topics concerning matters of general community interest in I'On. The forum is not intended as a debate or extended question and answer session.

Constructive suggestions for remedies to problems or concerns presented are welcome. Matters relating to individual concerns should be addressed directly with the Community Manager.

Individual comments should be presented with respect and may be limited at the Board's discretion, out of deference to the Board's meeting agenda and time constraints.

This is to certify that the Board of Directors adopted the foregoing resolution effective as of April 18, 2013 until such date as it may be modified, rescinded or revoked.

I'On Assembly Board of Trustees Meeting
December 11, 2023 Board Meeting Minutes

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

Management Company: Emily Simpson & Mary James

Homeowner Forum:

Ed Clem; 167 E. Shipyard, George Toole; 130 W. Shipyard, Dick Bondy; 107 Civitas, Karen McLean; 59 Robert Mills, and Roy Rathbun; 30 Mises.

Dick Bondy requested an update regarding the obtainment of a liquor license at 10 Resolute Lane. The Board has not heard an update yet but know that several residents will be voicing their concerns at the hearing in Columbia. The owner of 10 Resolute believes it will be heard within the next 30 days.

Call to Order: 6:04PM by Julie Hussey

Approval of Minutes:

Stephen made a motion to approve the November 13, 2023 I'On Assembly Meeting Minutes. Bob Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie reported on the employee evaluations that were completed by each of the Board members and discussed in executive session.

Bob made a motion to approve the gratitude to employees. Lon Seconded. All in favor. Motion passed unanimously.

It was noted that the contract with Ravenel expires next year. Emily will send the management contract to the Board.

Julie then reported that 7 people are running for the Board for 4 open seats. The annual meeting will be held at the Creek Club on January 29, 2024. Sign in will begin at 5:30pm and the meeting will start promptly at 6:00pm. It was noted that if homeowners have not voted online or submitted their proxy, they can vote at the

annual meeting. The 3 candidates with the highest vote count will be elected to serve a two-year term and the fourth candidate with the 4th highest number of votes will be elected to serve the unexpired second year term of the open board seat. Stephen noted that the homeowner forum should be after adjournment.

Julie noted that the Giving Lights were held last night and it was a beautiful and successful evening.

The Trust is also working on an artist market to be held in April.

Amenity Report:

Simon first reported on the amphitheater. A local architectural practice, LFK Architects, has been working on the as-built survey for the amphitheater. Unfortunately, the Assembly did not have this on file. A survey does not need to be completed right now, but will likely be required before building begins, even if the building is built back to its original structure. In order to build back the original structure, there would still be significant costs. We have asked LFK to work towards a July 4th deadline which they said is tight, but are pushing for this timeframe. It was noted that titleholders will have the opportunity to review any proposed designs and share their thoughts before the Board makes final decisions.

The playground subcommittee received drawings and plans from several different vendors. The committee held a meeting last week to look over these designs. The group honed in on one particular vendor who seemed better to work with. It was noted this vendor is also working on the Alhambra playground. Simon relayed that the Hopetown playground would remain a toddler park. The other parks would be for children up to 12 years of age. The Scramble park is a larger area so are reviewing if adult equipment could be added to that area. It was noted that the structures would not be made of wood and more likely to be metal and other types of plastic. It was also noted it would be neutral tones and as natural looking as possible. Julie expressed that the Scramble playground is very well used and offers equipment for every age group. A big item was the mulch and ground material. However, other materials would be very expensive. Kelly McWhirter has been great at engaging with contractors, etc. We will begin working with this vendor and refining plans and will report initial concepts back to the Board.

In November, the Board was notified of an incident at the Creek Club dock regarding an individual who refused to leave the docks when asked to do so. The lease agreement between the Assembly and 148 Civitas, LLC allows for the closure of

I'On's pavilion dock and marsh path for 30 minutes during the ceremony. However, the loading dock and ramp remain open.

Simon relayed that we are in the process of replacing the camera system down at the docks. It should be noted that the security cameras require equipment to be stored indoors or in a weather proof structure. However, the lessee (148 Civitas) has refused multiple requests from the Board to store that equipment in the Creek Club. We are now identifying a site for installation of the camera equipment on Assembly property adjacent to the Creek Club.

Lastly, several rotten boards will be replaced and the the main dock will be resurfaced this week. During this time, the dock will be closed for 24 hours. An email will be sent out to the community letting everyone know of the closure.

Treasurer Report:

No formal report.

However, Stephen inquired if we would need to use any funds from the reserves by year end. Bob relayed that he is optimistic that there will be no need to do so. It was noted that landscaping is under budget as well as a number of other line items. CV-9 expenses should be done but there is still the ongoing arbitration with Creek Club/Russo matters.

It was noted that the reserve budget will be voted on come Spring.

Landscape and Infrastructure Report:

Julie reported that the committee met this month where they reviewed goals for 2024. She went on to discuss projects that have been completed since the last Board meeting. The Greenery completed the landscape enhancement at Eastlake and also top dressed the paths around Westlake. It was noted that the rocks appear to be a different color but will blend in after some weathering. The street signs and canal bridges were also pressure washed and cleaned.

Last month, the Board voted to approve the removal of three diseased and hazardous trees along the marsh trail as well as some root remediation along the trail. Charleston Tree Experts have received TOMP approval so this project will begin on January 3rd.

The community has conveyed a sense of concern surrounding the appearance of the lakes. The committee and the Greenery's Aquatics team are continuing to

monitor and treat the algae in the lakes and canals. There are a couple of things that drive the algae levels in the ponds, but mostly it's driven by nutrients running off from surrounding neighbor's properties (fertilizer, etc.). It was noted that some levels of green algae are good for the overall ecosystem. The Greenery's aquatic division does periodically apply beneficial bacteria to help cycle out nutrients and will also make a point to have these areas inspected and addressed on a more frequent basis.

Lastly, a homeowner on Eastlake has proposed the installation of purple martin houses. These birds love flying insects which could help with the midges and insect problem at the lake. The committee is looking into designs for the houses.

Covenants Report:

Lon reported that at year end, 97 properties have been sent compliance letters. To date, 88 of these properties have come into compliance and we are currently notifying 9 properties in violation.

Lon made a motion to begin the fining process of a property that was discussed in executive session. Michael Seconded. All in favor. Motion passed unanimously.

IDC Liaison Report:

Stephen reported that 160 cases have been reviewed this year which is down about 20 percent from last year. Comments from the guidelines are being reviewed by the IDC and a meeting is scheduled in early January to gather feedback. Stephen relayed that technically, the Board does not have the authority to approve the guidelines but are being brought to the Board as a courtesy. Next year, the guidelines will be recorded with the register of deeds.

Communications Committee:

Michael provided a brief report stating that the directories have been distributed with the Giving Lights event. If owners did not participate in the event, all other copies can be picked up at the management office.

The final cost of printing the directories was \$6,184 but was offset by the sale of \$4,625 in directory advertisements.

Going forward, we will include monthly topics that are communicated to the neighborhood via the newsletter in the board packet.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:01pm. The next meeting will be the annual meeting held on January 29, 2023 at 6:00PM and will be held at the Creek Club.

Respectfully submitted by_____

Michael Spalding, Board Secretary

DRAFT



Board Organizational Meeting

January 31, 2024

Members Present:

Julie Hussey, Lon Waggoner, Stephen Wood, Tom O'Brien, Jody McAuley, Roy Rathbun, and Bob Adams

Management Present:

Emily Simpson & Mary James

Julie called the meeting to order at 12:05pm.

Bob made a motion to pay 148 Civitas LLC as per the 2014 Fee Agreement. Tom Seconded. All in favor. Motion passed unanimously.

Stephen made a motion to appoint Chris Bonner to the IDC Committee. Lon Seconded. All in favor. Motion passed unanimously.

Bob expressed his concerns surrounding the contemporary look of Bonner's website. The Board reviewed the website and noted that we can always appoint someone new in the future if issues arise.

Election of Officers:

President: Tom O'Brien was nominated. Lon Seconded. There being no other nominations, Tom O'Brien was elected by unanimous consent.

Vice President: Bob Adams was nominated. Roy Seconded. There being no other nominations, Bob Adams was elected by unanimous consent.

Treasurer: Bob Adams was nominated. Lon Seconded. There being no other nominations, Bob Adams was elected by unanimous consent.

Secretary/Communications: Tom nominated Julie Hussey. Lon Seconded. All in favor. Motion passed unanimously.



Committee Assignments:

Landscape & Infrastructure: Julie nominated Roy Rathbun. Lon Seconded. All in favor. Motion passed unanimously.

Covenants: Julie nominated Lon Waggoner. Tom Seconded. All in favor. Motion passed unanimously.

Amenities: Tom nominated Jody McAuley. Stephen Seconded. All in favor. Motion passed unanimously.

IDC: Bob nominated Stephen Wood. Lon Seconded. All in favor. Motion passed unanimously.

Tom suggested creating a legal committee to discuss possible legal matters that arise in hopes of getting a better hold on rising litigation costs. This committee would be comprised of attorneys that live in the neighborhood and could assist in the majority of issues that come up before sending matters to our HOA attorneys. Julie suggested that this committee not only consist of attorneys but also developers and other members of the community. Jody commented that the neighborhood cannot continue to afford \$150,000 lawsuits. Ultimately, it is the Board's goal to understand situations and decide how to best proceed without needing to spend large sums of money on legal matters. Bob also expressed his strong support for reaching settlements.

Tom made a motion to move into executive session at 12:46pm. Lon Seconded. All in favor. Motion passed unanimously.

Tom made a motion to move out of executive session and back into open session at 1:06pm. Lon Seconded. All in favor. Motion passed unanimously.

There being no further business, Bob made a motion to adjourn at 1:22pm. Lon Seconded. All in favor. Motion passed unanimously.

Executive Dashboard 12.31.23

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Summary Income Statement	Prior Year's Actuals						Annual Budget	YTD Actual	YTD Budget
	2017	2018	2019	2020	2021	2022	2023	Dec-23	Dec-23
Assessments	\$ 799,025	\$ 795,350	\$ 799,458	\$ 914,400	\$ 1,066,800	\$ 1,143,000	\$ 1,257,300	\$ 1,254,000	\$ 1,257,300
Delinquent Dues	-	3,675		-	-		-	-	\$ -
IDC Revenue	21,450	17,450	20,150	34,300	48,475	37,750	35,000	38,700	\$ 35,000
Dock Closure Rev	14,700	24,150	21,000	16,800	26,600	39,550	12,600	26,600	\$ 12,600
Interest				23,954	22	2	-	6,312	\$ -
Misc Income	5,586	11,097	29,099	32,879	17,350	28,367	13,525	20,326	\$ 13,525
Total Revenue	\$ 840,761	\$ 851,722	\$ 869,708	\$ 1,022,333	\$ 1,159,246	\$ 1,248,668	\$ 1,318,425	\$ 1,345,938	\$ 1,318,425
Payroll, Administrative, IDC	\$ 261,666	\$ 258,941	\$ 263,426	\$ 286,826	\$ 299,562	\$ 295,344	\$ 343,988	\$ 317,785	\$ 343,988
Legal & Professional	39,563	18,749	43,981	48,162	73,979	100,000	80,000	134,936	\$ 80,000
Landscaping & Maintenance	360,221	355,058	388,176	422,077	405,154	395,669	458,980	443,616	\$ 458,980
Utilities, Insurance, taxes	88,078	90,222	68,153	95,729	138,225	151,116	168,310	181,083	\$ 168,310
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	\$ 1,335,941	\$ 1,309,798
Net Surplus	\$ 6,233	\$ 41,252	\$ 18,471	\$ 64,339	\$ 3,767	\$ 76,411	\$ 8,627	\$ 9,998	\$ 8,627