I'On Assembly Board of Trustees Meeting

April 15, 2024 Board Meeting Minutes

Members Present: Tom O'Brien, Julie Hussey, Stephen Wood, Lon Waggoner, Roy Rathbun, and Bob Adams

Management Company: Emily Simpson & Mary James

Homeowner Forum: Antonia Fokas, 34 Fernandina; Amy Sage, 63 Joggling; and Karen Rathbun, 30 Mises

Call to Order: 6:13PM by Tom O'Brien

Approval of Minutes:

Lon made a motion to approve the March 18, 2024 I'On Assembly Meeting Minutes. Julie Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom relayed that we are in the process of putting a group together to organize the next community survey. The survey will assist in outlining how the community would like to spend on future investments and what the wants and needs are of the community. Tom touched on the age of the neighborhood playing a part in what the wants versus the needs are. It was noted that the costs for repairs of the bulkhead are a necessity and costs for items such as the revamping of the playgrounds might be more of a want than a need. Tom then stated that we have received an estimate for the new rebuild of the amphitheater for $250,000. However, we are still waiting on the official drawings for this estimate and hope to have more information next month. Tom relayed that the survey would capture the demographics of the neighborhood and also include questions regarding the need for assessment increases in relation to certain projects being done. Julie reminded the community that like for like replacements are included in the reserve study but that anything new would be a capital expense. Bob noted that the amphitheater number in the reserve study report reflects a like for like replacement, and asked if we wanted something new, how would we pay for this? He mentioned that the survey should ask the community how and if they would want to fund this. Tom also asked Emily to send him the reserve replacement costs for the playgrounds. The survey should help explain the difference between reserve items and capital items. Stephen noted that passing a special assessment requires a neighborhood vote from a high percentage of the neighborhood. Emily will look further into this to confirm.

Following the April 15 Board meeting, the Board of Trustees voted unanimously in favor via written consent, to approve an additional $7,000 to be paid to Brad Walbeck for his efforts in the Walbeck vs. The I'On Company lawsuit.

Amenity Report:

Included in the President's Report.

Treasurer Report:

Bob reported that the net loss that is shown on the dashboard is due to the transfer of the reserve and capital contributions from the operating account to the reserve fund. He stated that if this transfer was done monthly, it would show as a positive. It was also noted that we are slightly behind on transfer fees. However, there are several homes on the market.

Landscape and Infrastructure Report:

Roy reviewed the landscape board report that was included in the packet. He noted that Ruppert completed enhancement of the Northwest corner of Westlake and that Charleston Tree Company completed the right-of-way pruning for the 50% that was not done last year. The Committee had previously approved the spring/summer annuals proposal from Ruppert, and lastly Ruppert Landscaping replaced the drift roses in Patience Park with African Iris'.

The committee and aquatics division continue to monitor the lakes and canals algae and ensure that it is being treated properly. Terminix is now spraying monthly for mosquitoes through September.

Roy went on to discuss the bulkhead inspection report that we received earlier this year. There are areas of the bulkhead around Eastlake that are showing significant bowing and repairs are needed. To obtain accurate bids for this project, the Committee would like to engage with Jon Guerry Taylor & Associates at a cost of $5,600 to develop the engineering plans for the repairs and to assist in the bidding process along with construction oversight. The requirement for detailed engineering plans was also noted. This quote includes oversight of the firm that the Board selects. Roy stated that the committee is focusing on option B, in the inspection report, which consists of having pilings installed against existing wall for support and installing monitoring discs on the top of each piling. These pilings would be monitored every 6 months or so. Emily noted that this repair encompasses 3 sections of the wall in Eastlake. It was noted that as of right now, Westlake is in great condition. Julie noted that it would be helpful to find out what might be impacting the movement of the wall, and if this could be done with the installed monitors. Roy expressed the need to form a subcommittee for the bulkhead replacement and have an expert in engineering and sea walls to keep up with this. Roy noted that the life of the bulkheads in the reserve study report not being reflected accurately. Once we have the engineering company selected, we will reach out to the Town to put on their radar due to proximity of roads and other infrastructure that belongs to the TOMP.

Roy made a motion to approve engaging with Jon Guerry Taylor & Associates at a cost of $5,600. Stephen Seconded. All in favor. Motion passed unanimously.

Roy made a motion to add Michael Spalding to the Landscape Committee. Bob Seconded. All in favor. Motion passed unanimously.

Lastly, Roy followed up on the marsh trail rejuvenation project. He reminded the Board that this project would include leveling areas along the trail to eliminate trip hazards, and additional pruning to widen the path from overgrowth. The next step is to retain a second arborist to walk the trail in order to obtain a written assessment regarding the tree roots. Emily has reached out to two arborists and is waiting to hear back. Stephen asked if there are restrictions on what can be cut from the path to the water. Tom responded that he believes the areas that can be cut start at the Creek Club and go through the Hopetown bridge but need to confirm this. It was noted that the reserve budget allocated $100,000 for re-graveling and around $55,000 for grinding tree roots.

Lon noted that the purple martins have taken a liking to the birdhouse that has been erected along Eastlake.

Covenants Report:

Lon touched on the progress the covenants committee continues to make stating that residents have, for the most part, responded in a timely manner.

He also noted that the committee will be including a note in the upcoming newsletter regarding maintenance items and pressure washing as management sees an uptick in the amount of covenants violations at the start of Spring.

IDC Liaison Report:

Stephen pointed to the report included in the packet. He explained the top and bottom of the report, noting the time it takes for some properties to get approved. Depending on the nature of the project, many times residents go back and forth with the IDC several times until they receive approval. It was noted that maintenance and repair applications are not included in the report.

Roy asked if we can add the number of appeals to the reports moving forward.

Communications Committee:

Julie reported that the reader board will be installed in the upcoming month. The landscaping will be removed and uplighting will be added after the reader board has been installed. Landscaping will be added back after the lighting has been completed. It was also noted that the lighting will have a timer.

The first new homeowner orientation meeting is scheduled to be held on April 30th. We will hook up the TV to the website and walk owners through navigating the different pages and explain the different entities throughout I'On. Julie mentioned that we have 16 residents representing 10 properties attending. We look forward to meeting everyone and hope that this meeting is helpful!

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 held on May 20, 2024 at 6:00PM.

Respectfully submitted by______________________

Julie Hussey, Board Secretary

May 17, 2024 Special Meeting Minutes

Attendees: Tom O'Brien, Roy Rathbun, Bob Adams, Julie Hussey, and Lon Waggoner

Absent: Stephen Wood & Donna Davis

Bob made a motion to move into executive session at 2:02pm. Julie Seconded. All in favor. Motion passed unanimously.

Bob motioned to move out of executive session and into open session at 2:15pm. Julie Seconded. All in favor. Motion passed unanimously.

Tom made a motion for the Board to approve the settlement agreement and the second amendment to the Creek Club lease, along with additional documents that were discussed in executive session on May 17, 2024. Bob Seconded. All in favor. Motion passed unanimously.