

I'On Assembly Board of Trustees Meeting

June 17, 2024 Board Meeting Minutes

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

Management Company: Emily Simpson & Mary James

Homeowner Forum: BJ Barnes, 27 Mobile; Barbara Adams, 35 Eastlake; and Antonia Fokas, 34 Fernandina.

Antonia commented on the number of geese that have made their way back to the neighborhood. She recognized the efforts the Board has made to eliminate the geese and urged the Board to look into a different product that she had recently heard about. The product is a spray that is grape flavored that deters the geese. She also noted the amount of feces left at her side of the lake. She asked if other neighborhoods have made any progress to control the geese. Emily responded that she has not heard of anyone else having full control of the geese problem but stated that she will look into the product that she suggested. Bob reminded residents not to feed the geese as it only encourages them to remain. It was also noted that pets can get severely ill from eating geese feces.

Call to Order: 6:16PM by Tom O'Brien

Approval of Minutes:

Bob made a motion to approve the May 20, 2024 I'On Assembly Meeting Minutes. Julie Seconded. All in favor. Motion passed unanimously.

President's Report:

The midyear meeting and potluck will be held this Wednesday, June 19th and the first 42 people will receive an I'On car magnet. An email blast will be sent tomorrow morning to remind residents.

Roy made a motion to appoint Lauren Morgan to the Board of Appeals. Lon Seconded. All in favor. Motion passed unanimously.

Bob made a motion to approve the dock closure notice. Roy Seconded. All in favor. Motion passed unanimously.

Amenity Report:

Donna provided a brief report surrounding the amphitheater relaying that we have two options and are still working on finalizing the pricing for both of these options in order to make a confident vote. Stephen asked if residents would have the opportunity to provide input regarding the amphitheater. Tom invited residents to join the mid-year meeting where they can provide input and stated that he will address concerns and questions at the meeting on Wednesday.

It was noted that there are currently 61 registered boaters. Donna stated that she met with the Dock Committee regarding some confusion the committee had about the requirements during dock closures. The new dock closure notice should clarify any confusion.

Donna stated that the Ramble Playground is in need of some work and that some of the structures need to be repaired and/or fully replaced. We are waiting for a quote from Cunningham Recreation. In addition to replacing the structures, the Playground Committee would like to add a picnic table to the area as well. Rubberized foam would be added to cushion a child in the event of a fall. Julie asked if the materials would be made out of wood. Donna replied that they are trying to make the materials very natural looking to blend in with the surroundings but the material is metal and plastic.

Lastly, Donna noted that a tree came down on Hopetown which damaged the fence and light post but has already been repaired. The fence will be replaced once the reserve/capital budget for this year is approved.

Antonia expressed her frustration that 2 structures are being considered for the amphitheater and that she has put in a lot of work to this project. She stated that she lives around the lake and has not been spoken to. Tom responded that Simon reached out to him several weeks ago and stated that the committee proposed a structure that would cost \$270,000-300,000. Tom relayed that there will still be further meetings and correspondence on this topic. We will share the data we have to the community and collect their responses and bring back to the board for a vote.

Treasurer Report:

Bob relayed that the dashboard is tracking along well thus far. We are still a little behind on transfer fees. However, there are currently 7 homes under contract so are optimistic to receive the budgeted amount. It was also noted that legal fees are dropping significantly. At the last finance meeting, the committee reviewed the 2024 reserve and capital budget. Bob reminded the Board that money in the reserve fund does not cover the cost for new items but only like-for-like. He stated that we have significant infrastructure costs relating to the Eastlake bulkhead and emphasized that the reserve fund will be impacted by this. Bob reiterated that this is why all transfer fees should continue to be put into the reserve fund. Julie asked how much interest we are earning. Bob responded that the CDs are all earning around 5% and stock gains have gone up, but these are unrealized amounts. Julie would like to know how money is allocated and where this is reflected in the budget. Julie requested for the interest earned to be reflected on the dashboard. It was noted that we can add a separate line to the bottom of the dashboard moving forward. We can also do an investment review once a quarter to help residents better understand how the equities and treasury movements operate. Bob expressed that we will be spending everything that is in the reserve fund for projects that need to be done this year.

Bob made a motion to approve the 2024 Reserve and Capital budget. Roy Seconded. All in favor. Motion passed unanimously.

Landscape and Infrastructure Report:

Roy relayed that he and members of the committee walked the marsh trail for a second time with Mt. Pleasant Tree Service to clarify the scope of work. Following the meeting, the company came back with a revised quote for \$55,150 to cover the cost of more plantation mix and additional root pruning and trimming. Roy mentioned that the project will be done in phases. The first phase is the root pruning and trimming of vegetation along the sides that has caused the path to narrow. The second phase of the project is to top-dress the entire trail with plantation mix. It was noted that the committee and Emily will be monitoring this project as it is being worked on. Stephen asked what color the gravel would be and if it could be a darker color. We can ask if they can use a browner color gravel in order to look more natural. Roy stated that the project will take roughly 2 weeks to do the clearing and another 3 weeks to install the plantation mix, weather permitting. Therefore, there will be some disruption during this process for

residents. However, we will communicate with residents throughout the project. It should be noted the reserve cost for this project was \$160,000 so we are well below budget on this item.

Roy motioned to approve the marsh trail rejuvenation project. Bob Seconded. All in favor. Motion passed unanimously.

Ruppert submitted a proposal for replacing the old steel edging on the north-east side of Westlake to the first bridge. This is the last piece in 2024 that we will be doing. It was noted that Karen requested that the quotes be broken out to reflect labor and materials.

Roy made a motion to approve proposal for replacing the steel edging on the north-east part of Westlake. Lon Seconded. All in favor. Motion passed unanimously.

Lastly, the committee requests a vote for the mitigation for the removal of the 2 cypress trees on both sides of the amphitheater towers by installing 2 trees in Perseverance Park. The trees must be mitigated by the end of the year per the Town of Mount Pleasant and Ruppert will be honoring this rate so they will be planted at an appropriate time, not in the middle of the Summer.

Roy made a motion to approve the proposal for installing 2 trees as required by TOMP mitigation. Motion Seconded. All in favor. Motion passed unanimously.

Roy provided an update on the bulkhead repair. Chris Moore from Jon Guerry Taylor & Associates attended the committee meeting to discuss the Eastlake bulkhead repairs and stabilization. Chris submitted the plan for the repairs for the committee to review. The next step is for JGT to submit the plans to the Town for approval, and then solicit proposals from three companies. He relayed that it should not take long to hear back from the Town. He also expressed that as long as we remain diligent with the vegetation around Westlake and the canals, their bulkheads should have a good life. Bob noted that the Finance Committee is in support of a full repair of the bulkhead around Eastlake instead of doing a band aid repair. It was noted that the TOMP will be contacted once we have further information. Julie suggested that we need to consider mitigating the loss of any water we might lose and could consider the phase 11 area for this. It was noted that there is a need for a separate group with the necessary background to assist in this project.

Lastly, Charleston Tree Experts will begin the palm tree pruning the week of July 15th, weather permitting.

Covenants Report:

Lon reported that we are actively sending 17 properties violation letters.

It was also noted that we will be including reminders regarding the removal of political signs in the upcoming newsletter. We will also include a note reminding residents that they are subject to fines if they do not submit application to the IDC for any changes they would like to make to their properties.

Lon made a motion to approve the fining of a property discussed during executive session. Roy Seconded. All in favor. Motion passed unanimously.

IDC Liaison Report:

Stephen relayed that he encouraged the IDC to conduct site visits when possible, noting how helpful it can be to see the properties they are reviewing in person. He also thanked Emily and Mary for their time addressing covenants issues in relation to IDC issues.

Communications Committee:

Julie relayed that Mary continues to work on the 2025 community directory. She reminded residents to reach out to Mary if their information was incorrect in last year's directory or if they are a new resident. If residents or any outside businesses are interested in placing an ad in the directory, please reach out to Mary by September 13th!

It was noted that the community reader board has been installed and looks great.

Antonia is looking for volunteers for the 4th of July parade and are looking forward to celebrating! She also urged residents to submit applications for nonprofits for the Giving Lights event. The Trust will be working on revamping the giving lights process and how to sell the luminary kits.

Tom expressed the need for volunteers in order to continue events such as Potlucks, First Fridays, etc. Otherwise, these events will no longer happen and the overall culture of the neighborhood will change.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:27pm. The next meeting will be held on July 15, 2024 at 6:00PM.

Respectfully submitted by _____
Julie Hussey, Board Secretary