I'On Assembly Board of Trustees Meeting

May 20, 2024 Board Meeting Minutes

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

Absent: Stephen Wood

Management Company: Emily Simpson & Mary James

Homeowner Forum: Antonia Fokas, 34 Fernandina; Ed Clem, 167 East Shipyard; Dick Bondy, 107 Civitas; Emmett O'Lunney, 23 Perseverance; and Bill Fagan, 42 Eastlake

Emmett joined the meeting to express concerns surrounding the curb appeal of the neighborhood. He stated that some areas seem to be neglected, both residential and common area properties. Specifically, he touched on the appearance of the right-of-way strips mentioning that they don't seem to get much attention and are often filled with leaves. The Board responded by relaying that our landscapers blow the streets once a week during the months of February through April, which is considered the "heavy" leaf drop, and once a month the remainder of the year.

Bill Fagan joined regarding speeding concerns along Eastlake and commented on how dangerous it has been. He thanked Bob for his efforts and for getting the speed humps installed. Unfortunately, the Town installed them in an area that only affects one end of the street. Bob relayed that he needs to reach out to the TOMP to address these issues as they conduct a traffic study which assists in where the humps can be installed along the street. Bill asked if I'On can regulate anything in regard to speeding. The Board will reach out to the police department and request that they come into the neighborhood more frequently to address these concerns and start ticketing violators.

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

Approval of Minutes:

Bob made a motion to approve the April 15, 2024 I'On Assembly Meeting Minutes and the May 17, 2024 Special Meeting Minutes. Roy Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom first commented on the neighborhood survey stating that we have received drafts from the survey subcommittee. However, it was decided to put the survey on hold due to the urgency of the amphitheater and a separate process being needed for the amphitheater.

He then discussed the encroachment agreement for 153 Ponsbury. Our attorney drafted an encroachment agreement that the Board has reviewed. Tom also noted that this sort of situation has occurred in the community several times and stated that this draft is similar to ones that have been drafted previously.

Tom made a motion to approve the encroachment agreement for 153 Ponsbury. Lon Seconded. 2 opposed. Motion passed.

Bob shared the below statement regarding his reasoning for opposing.

I am voting "no" to the encroachment agreement because no encroachment rights need to be granted to the homeowner in order for them to make some plantings on the HOA property along Ponsbury. In the regard, I note the unanimous vote of the Board on 2/21/24 on a motion stating in part "the portion of the common area fronting on Ponsbury will remain solely under control of the HOA". This vote and language is reflected in the Special Meeting Minutes of 2/21/24. Finally, I also want to make it clear that the agreement does not change the right of all Titleholders to use that entire Ponsbury HOA property in the future.

Tom then discussed the Creek Club recognition plaque. He stated that we have worked with Brad and Leeann on drafting the verbiage for the plaque. We will take a picture of them with the plaque, once it is installed and send an eblast as well as include an article in the I'On Stroll magazine. It should be noted that the Board has already reviewed and approved this.

Lastly, he provided a brief update on the Amphitheater and also welcomed Donna Davis as the new Amenities chair. We have received two proposals, one for a new structure and one for a rebuild. The Board and subcommittee continue to work through the process and are working on the best way to gain input from the community on this project.

Amenity Report:

No formal report.

Emily noted that the playground subcommittee is meeting with a contractor tomorrow afternoon. She will also ask if any of them would like to join the amenities committee.

Treasurer Report:

Bob made a motion to add Joe Fanneli to the Finance Committee. Roy Seconded. All in favor. Motion passed unanimously.

Landscape and Infrastructure Report:

Roy provided several updates from the committee's most recent meeting. The committee received several proposals from Charleston Tree Company for numerous projects within the community. After reviewing, the committee has approved the proposals for: removing two gum trees in Sophie's Park, reducing the height of the Crepe Myrtles on the alley by the mailboxes off of East Shipyard, removal of 2 Cypress trees at the amphitheater (one on either side of the tower), and limbing up the other Cypress trees at the amphitheater. Emily noted that Town of Mt. Pleasant approval is required for the tree removal at the amphitheater.

The committee reviewed a proposal from Ruppert Landscaping for replacing the old steel edging on the north-west side of Westlake, from the new landscape bed to the boat ramp, to better contain the gravel on the path. It was noted that 1/3 of the cost is for labor. The committee agrees that all the remaining steel edging around the lake needs to be replaced and will be completed in phases. The committee would like a vote on this from the Board.

Roy made a motion to approve the installation of steel edging along the North-west side of Westlake for $3,552.98. Lon Seconded. All in favor. Motion passed unanimously.

Roy then provided a brief overview of items completed since the April meeting that are included in the Board packet.

Lastly, Roy relayed that the committee members met with a second arborist regarding the marsh trail rejuvenation project. They held an emergency meeting this afternoon but were unable to meet quorum in order to vote at this meeting. He shared that the quote came back at just under $28,000. It was noted that $18,000 was for the root pruning and trimming. However, it appears they have heavily underestimated the amount of gravel needed. The plan is to have them walk the entire trail, indicate roots that will be removed, and also determine where gravel will need to be. The good news is that the total likely looks to be around $104,000, which is well under the $160,000 that the reserve study shows. It was noted that we want to be sure they understand the amount of gravel needed before giving them the green light for this project. Roy stated the goal is to have more clarity and have a second meeting with the arborist before the next landscape committee meeting.

Covenants Report:

Lon made a motion to approve Michael Spalding to the Covenants Committee. Bob Seconded. All in favor. Motion passed unanimously.

Lon made a motion to approve the fining of a property at $50 per week that was discussed in executive session. Roy seconded. All in favor. Motion passed unanimously.

IDC Liaison Report:

No formal report.

It was noted that a report detailing IDC decisions sent to the Board of Appeals has been added to the packet. However, none have been appealed this year.

Communications Committee:

Julie invited Antonia to discuss a request from the Trust. Antonia relayed that the Trust would like to hold the I'On Art Walk again next year but extend the event by one hour.

Julie made a motion to approve holding the I'On Art Walk next year and extending the event by one hour to run from 2pm-6pm. Tom Seconded. All in favor. Motion passed unanimously.

Julie relayed that the reader board has been installed on North Shelmore and looks great! The lighting will be installed in the upcoming week.

Mary has begun working on the 2025 community directory. Homeowners are reminded that if their information was incorrect in last year's directory or they are a new residents, they should reach out to Mary to ensure they are listed correctly this year.

The new homeowner orientation was held on April 30th and was well attended. We would like to hold these meetings quarterly depending on how many home sales there are. She encouraged residents that are looking to do projects that require IDC approval to attend as IDC discussions seemed to be very effective.

Lastly, she stated that we will add a section for Trust updates to the agenda.

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 June 17, 2024 at 6:00PM.

Respectfully submitted by____________________
Julie Hussey, Board Secretary