

I'On Assembly Board of Trustees Meeting
August 19, 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: Greg Ewell, 78 Hopetown; Lori Horn, 74 Ponsbury; Ed Clem, 167 East Shipyard; Dick Bondy, 107 Civitas; Simon O'Shea, 79 Hopetown; Howard Buckner, 90 West Shipyard; and Bill Goldy, 51 Sowell.

Ed Clem commented that he was pleased to hear about the support for rebuilding the amphitheater.

Lori Horn joined the meeting to express parking concerns, specifically on Eastlake around the bend that leads to East Shipyard. She stated that people are often parked illegally making that bend even more dangerous. The management office will call their contact at the Mt. Pleasant Police Department to issue parking citations.

Simon O'Shea joined to address the playground vote that the Board made at the July Board meeting. He touched on the playground survey that was sent to the community and the overwhelming number of responses received. He also spoke on all the work the subcommittee members put in over the past two years and felt that they were disregarded in this process. He noted the Board's vote being contrary to what the subcommittee had worked on as well as what the survey results reflected. Overall, he felt that the subcommittee should have been contacted to let them know the Board would be voting on this and expressed his disappointment with the Board. Donna responded regarding the price the Board was presented by the subcommittee and not being in the budget. Tom stated that \$65,000 was allocated for playground enhancements. Bob asked that Simon stay for his portion of the report to hear specific numbers that the finance team have discussed in regard to playground enhancements for the upcoming year.

Call to Order: 6:21PM by Tom O'Brien

Approval of Minutes:

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

President's Report:

Tom first reported issues along the marsh trail regarding the use of electric bikes and relayed that the Board will be sending communication to residents reminding them of the rule that no motorized vehicles are permitted to be used on common areas.

Second, an item was discussed during executive session that requires a Board vote. The Creek Club tenant presented a lease extension offer and after discussion, the Board believed it was too early to accept/discuss.

Stephen made a motion not to accept the current lease extension offer due to it being too far in advance of the lease expiration date. Julie Seconded. All in favor. Motion passed unanimously.

Amenity Report:

Tom stated that after reviewing the details and seeking input from homeowners, the key reasons that he, as HOA president, will not be supporting the newly proposed option 2 (\$350,000 option) are as follows:

- 1) Cost- \$250,000-\$300,000 over the other option. This is not available in our budget and would need to be funded by a significant dues increase or special assessment and would be an ongoing increased cost.
- 2) Practicality-The proposed structure has no sides and rain in Charleston does not come straight down. Plus, based on experience the moment it starts to rain, people in the grass area leave.
- 3) Other options- As mentioned, if only for weather protection could the Creek Club be a far more economical option for the few events the Trust holds each year.
- 4) Adjacent homeowner impact- Those homeowners closest to the amphitheater overwhelming oppose the new structure.

Tom mentioned he will be making the motion to support the design option which was to replace what was there, with the potential consideration of spending up to an additional \$30,000 to add a concrete stage to prevent the Trust from renting stages and to invest in improving the existing towers for better access and storage.

Donna noted that only a handful of residents that attended the Zoom call supported option 2, which was a new structure design. Stephen asked if the areas between the columns should also be tabby for design purposes. Emily will reach out to see if we can add this to the project.

Tom made a motion to move forward with Option 1 for the rebuilding of the amphitheater as it was and with the inclusion of a concrete pad. Donna Seconded. Six members in favor. One opposed. Motion passed.

Donna went on to discuss the enhancement of the Hopetown playground.

Donna made a motion to approve Hopetown playground. Bob Seconded. All in favor. Motion passed unanimously.

Treasurer Report:

Bob reported that we are in good standing. He also mentioned that we are looking good in dock closure revenue and stated that we are well underbudget on legal fees.

He went on to mention that we have collected roughly \$74,000 in transfer fees so far this year and that 5 homes are currently contingent with another 12 homes on the market.

The Finance Committee is recommending a revision to the previously approved 2024 reserve and capital budget. This is due to the full replacement of the bulkhead around Eastlake which will begin work next year and will not be proceeding with stabilization of sections of the wall. This change allocates additional money to the playground enhancements. Bob noted allocating \$96,000 for playgrounds this year. There is also an additional \$20,000 allocated for the inclusion of tabby concrete for the proposed amphitheater rebuild. Bob noted that there may be \$100,000 surplus at year end which will likely be considered to allocating for next year's budget for the playgrounds.

Bob made a motion to adopt the revised 2024 budget. Roy Seconded. All in favor. Motion passed unanimously.

Landscape and Infrastructure Report:

Roy discussed items that were completed since the last meeting which are included in the Board packet. Donna questioned the downlighting to be installed at the Scramble Playground. Julie responded that a survey was sent to the neighbors directly surrounding the Scramble who expressed that they would like this lighting to be added. Julie shared that this could be aligned with the other playgrounds when working on the plans for revamping the others. Stephen brought up possibly installing cameras if it was a security issue. Roy will review as part of the lighting plan.

Roy went on to discuss the bulkhead update. Once we hear back from the TOMP regarding their concerns, the committee should meet with the TOMP and Chris. Emily also noted that she has reached out to the firm regarding the monitoring of the bulkhead wall. Roy reminded everyone that, the projected cost is roughly \$1-\$1.5 million and would begin in the first quarter of next year and would take 4-6 months to complete. The committee will provide further information as it develops.

Lastly, Roy discussed the items that have been completed since the July Board meeting. It was noted that we have asked Ruppert Landscaping to address the prior company's insufficient cleanup of vegetation along the marsh trail to improve the air flow. The committee will be walking the path again next week with Ruppert for Ruppert to complete the remaining areas of concern.

Covenants Report:

No formal report other than what is included in the Board packet.

IDC Liaison Report:

Stephen stated that 80 percent of projects have been approved so far.

He also stated that there was an appeal that was overturned recently, and another appeal is scheduled for tomorrow afternoon.

Communications Committee:

The committee met last week where they discussed working on a “human asset” survey to send to the community regarding events, volunteers, assets, and what the community would like to see continue or add. It will be brought before the Board once it has been completed to vote on. The Board responded that they think this is a great idea!

Mary continues to work on the 2025 Community Directory. It was noted that we will be ordering less copies than last year to avoid having a large surplus.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:59pm. The next meeting will be held on September 16, 2024 at 6:00PM.

Respectfully submitted by _____
Julie Hussey, Board Secretary