

I'On Assembly
Board of Trustees Meeting
Monday, August 19, 2024
Executive Session 5:30 P.M.
Board Meeting 6:00 P.M.

AGENDA

Discussion & Topic

Decision (Y/N)

Homeowner Forum

Call to Order

Approval of July 15 Meeting Minutes Y

President's Report

Vote on items discussed in executive session pertaining to the Creek Club Y

Use of motorized vehicles prohibited on paths N

Treasurer Report

Review 7/31/24 Executive Dashboard N

Vote to approve the 2024 amended Reserve & Capital Budget Y

Amenities Report

Vote to approve Amphitheater structure Y

Vote to approve Hopetown Playground enhancements Y

**Landscape/Infrastructure
Report**

Covenants Report

IDC Report

Communications Report

Secretary Report

Adjournment

I'On Assembly Board of Trustees Meeting

July 15, 2024 Board Meeting Minutes

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

Members Absent: Roy Rathbun

Management Company: Emily Simpson

Homeowner Forum: No homeowners present.

Call to Order: 5:59PM by Tom O'Brien

Approval of Minutes:

Julie made a motion to approve the June 17, 2024 I'On Assembly Meeting Minutes. Lon Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom made a motion to approve the encroachment agreement as drafter per our attorney. Lon seconded. 1 opposed. Motion passed.

Bob shared the below statement regarding his reasoning for opposing.

As I explained during the executive session, I am voting "no" to the encroachment agreement as a matter of principle. Apparently, the current owners of 153 Ponsbury Road refuse to clarify that they will not make an adverse possession claim with respect to the HOA property fronting along Ponsbury Road and extending about 25 feet along the path as defined on Exhibit B of the draft Encroachment Agreement. This refusal is in spite of the undisputed facts (1) that the plat attached as Exhibit B proves that the this Ponsbury property is solely owned by the HOA and (2) that, under the HOA documents, all I'On titleholders are entitled to use that HOA property without interference or denial of access by the current owners.

In addition, the Board voted unanimously on February 21, 2024 in support of a motion stating in part "the portion of the common area fronting on Ponsbury will remain solely under the control of the HOA". This vote and language is reflected in the Special Meeting Minutes of 2/21/24.

Finally, the draft encroachment agreement does not alter the right of all Titleholders to use that entire Ponsbury HOA property in the future. See, for example, paragraph 4.

Frankly, I am disappointed that the current owners will not make this “no adverse possession” clarification concerning the Ponsbury Road area and I invite them to reconsider.

Tom then mentioned there was nothing more to report and that the 4th of July celebration was a huge success.

Treasurer Report:

Bob reviewed the June dashboard which shows we are in good shape and finances are going along nicely. Per Julie’s recommendation during the last Board meeting, the executive dashboard has been expanded to include additional items. Bob stated he encourages all I’On organizations to do the same and to share their financial information once a year and to give periodic updates of what is going on with the organization’s finances. Secondly, Bob mentioned the amount in the First Citizens operating account is getting lower, but we will be moving some money over from Morgan Stanley to the First Citizens operating in order to process invoices that are paid through the operating account. Thirdly, Bob informed everyone that there are currently 8 properties that are contingent and another 13 properties that are for sale, therefore, our transfer fees will be on the rise.

Julie questioned the negative \$85k which shows on the executive dashboard. Bob said that the last two lines on the dashboard show the reserve and capital project contributions and they are paid as a lump sum, instead of the amount being paid monthly. Julie asked if transfer fees show up on the income statement and Bob clarified that they show up on the reserve income statement.

Amenity Report:

Donna provided an update on the Ramble playground. Two bids were received, one from Cunningham Recreation (GameTime) which came from the playground subcommittee. The subcommittee wanted the playground to be updated to metal and plastic and have items that are more modern. Donna mentioned that the company has not been very communicative, and the proposal we received is for roughly \$146k and the proposal does not include the cost of removal and disposal of the old structures or painting of swing sets. The total cost would likely come to \$160k after adding in these additional items. The other proposal came from Just For Fun Playgrounds, which is a local company and they currently do our playground inspections as well. Donna said that the company has been very responsive, and that we have looked at: 1) a permanent metal picnic table and bench, which the colors will blend in with nature, 2) improving the swings, 3) a wooden climbing structure with two slides, 4) monkey bars/jungle gym, which would be metal and the color to blend into nature. The proposal included the cost for a rubber ground cover which would total \$81k, or we could do a 6-inches of wood chips which would total \$51k. Stephen asked if the rubber ground cover was chunks or smooth, Donna replied that it would be smooth. Stephen mentioned that the smooth rubber ground cover can tear easily and would make for continual repairs. Julie said the wood chips seem to be working well. Donna said that all the wood chips are spread out to the fences which has now caused the fence posts to rot. Included in the proposal from Just For Fun Playgrounds is a barrier to keep the chips contained to the play area around the structures. The main climbing structure would fit in the middle of the

Ramble, and the proposal also includes the removal and disposal of the old equipment and leveling the ground. Julie said the Scramble is in better shape than the Ramble but could have some repairs done. She also said some boards are missing from the structure and thinks that enclosing the play areas with a barrier to keep the chips contained is a great idea. Bob stated that it is important to all our titleholders and that the Board has a responsibility to keep up the amenities and is not sure of the amount of money in the reserve study, but it sounds like it will be reasonably close to what is in the budget now. Bob also mentioned that if we spend more than in the reserve budget we must immediately replenish it and if we have to spend a little more to do it we can move some of the unused budgeted legal expenses to the reserve fund to complete the one playground project. Emily stated she shared the proposal from Just For Fun Playgrounds with the subcommittee but they are keen to move to a more modern structure. Julie said that she is more interested in keeping with the scheme we have now and looks forward to.

Donna motioned to approve the proposal from Just For Fun Playgrounds with the wood chips as ground cover. Tom seconded. All in favor. Motion passed unanimously.

Lon asked about the Hopetown playground and asked if there's money left over if it could be used to improve the Hopetown playground. Bob suggested that with the approval with the one playground, that Donna comes back with details on the smaller playground. Tom mentioned that the Hopetown playground is used a lot and will be geared towards 2-5 year olds.

Donna then reported on the amphitheater. There are still the 2 structures, a new covered structure and stage would roughly cost \$300k and to rebuild as it was \$35k. Donna mentioned we did obtain a third proposal which was to add a hardscaped area for a stage and the structure would be as it was previously. Three options were giving to hardscape the area, and Donna stated that bluestone can get very hot, brick can be uneven, and for the concrete option, we could add some oyster shell, as seen throughout the neighborhood. Julie asked if the hardscaped area would be raised, and Tom stated it would be flush with the ground. Julie asked if a tent could be anchored in, and Donna said we can add a way for a tent to be anchored. Tom reminded everyone that we, the Trust and I'On at Home, now have the ability to rent the creek club for events. Tom recommended that we proceed with setting up a Zoom input session to tell the facts about the amphitheater to residents. Bob said that it would be best to have better numbers for presentation to the community, and another proposal needed for concrete. Julie mentioned potentially adding seating to the area between the structure and the lake, Donna mentioned that this can be looked into at another time. Emily informed the Board that the Cypress trees have been limbed up. Donna relayed that when we started looking into a new structure for the amphitheater, we did not have the ability to rent the creek club, and now we do.

Landscape and Infrastructure Report:

Emily reported on behalf of Roy, and she mentioned that the marsh trail project will begin next week and an email blast will be sent out later this week. Also, the palm tree pruning started today and will hopefully finish on Friday, weather permitting.

L&I committee motioned to approve the proposal for top dressing of the north-side path of Maybank Green. Stephen Seconded. All in favor. Motion passed unanimously.

L&I committee motioned to approve proposal for extending the planting bed on the north-east corner of Westlake. Lon Seconded. All in favor. Motion passed unanimously.

Covenants Report:

Lon reported that 72 properties have come into compliance. He mentioned that as we get closer to the election, we might have issues with political signs. Emily reminded the Board that we now have the signage policy in place, which states political signs can be put up 2 weeks before an election and must be removed by 2 weeks following the election.

IDC Liaison Report:

Stephen did not have anything to report. He did mention that the Board of Appeals has received their first appeal of the year, and it will be heard in August.

Communications Committee:

Julie had nothing additional to report. She stated that Mary has been selling directory ads, and so far we have 9 sales. Mary is working on including the I'On Eco Group on the website and we continue to send out regular updates via email.

Bob asked about the vandalism email that was sent out. Tom said that things have escalated from ding dong ditch to now fireworks being thrown on porches, throwing cans of soups on porches, and banging on windows in the middle of the night. He said there were videos that were shared on Nextdoor and believes it might have helped with some of the acts of vandalism. Stephen recommended using Circle, instead of Nextdoor, and that the Circle application is specific to your neighborhood, unlike Nextdoor. Julie mentioned she will bring this up to the communications committee at the next meeting.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:02pm. The next meeting will be held on August 19, 2024 at 6:00PM.

Respectfully submitted by _____
Julie Hussey, Board Secretary

Executive Dashboard 7.31.24

Executive Dashboard 7/31/2024

Summary	Prior Year's Actuals					Annual	YTD	YTD
Income Statement	2019	2020	2021	2022	2023	Budget 2024	Actual Jul-24	Budget Jul-24
Assessments	\$ 799,458	\$ 914,400	\$ 1,066,800	\$ 1,143,000	\$ 1,254,000	\$ 1,368,000	\$ 798,000	\$ 798,000
IDC Revenue	20,150	34,300	48,475	37,750	38,700	35,000	\$ 39,450	20,417
Dock Closure Rev	21,000	16,800	26,600	39,550	26,600	21,000	\$ 42,050	12,250
Interest		23,954	22	2	6,312	-	\$ 9,912	-
Misc Income	29,099	#REF!	17,350	28,367	20,326	13,025	\$ 20,331	4,764
Total Revenue	\$ 869,708	\$ 1,022,333	\$ 1,159,246	\$ 1,248,668	\$ 1,345,938	\$ 1,437,025	\$ 909,743	\$ 835,431
Payroll, Administrative, IDC	\$ 263,426	\$ 286,826	\$ 299,562	\$ 295,344	\$ 317,785	\$ 335,261	\$ 176,259	\$ 175,985
Legal & Professional	43,981	48,162	73,979	100,000	134,936	150,000	\$ 35,925	87,500
Landscaping & Maintenance	388,176	422,077	405,154	395,669	443,616	453,500	\$ 275,620	292,374
Utilities, Insurance, taxes	68,153	95,729	138,225	151,116	181,083	218,170	\$ 164,381	176,054
Reserve Contribution	41,500	41,500	192,192	202,033	208,520	220,049	\$ 220,049	220,049
Capital Projects	46,000	62,650	46,367	28,096	50,000	60,000	\$ 60,000	60,000
Total Expenses	\$ 851,237	\$ 957,994	\$ 1,155,479	\$ 1,172,258	\$ 1,335,940	\$ 1,436,980	\$ 932,234	\$ 1,011,962
Net Surplus	\$ 18,471	\$ 64,339	\$ 3,767	\$ 76,411	\$ 9,998	\$ 45	\$ (22,491)	\$ (176,531)

Total Operating Assets as of 7/31/24 \$683,197.57

Total Reserve Assets as of 7/31/24 \$3,122,161.82

Creek Club Lease Termination as of 7/31/24 \$1,000,000

Transfer Fees as of 7/31/24 \$74,160.00

Amenities Report

August 19, 2024

Amphitheater – VOTE NEEDED

On Monday, August 12 the I'On Assembly Board hosted a homeowner input session regarding the two options for an amphitheater structure. We had about 70 attendees on the call, and several residents provided the Board with their input on the two options.

Option 1- Rebuild as it was: The Amenities committee had previously obtained a proposal for replacing the structure, as it was for \$35,000. In addition to the structure being replaced as it was, a tabby concrete surface will be added which brings the total cost to roughly \$60,000.



Option 2- New structure: The Amphitheater sub-committee has been working diligently to reimagine what a new amphitheater could look like in I'On. Blu Tide Construction has submitted a budgetary estimate and is estimated to cost around \$350,000. This covers the cost of the structure, stage, modifications to the two towers, hardscaping and an ADA compliant ramp.



Playgrounds-

- A proposal was received from Just for Fun Playgrounds to enhance the Hopetown Playground. The proposal includes adding a swing set with two bucket seats and one belt swing, a 5-seat Merry Go Round cycle, plastic borders to keep the ground cover contained and new ground cover. The cost for the enhancement is \$13,805. **VOTE NEEDED**
- One of the basketball hoops on the sports court is broken. Our maintenance team will be removing the backboard and taking it to a welder for repairs.

Landscape & Infrastructure Report

August 19, 2024

Updates from Recent Meeting

- The Committee approved the fall/winter annual proposal from Ruppert.
- A proposal was approved from Tidal South for pressuring washing several locations in the community.
- The Westlake north-east bed enhancement will be completed by Friday, August 16.
- The Committee agreed for Emily to obtain a proposal from JGT to inspect the large bridges along the marsh trail.
- The Committee will be revisiting the landscape plan for Perseverance Park and plan for this enhancement to be a capital project in 2025.
- The Committee reviewed a proposal from Moonlight Lighting for adding down lights in the Scramble Playground. Due to this not being in the budget for this year, this will be added as a capital project for next year.
- The Committee is working with members from the Community Garden to create a plan to clean-up the HOA space between the garden and the first house on Eastlake.
- A proposal was received from Mahoney Signs for replacing the "I'On" sign at the Eastlake entrance and approved by the committee.

Eastlake Bulkhead Update

- JGT has started conversations with the Town for installing a new wall, as it is important to know all utility locations, drain locations, etc., and to discuss the potential for loss of water which will occur when installing a new wall. Once a meeting is scheduled, JGT will let us know.

Completed Since July Meeting

- North-side path on Maybank Green was top-dressed with plantation mix.
- Charleston Tree Experts completed the palm tree pruning.
- Ruppert installed new sod in the seating area across from Square Onion.
- The footbridge on the marsh trail between 10 & 15 Frogmore was replaced.
- Charleston Tree Company removed two Sweet Gum trees in Sophie's Park.
- Mt. Pleasant Tree Service has completed the marsh trail rejuvenation project.

August 19, 2024 Covenants Report

Since the start of the year, we have sent 107 properties covenants violation letters. The majority of these violations include overall maintenance of properties for items such as mowing, weeding, pressure washing, painting, trash can screening, and landscaping of right of way strips. To date 91 out of these 107 properties have since come into compliance. Currently we are actively notifying 16 properties of noncompliance.

As a reminder, no signs other than For Sale/Construction signs that are in line with l'On's signage guidelines are permitted to be installed on homeowner's properties. If the committee sees a sign on your property that is not in line with our signage guidelines, management will be reaching out to you to have the sign removed.

The Covenants Committee would like to remind residents that any exterior changes you would like to make to your property MUST go through the l'On Design Committee for approval. If work is done and you have not submitted proper application to the IDC, you are subject to violation fines of up to \$100 per day.

The Covenants Team continues to work with the IDC to ensure final inspections and deposit refund requests are submitted in the 90-day timeframe per the Construction Deposit Policy. Per the CC&R's, approved projects must be completed within 12 months of the approval date. Per the Construction Completion Deposit Policy, if a final inspection and deposit refund request is not submitted within the timeframe that is permitted for projects to be completed, the deposit will be deemed forfeited by the applicant to the Assembly.

IDC Actions

Month: July 2024

Application Type	# Reviewed (M/YTD)	#Approved w/o Conditions (M/YTD)	#Approved w/ Conditions (M/YTD)	# Denied (M/YTD)
Maintenance & Repairs (Apprvd. By NDC)	1/13	1/13	-	-
Tree Removal	0/3	-	0/3	-
Minor Exterior Changes	5/30	4/10	1/5	0/15
Minor Landscape Changes	2/10	0/2	2/7	0/1
Major Landscape Changes	2/13	1/1	0/6	1/6
Structural Changes <625 sf	2/19	1/5	1/5	0/9
Structural Changes >625 sf	1/5	-	1/2	0/3
New Home Construction Preliminary Review	-	-	-	-
New Home Construction Final Review	0/2	-	0/1	0/1

Application Type	# of Individual Properties Reviewed YTD	# Eventually Approved	# Denied
Tree Removal	2	2	0
Minor Exterior Changes	20	13	7
Minor Landscape Changes	8	7	1
**Major Landscape Changes	9	7	2
**Structural Changes < 625 sf	11	10	1
**Structural Changes > 625 sf	2	2	0
**New Home Construction Preliminary Review	-	-	-
**New Home Construction Final Review	1	1	
Total Individual Properties:	50	39	11

** These submissions typically require multiple reviews before approval.

IDC Decision Appeals to BOA
August 19, 2024

# Decisions Appealed (M/YTD)	# IDC Decisions Upheld (M/YTD)	#IDC Decisions Overturned (M/YTD)
1/2	0/0	1/1

August 19, 2024 Communications Committee Report

The communications committee met on August 13th where they discussed working on a community asset survey that would focus on volunteer interests and opportunities. The committee will begin working on this at their next meeting on September 13th.

Since the last New Homeowner Orientation meeting that was held on April 30th, 14 new residents have moved into the neighborhood. We would like to hold the next orientation meeting on September 24th and will be reaching out to those new owners directly to confirm their availability.

Mary continues working on the 2025 community directory. Mary has now confirmed 11 ad spaces. There is no requirement that ads need to be purchased by I'On residents. It is open to the public, so feel free to pass this along to friends and business owners outside of I'On. Homeowners are reminded that if their information was incorrect in last year's directory or they are a new resident, they should reach out to Mary James at mary.ion@ravenelassociates.com to ensure you are listed correctly this year. Please do so by September 13th to ensure your information is listed correctly.

The Communications Committee works hard to ensure regular communication is sent to residents regarding HOA updates, local emergencies, or events going on throughout the neighborhood. This month, the communications committee has sent several email blasts which included the August issue of Living in I'On, a Stuff the Bus reminder/update from the I'On Trust, Dock Closure Reminders, information and procedures on Tropical Storm Debby, and updates on trash and recycling schedules due to the storm.