

I'On Assembly
Board of Trustees Meeting
Monday March 17, 2025
Executive Session 5:30 P.M.
Board Meeting 6:00 P.M.

AGENDA

	<u>Discussion & Topic</u>	<u>Decision (Y/N)</u>
Homeowner Forum		
Call to Order		
Approval of Feb. 13 Meeting Minutes		Y
President's Report		
Treasurer Report		
	<i>Review 2/28/25 Executive Dashboard</i>	N
	<i>Vote to approve the 2025 Reserve & Capital Budget Transfer in the amount of \$341,052</i>	Y
	<i>Vote to approve cost for an insurance appraisal, to not exceed \$3,500</i>	Y
	<i>Vote to approve foreclosure of a lien as discussed in executive session</i>	Y
Amenities Report		
	<i>Vote to approve proposal for Scramble playground Renovation</i>	Y
	<i>Vote to approve proposal for Hopetown playground enhancement</i>	Y
Landscape/Infrastructure Report		
	<i>Vote to approve proposal for topdressing the canal paths</i>	Y
	<i>Vote to approve proposal for removing hazardous oak on Marsh Trail</i>	Y
Covenants Report		
IDC Report		
	<i>Discuss post-IDC survey</i>	N
	<i>Vote on IDC meeting attendance</i>	Y
Communications Report		
Secretary Report		
Adjournment		

I'On Assembly Board of Trustees Meeting
February 13, 2025 Board Meeting Minutes

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

Management Company: Emily Simpson

Absent: Joe Barnes and Mary James

Homeowner Forum: Ed Clem, 163 E. Shipyard; Fred van Dongen, 55 Krier Ln.; Linda Ulrey, 138 Ionsborough St.; Amy Sage, 63 Jogging St.

All homeowners attended the meeting to listen and had no comments for the homeowners forum.

Call to Order: 6:01PM by Tom O'Brien

Approval of Minutes:

Lon made a motion to approve the December 16 and January 29 I'On Assembly Meeting Minutes. Bob Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom stated that a request from a resident in Braemore was received to host a bike ride fundraiser on March 15. He mentioned that a couple of the streets would be closed for the ride. The Board discussed the request in executive session and agreed that the fundraiser limits access to I'On residents for commuting through the neighborhood and a potential liability if an incident occurred.

Tom made a motion to deny the request for the fundraiser. Stephen Seconded. All in favor. Motion passed unanimously.

Treasurer Report:

Bob reviewed the January dashboard and mentioned that the Assembly has received the vast majority of annual dues but throughout the year the assets will dwindle. He mentioned that there are currently 7 or 8 homes that are contingent. Bob informed the board that in March he will make a motion to transfer the reserve and capital funds moved from operating to the reserve account. Bob said that the tree work proposal that will be voted on tonight, was not budgeted for this year and

will be considered part of the reserve and capital fund budget. Lastly, in March the Finance Committee will begin discussing the reserve and capital fund budget and have invited Tom, Roy and Donna to attend.

Amenity Report:

Donna stated that the Ramble playground renovation is completed and repairs are being made at the Hopetown playground. Donna mentioned that she, Emily and Marcus (Just for Fun Playgrounds) met on Wednesday in the Scramble to discuss a plan for the Scramble and a layout for the equipment.

Donna motioned to have Sally Raver, Jan Laabs and Donna Feldman to join the playground committee and Billy Kirk for the boat committee. Stephen second. All in favor. Motion passed unanimously.

Lastly, Donna mentioned the upcoming painting of the docks. Emily reported that there was a cracked water line at the docks, and it has now been repaired. Emily also stated that we are gearing up to start boat registration for 2025 and the registration fee might increase due to the rising costs of the boat ramp keys.

Landscape and Infrastructure Report:

Roy discussed Perseverance Park and the first step was to hire an arborist to look at the Sycamore trees and in their report they stated that 16 trees are healthy. The committee doesn't want to remove healthy trees and expressed the need to properly maintain the trees as recommended by Charleston Tree Experts in their report. Stephen asked if anymore Sycamores would be planted and Roy stated that there will be 8 planted in the vicinity of where the ones were removed. He also mentioned that Sycamores are best for this area due to the high canopies.

Roy made a motion to approve the Sycamore tree maintenance proposal. Bob seconded. All in favor. Motion passed unanimously.

Roy discussed the proposal for the replacement of the Hopetown footbridge and stated that the footbridge will be slightly raised so it will not have contact with the ground.

Roy made a motion to approve the proposal. Bob seconded. All in favor. Motion passed unanimously.

Roy discussed the right-of-ways in the community and there was a big push during Covid in 2020 to have owners fix up the ROWs. Since the Town owns the strip of land the Assembly has no authority on making owners to fix their right-of-ways in

front of their homes. Donna mentioned it would be nice to have continuity throughout the community in the ROWs and an idea to do ROW of the month. The Assembly will do another campaign to residents for cleaning up the right-of-ways. Lastly, Roy mentioned that Emily had followed up with the Town about the financial request for the bulkhead wall and they are still discussing.

Covenants Report:

Lon stated there is no covenants report and the committee will be meeting on the 26th.

IDC Liaison Report:

Stephen stated that January started off light with submissions.

Stephen made a motion to appoint Taylor Fehmel as an alternate Landscape Architect. Donna seconded. All in favor. Motion passed unanimously.

Stephen mentioned that we are working on an ongoing IDC survey to be part of the closing out process. Stephen drafted a survey and Joe provided comments and the IDC will review it at the next meeting. The survey goes through the whole process, from the beginning, middle and end. The results will be shared with the IDC.

Communications Committee:

Emily reported that there is nothing new from the report that was submitted in the packet. She mentioned the survey results and Tom asked to send out the blast again to see if we can yield more results.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:30pm. The next meeting will be on March 17, 2025 at 6:00PM and will be held at 159 Civitas Street.

Respectfully submitted by _____
Joe Barnes, Board Secretary

Executive Dashboard 2/28/2025

Summary	Prior Year's Actuals					Annual Budget	YTD Actual	YTD Budget
Income Statement	2020	2021	2022	2023	2024	2025	Feb-25	Feb-25
Assessments	\$ 914,400	\$ 1,066,800	\$ 1,143,000	\$ 1,254,000	\$ 1,368,000	\$ 1,368,000	\$ 228,000	\$ 228,000
IDC Revenue	34,300	48,475	37,750	38,700	79,300	40,000	\$ 100	6,667
Dock Closure Rev	16,800	26,600	39,550	26,600	64,250	50,000	\$ 2,400	8,333
Interest	23,954	22	2	6,312	17,970	5,000	\$ 1,305	833
Misc Income	32,879	17,350	28,367	20,326	32,395	13,025	\$ 4,885	1,005
Total Revenue	\$ 1,022,333	\$ 1,159,246	\$ 1,248,668	\$ 1,345,938	\$ 1,561,915	\$ 1,476,025	\$ 236,690	\$ 244,838
Payroll, Administrative, IDC	\$ 286,826	\$ 299,562	\$ 295,344	\$ 317,785	\$ 339,280	\$ 337,507	\$ 49,522	\$ 51,464
Legal & Professional	48,162	73,979	100,000	134,936	46,765	75,000	\$ -	12,500
Landscaping & Maintenance	422,077	405,154	395,669	443,616	475,538	470,450	\$ 47,718	67,603
Utilities, Insurance, taxes	95,729	138,225	151,116	181,083	206,554	231,635	\$ 15,836	16,106
Reserve Contribution	41,500	192,192	202,033	208,520	220,049	241,052	\$ -	-
Capital Projects	62,650	46,367	28,096	50,000	60,000	100,000	\$ -	-
Total Expenses	\$ 957,994	\$ 1,155,479	\$ 1,172,258	\$ 1,335,940	\$ 1,348,186	\$ 1,455,644	\$ 113,077	\$ 147,673
Net Surplus	\$ 64,339	\$ 3,767	\$ 76,411	\$ 9,998	\$ 213,729	\$ 20,381	\$ 123,613	\$ 97,165

Total Operating Assets 2/28/25 \$1,510,552.92

Total Reserve Assets 2/28/25 \$3,203,139.44

Creek Club Lease Termination 2/28/2 \$1,000,000

Transfer Fees 2/28/25 \$21,720.00

Amenities Report

March 17, 2025

Boat Docks-

- Osprey Painting & Resurfacing completed painting the pierhead and railings on the main dock.
- New boat decals and keys have been ordered. We are hoping to announce boater registration starting in the next couple of weeks, once we have received the new decals and keys.
- The walkway on the Saturday Rd ramp has shifted and we have contacted a local dock company to fix this.

Playgrounds-

- The committee has obtained a proposal from Just for Fun Playgrounds for the Scramble playground. The proposal includes a new structure, spring riders, spinning piece, engineered wood fiber and boarders. ***VOTE NEEDED***
- The committee also received a proposal from Just for Fun Playgrounds for adding a picnic table and a bench to the Hopetown playground. ***VOTE NEEDED***
- The Ramble playground fence will be painted Charleston Green in the next couple of weeks, weather permitting.





After V
Fun Bo



Harry Hopper
Fun Bounce

Landscape & Infrastructure Report

March 17, 2025

Updates from Recent Meeting

- Charleston Tree Experts has completed the pruning phase of the tree work for the Sycamores in Perseverance Park along with removal of one dead and hazardous Sycamore.
- Charleston Tree Company is continuing to work on pruning and removing deadwood from trees in HOA common areas.
- Osprey Painting and Resurfacing will be painting the exterior walls of the canal bridges the week of March 11.
- The committee approved proposals for: installing new river rock and gravel to the area around the storm drain in the Ramble; installing additional Agapanthus and Big Blue Liriope to the Sowell/Ponsbury triangle; and removal of a hazardous oak tree in the Ramble playground.
- During the March meeting, the committee also reviewed a proposal from Ruppert for topdressing the canal paths (\$9,000) and a proposal from Charleston Tree Company to remove a large hazardous oak on the marsh trail (\$3,465). The committee approved the proposals and are seeking final approval from the Board. ***VOTE NEEDED***

Eastlake Bulkhead Update

- JGT has begun working on the design of the replacement wall and plans on having the design to Barrier Island Engineering within the next 3 weeks. Once Barrier Island Engineering will complete the land disturbance permits and drainage plans, everything will then be submitted to the Town of Mount Pleasant Design Review Board.

Completed since February Meeting

- The Committee approved the spring/summer annuals proposal from Ruppert.
- Ruppert repaired the backflow at Perseverance Park.

Covenants Committee Report

March 17, 2025

The Covenants Committee has completed the integration with uManage. This software is provided by Ravenel and will be used for sending and tracking covenant violation letters and produce monthly reports for the committee meeting.

Since the start of the year, 10 properties have been sent violation letters. Majority of these violations include overall maintenance of properties for items such as landscape maintenance, pressure washing, painting, etc.

IDC Actions

Month: February 2025

Application Type	# Reviewed (M/YTD)	#Approved w/o Conditions (M/YTD)	#Approved w/ Conditions (M/YTD)	# Denied (M/YTD)
Maintenance & Repairs (Apprvd. By NDC)	2/6	2/6	-	-
Minor Exterior Changes	1/2	0/1	-	1/1
Minor Landscape Changes	1/1	-	1/1	-
Major Landscape Changes	2/2	-	1/1	1/1
Structural Changes <625 sf	1/3	1/1	-	0/2
Structural Changes >625 sf	-	-	-	-
New Home Construction Preliminary Review	-	-	-	-
New Home Construction Final Review	-	-	-	-

Application Type	# of Individual Properties Reviewed YTD	# Eventually Approved	# Denied
Minor Exterior Changes	2	1	1
Minor Landscape Changes	1	1	-
**Major Landscape Changes	1	1	-
**Structural Changes < 625 sf	1	1	0
**Structural Changes > 625 sf	-	-	-
**New Home Construction Preliminary Review	-	-	-
**New Home Construction Final Review	-	-	-
Total Individual Properties:	5	4	1

** These submissions typically require multiple reviews before approval.

IDC Decision Appeals to BOA
March 17, 2025

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

Communications Report

March 17, 2025

The committee has begun working on the 2026 community directory. This directory offers a great opportunity for local businesses to connect with I'On residents. We currently have 7 ad spaces reserved. If you are interested in advertising in the 2026 directory, please contact Emily Simpson at esimpson@ravenelassociates.com

The Communications Committee has outlined their goals for 2025. The committee collectively agreed that the primary focus for this year should be on enhancing communication with and fostering greater engagement among I'On residents.

The newsletter editor, Fran Tepperman, continues to do a fantastic job organizing and creating the monthly newsletters.