

I'On Assembly
Board of Trustees Meeting
Thursday, February 13, 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 Dec. 16 Minutes & Jan. 29 Organizational Minutes		Y
President's Report		
Treasurer Report	<i>Review 1/31/25 Executive Dashboard</i>	N
Amenities Report		
Landscape/Infrastructure Report		
	<i>Vote to approve proposal from Charleston Tree Experts for enhancing the Sycamores in Perseverance Park</i>	Y
	<i>Vote to approve proposal for replacing rotted marsh trail foot bridge on Hopetown</i>	Y
Covenants Report	<i>Discuss right-of-ways</i>	N
IDC Report		
Communications Report		
Secretary Report		
Adjournment		

I'On Assembly Board of Trustees Meeting
December 16, 2024 Board Meeting Minutes

Members Present: Bob Adams, Lon Waggoner, Stephen Wood, Roy Rathbun, and Julie Hussey.

Absent: Donna Davis & Tom O'Brien

Management Company: Emily Simpson & Mary James

Homeowner Forum: Amy Sage, 63 Jogging & BJ Barnes, 27 Mobile.

Leah Stackpole submitted the following comments to be included in the meeting minutes.

Over the past two weeks I have observed what appears to be different colored spray paint on the Marsh Trail. This paint has been used to mark dog feces that has not been picked up. As a responsible dog owner that not only picks up after my own dog as well as others I have a few questions.

- Is something formal happening at the Marsh Trail where dog feces is being marked?

- If yes, please advise the reason for this and more importantly is this paint biodegradable and environmentally friendly to the marsh wildlife as well as our pets?

The Board responded that the HOA is not doing this and is likely a resident.

Amy Sage attended the meeting simply to listen in.

BJ Barnes joined to express concerns surrounding the IDC. She introduced herself and provided some background regarding her time on the IDC. She expressed significant concerns regarding the approval process and how frustrating it is. She stated that the IDC concentrates on small items that should not be taken into consideration. She pointed out one particular example where a resident spent \$10,000 in design review fees and being unapproved after 6 months of back and forth reviews with the IDC. She noted hearing numerous complaints from residents around the neighborhood regarding the IDC process and noted many other architects not willing to do work in I'On. She expressed her desire for the committee to be reorganized to help homeowners in a more efficient way. She

stated she'd be happy to share her thoughts and ideas on how to make the process a more positive experience and be more client friendly. She also suggested sending a survey to residents after they go through the IDC process.

Call to Order: 6:19PM by Bob Adams

Approval of Minutes:

Lon made a motion to approve the November 18, 2024 I'On Assembly Meeting Minutes. Roy Seconded. All in favor. Motion passed unanimously.

President's Report:

No Report.

Amenity Report:

No Report.

Treasurer Report:

Bob noted that everything is tracking along well. He mentioned that no homes have closed in November, so transfer fees have not increased but a few homes are scheduled to close in December.

Bob went on to state that the finance committee would like to recommend the approval of transferring some funds.

Bob made a motion to approve transferring the transfer fees collected in 2024 from First Citizens operating account to Morgan Stanley reserve account in early January. Lon Seconded. All in favor. Motion passed unanimously.

Bob made a motion to approve transferring \$100,000 from First Citizens operating account to Morgan Stanley reserve account to be used solely for playground expenditures in 2025. Roy Seconded. All in favor. Motion passed unanimously.

Bob made a motion to approve transferring funds from First Citizens operating account once the account exceeds \$250,000 the excess to be transferred to Morgan Stanley operating account to obtain higher interest rate return. Lon Seconded. All in favor. Motion passed unanimously.

Lastly, it was noted that the Trust has now provided the \$30,000 check for their contribution in the amphitheater rebuild.

Landscape and Infrastructure Report:

Roy first reported that the committee would like to present a proposal to install lighting at the amphitheater. The Board inquired if the lighting could be set on timers that had the ability to be adjusted. Roy responded that this has been included in the proposal.

Roy made a motion to approve the proposal from Moonlighting for installing lighting at the Amphitheater. Bob Seconded. All in favor. Motion passed unanimously.

Roy made a motion to approve proposal from Ruppert for enhancing the landscaping on the north-west corner of Westlake. Bob Seconded. All in favor. Motion passed unanimously.

Julie brought up conversations she has heard regarding the request to revamp the bocce ball court and hopes for this to be done some time next year. Roy responded that the committee will add this to their agenda to discuss further.

Roy went on to provide an update on the bulkhead. He stated that JGT has received the soil test results and they do not see anything that will adversely impact the project. GEL Engineering has completed an as-built survey for the bulkhead replacement and submitted it to JGT. Roy stated that he received assistance from Vince Graham which was very helpful regarding some water mitigation concerns along with other examples of the TOMP investing in other neighborhood's infrastructure. He thanked Vince for this information.

Lastly, he stated items that have been completed since the last meeting which are included in the Board packet.

Covenants Report:

Lon reported that it is a slow time of year for covenants with only 8 properties currently being actively sent compliance letters.

IDC Liaison Report:

Stephen reported on IDC actions that are included in the Board packet.

He asked if Kristine could pull the report for the property on N. Shelmore that BJ brought up during the homeowner's forum.

Communications Committee:

Julie stated that the committee met this past week and are working on finalizing a survey to send to the community. The survey will include requests to gather the demographics of the neighborhood along with resident's feedback surrounding events that are held throughout the neighborhood.

Secretary:

No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:54pm. The next meeting will be the annual meeting held on January 21, 2024 at 6:00PM.

Respectfully submitted by _____

Julie Hussey, Board Secretary



Board Organizational Meeting

January 29, 2025

Members Present:

Lon Waggoner, Stephen Wood, Tom O'Brien, Donna Davis, Roy Rathbun, Joe Barnes and Bob Adams

Management Present:

Emily Simpson

Tom called the meeting to order at 8:59am.

Election of Officers:

President: Tom O'Brien was nominated. Bob Seconded. There being no other nominations, Tom O'Brien was elected by unanimous consent.

Vice President: Bob Adams was nominated. Lon Seconded. There being no other nominations, Bob Adams was elected by unanimous consent.

Treasurer: Bob Adams was nominated. Lon Seconded. There being no other nominations, Bob Adams was elected by unanimous consent.

Secretary/Communications: Lon nominated Joe Barnes. Bob Seconded. All in favor. Motion passed unanimously.

Committee Assignments:

Landscape & Infrastructure: Lon nominated Roy Rathbun. Bob Seconded. All in favor. Motion passed unanimously.

Covenants: Bob nominated Lon Waggoner. Stephen Seconded. All in favor. Motion passed unanimously.

Amenities: Stephen nominated Donna Davis. Bob Seconded. All in favor. Motion passed unanimously.

IDC: Bob nominated Stephen Wood. Lon Seconded. Majority of the Board were in favor. Motion passed 5-1.



Tom made a motion to approved the seventh amendment to the CCR's as the amendment was presented to titleholders in the mailing packet for the annual meeting. Stephen seconded the motion. All in favor. Motion passed unanimously.

Bob made a motion to move into executive session at 9:18am. Lon Seconded. All in favor. Motion passed unanimously.

Lon made a motion to move out of executive session and back into open session at 9:42am. Bob Seconded. All in favor. Motion passed unanimously.

There being no further business, Bob made a motion to adjourn at 9:42am. Roy Seconded. All in favor. Motion passed unanimously.

Executive Dashboard 1/31/2025

Summary	Prior Year's Actuals					Annual	YTD	YTD
Income Statement	2020	2021	2022	2023	2024	Budget 2025	Actual Jan-25	Budget Jan-25
Assessments	\$ 914,400	\$ 1,066,800	\$ 1,143,000	\$ 1,254,000	\$ 1,368,000	\$ 1,368,000	\$ 114,000	\$ 114,000
IDC Revenue	34,300	48,475	37,750	38,700	79,300	40,000	\$ -	3,333
Dock Closure Rev	16,800	26,600	39,550	26,600	64,250	50,000	\$ -	4,167
Interest	23,954	22	2	6,312	17,970	5,000	\$ 608	417
Misc Income	32,879	17,350	28,367	20,326	32,395	13,025	\$ 4,503	502
Total Revenue	\$ 1,022,333	\$ 1,159,246	\$ 1,248,668	\$ 1,345,938	\$ 1,561,915	\$ 1,476,025	\$ 119,112	\$ 122,419
Payroll, Administrative, IDC	\$ 286,826	\$ 299,562	\$ 295,344	\$ 317,785	\$ 339,280	\$ 337,507	\$ 25,170	\$ 25,732
Legal & Professional	48,162	73,979	100,000	134,936	46,765	75,000	\$ -	6,250
Landscaping & Maintenance	422,077	405,154	395,669	443,616	475,538	470,450	\$ 21,797	33,797
Utilities, Insurance, taxes	95,729	138,225	151,116	181,083	206,554	231,635	\$ 8,511	8,053
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	\$ 55,479	\$ 73,832
Net Surplus	\$ 64,339	\$ 3,767	\$ 76,411	\$ 9,998	\$ 213,729	\$ 20,381	\$ 63,633	\$ 48,587

Total Operating Assets 1/31/25 \$1,563,004.00

Total Reserve Assets 1/31/25 \$3,223,753.92

Creek Club Lease Termination 1/31/2 \$1,000,000

Transfer Fees 1/31/25 \$4,155.00

Amenities Report

February 13, 2025

Boat Docks-

- Osprey Painting & Resurfacing will be painting the dock railings and pierhead starting on February 27th and will finish the first week of March. They will not be working on February 28th, March 1 or 2 due to weddings at the Creek Club.

Playgrounds-

- Just for Fun Playgrounds completed the renovation of the Ramble Playground and the enhancement at the Hopetown Playground.

Ramble Playground



Hopetown Playground



Landscape & Infrastructure Report

February 13, 2025

Updates since January Meeting

- Moonlighting installed lighting at the Westlake amphitheater and added up-lighting on the 5 oak trees along Latitude Lane.
- Ruppert Landscaping completed the enhancement on the north-west corner of Westlake, by the amphitheater.
- Ruppert/S&S Enterprises installed a new boardwalk on the marsh trail along Saturday Rd.
- Charleston Tree Company has begun pruning and removing deadwood from trees in the Assembly's common areas and parks.
- Tidal South Pressure washing cleaned the walkway in the Rookery off of Sowell St.

Eastlake Bulkhead Update

- JGT has begun working on the initial design of the replacement wall and based on the soils, the new wall will need to be anchored vs being a cantilevered wall.
- JGT received an email from the Town of Mount Pleasant stating that a stormwater analysis of the lakes and the development is not needed for the replacement. The Town determined that the lake is big enough that the loss of volume will be minimal and not impact the drainage system.
- The Tomblin Company will be working on the landscape plan once JGT has the design and knows the limits of the disturbed area and what will need to be replanted and/or rebuilt.
- Barrier Island Engineering will be completing all of the land disturbance permits and any revised drainage design required by the Town.

IDC Actions

Month: January 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)	4/4	4/4	-	-
Minor Exterior Changes	1/1	1/1	-	-
Minor Landscape Changes	-	-	-	-
Major Landscape Changes	-	-	-	-
Structural Changes <625 sf	2/2	-	-	2/2
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	1	1	-
Minor Landscape Changes	-	-	-
**Major Landscape Changes	-	-	-
**Structural Changes < 625 sf	1		1
**Structural Changes > 625 sf	-	-	-
**New Home Construction Preliminary Review	-	-	-
**New Home Construction Final Review	-	-	-
Total Individual Properties:	2	1	1

** These submissions typically require multiple reviews before approval.

IDC Decision Appeals to BOA
February 13, 2025

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

February 13, 2025 Communications Report

The Communications Committee convened on Monday, February 10, to outline 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.

As part of this effort, a community survey was distributed to residents on January 17, yielding 142 responses. The survey gathered general demographic data about the neighborhood and solicited residents' feedback on their interests, the events they regularly attend, and the activities they would like to see introduced. Please refer to the attached document for a summary of the survey results.

Additionally, the committee discussed plans to continue hosting quarterly events designed to provide both new and longtime residents with a deeper understanding of I'On's history and its various organizations, including the I'On Trust, the IDC, and I'On at Home.

Work has also begun on the 2026 community directory. This directory offers a great opportunity for local businesses to connect with I'On residents. If you are interested in advertising in the 2026 directory, please contact Mary James at **mary.ion@ravenelassociates.com**