

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