

I'On Assembly
Board of Trustees Meeting
Monday April 21, 2025
Executive Session 5:45 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 March 17 Meeting Minutes		Y
President's Report		
	<i>Discuss traffic study</i>	N
Treasurer Report		
	<i>Review 2/28/25 Executive Dashboard</i>	N
	<i>Vote to approve the 2025 Reserve & Capital Budget</i>	Y
Amenities Report		
	<i>Vote to approve proposal for security cameras at docks</i>	Y
Landscape/Infrastructure Report		
	<i>Vote to approve proposal for enhancing an HOA Right-of-way on Saturday Rd</i>	Y
	<i>Vote to approve proposal for enhancing north-east corner at Eastlake</i>	Y
Covenants Report		
IDC Report		
Communications Report		
Secretary Report		
Adjournment		

I'On Assembly Board of Trustees Meeting
March 17, 2025 Board Meeting Minutes

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

Management Company: Emily Simpson

Homeowner Forum: Marianne Gladstone, 199 Ionsborough; Brooke Curaudeau, 111 Civitas St.; Pam & Tom Sturtevant, 73 Sowell; BJ Barnes 27 Mobile

Brooke attended the homeowner's forum to discuss the Scramble playground renovation pictures. She asked if there would be swings, benches and a picnic table and relayed her safety concerns for smaller children and the new structure. Donna responded that the Scramble and Ramble playgrounds are geared towards children who are 5-12 years old, and the Hopetown playground is for those younger than 5. Donna iterated that the swings would stay and will be adding two picnic tables and a bench. To address the safety concerns for smaller kids, Donna will speak to Marcus at Just for Fun Playgrounds about adding additional roping to the shrimp boat to prevent falls.

Marianne Gladstone called into the meeting to also share her safety concerns. Donna will discuss additional safety measures with Marcus from Just for Fun Playgrounds.

Pam & Tom Sturtevant dialed in to listen to their first board meeting.

BJ Barnes are called into the meeting to listening in.

Call to Order: 6:12PM by Tom O'Brien

Approval of Minutes:

Bob made a motion to approve the February 13, 2025, I'On Assembly Meeting Minutes. Lon Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom moved the vote from the IDC report to under the President's Report regarding meeting attendance at IDC meetings. Joe had previously sent his motion to the Board for them to review.

Joe Barnes made a motion to allow I'On Assembly Board members to attend the I'On Design Committee meetings. Bob seconded. There was a brief discussion on the motion and Joe stated that the motion presented was clear that the board member who would be attending the meetings would be nonverbal and purely observational and all suggestions would be brought to the Board to improve the processes. Bob agreed with Joe and supports the motion and noted that the proposed post survey for the IDC is a recognition of problems with IDC. Two voted in favor of the motion and 5 opposed the motion. Motion does not pass.

Board member, Joe Barnes, left the meeting at 6:17pm.

Treasurer Report:

Bob stated that the executive dashboard looks good and noted that the IDC revenue is wrong and a number of checks have since been deposited and the correct amount for IDC revenue is \$9,600 which will be reflected in next month's executive dashboard. is the IDC revenue. He also mentioned that there are currently 9 homes are contingent and one sold recently for \$5.5M.

Bob made a motion to approve the transfer of the 2025 annual reserve fund funding from the operating account to the Morgan Stanley reserve account in the amount of \$341,052 as set forth in the 2025 operating budget. Tom seconded. All in favor. Motion passed unanimously.

Bob made a motion to approve an insurance appraisal at a cost of no more than \$3,500. Stephen seconded. All in favor. Motion passed unanimously.

Bob made a motion to approve the foreclosure of a lien as discussed in executive session. Lon seconded. All in favor. Motion passed unanimously.

Lastly, Bob updated Board on the 2025 reserve and capital budget and invited all board members to attend the next Finance Committee meeting.

Roy asked when the new reserve study will be done. Emily said once the bulkhead is done or when we have hard numbers on the cost for the bulkhead.

Amenity Report:

Donna mentioned that the Saturday Road dock is being repaired by American Dock and Marine for \$1500 and a couple of weeks ago Osprey Painting and Resurfacing finished painting the railings and pierhead on the main dock.

Donna proceeded to discuss the playgrounds and that the playground committee reached out to Just for Fun Playgrounds for a proposal for the Scramble. Marcus from Just for Fun Playgrounds, suggested the shrimp boat due to the large space in the Scramble and will be adding a swaying bridge off the boar to a wrap around element which will be around a large oak tree and will have 5 play areas. Stephen asked if additional roping can be added to address safety concerns, and as mentioned in the homeowner forum, Donna will discuss with Marcus. Donna also noted that the tetherball will be removed from the Scramble because they are no longer allowed in playgrounds due to being a strangling hazard. Tom emphasized that we need to do what we can for safety and keep children from potentially falling.

Donna motioned to approve the proposal from Just for Fun Playgrounds for \$82,957 for the Scramble. Bob seconded. All in favor. Motion passed unanimously.

Donna motioned to approve the proposal from Just for Fun Playgrounds to install a picnic table and bench in the Hopetown playground for \$3,872. Bob seconded. All in favor. Motion passed unanimously.

Landscape and Infrastructure Report:

Roy read the updates from the recent committee meeting which was provided in the board packet.

Roy motioned to approve the proposal from Ruppert to top-dress the 3 canal paths for \$9,450. Lon second. All in favor. Motion passed unanimously.

Roy motioned to approve a proposal to remove a large hazardous on marsh trail for \$3,465. Bob seconded. All in favor. Motion passed unanimously.

Roy also stated that the committee has discussed this year's capital budget and potential projects.

Covenants Report:

Lon read the update which was provided in the board packet and mentioned that the next committee meeting is on the 26th. Emily mentioned that the committee has divided the neighborhood into sections and each member has a section.

IDC Liaison Report:

Stephen noted that it has been a quiet start to the year for IDC applications and reviews. He also mentioned that the post IDC survey will be put into SurveyMonkey and will be sent when residents have completed the review process and the responses from survey will go to Emily.

Communications Committee:

No report.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:51pm. The next meeting will be on April 21, 2025 at 6:00PM and will be held at 159 Civitas Street.

Respectfully submitted by _____
Emily Simpson, I'On Assembly General Manager

Executive Dashboard 3/31/2025

Summary							Annual	YTD	YTD
Income Statement	Prior Year's Actuals					Budget	Actual	Budget	
	2020	2021	2022	2023	2024	2025	Mar-25	Mar-25	
Assessments	\$ 914,400	\$ 1,066,800	\$ 1,143,000	\$ 1,254,000	\$ 1,368,000	\$ 1,368,000	\$ 342,000	\$ 342,000	
IDC Revenue	34,300	48,475	37,750	38,700	79,300	40,000	\$ 10,750	10,000	
Dock Closure Rev	16,800	26,600	39,550	26,600	64,250	50,000	\$ 6,600	12,500	
Interest	23,954	22	2	6,312	17,970	5,000	\$ 6,070	1,250	
Misc Income	32,879	17,350	28,367	20,326	32,395	13,025	\$ 8,146	1,506	
Total Revenue	\$ 1,022,333	\$ 1,159,246	\$ 1,248,668	\$ 1,345,938	\$ 1,561,915	\$ 1,476,025	\$ 373,566	\$ 367,256	
Payroll, Administrative, IDC	\$ 286,826	\$ 299,562	\$ 295,344	\$ 317,785	\$ 339,280	\$ 337,507	\$ 75,002	\$ 77,517	
Legal & Professional	48,162	73,979	100,000	134,936	46,765	75,000	-	18,750	
Landscaping & Maintenance	422,077	405,154	395,669	443,616	475,538	470,450	\$ 126,426	101,400	
Utilities, Insurance, taxes	95,729	138,225	151,116	181,083	206,554	231,635	\$ 22,672	51,159	
Reserve Contribution	41,500	192,192	202,033	208,520	220,049	241,052	\$ 241,052	241,052	
Capital Projects	62,650	46,367	28,096	50,000	60,000	100,000	\$ 100,000	100,000	
Total Expenses	\$ 957,994	\$ 1,155,479	\$ 1,172,258	\$ 1,335,940	\$ 1,348,186	\$ 1,455,644	\$ 565,152	\$ 589,878	
Net Surplus	\$ 64,339	\$ 3,767	\$ 76,411	\$ 9,998	\$ 213,729	\$ 20,381	\$ (191,586)	\$ (222,622)	

Total Operating Assets 3/31/25 \$1,082,765.21

Total Reserve Assets 3/31/25 \$3,449,431.55

Creek Club Lease Termination 3/31/2 \$1,000,000

Transfer Fees 3/31/25 \$139,127.50

Amenities Report

April 21, 2025

Boat Docks-

- American Dock & Marine fixed the walkway ramp on the Saturday Rd dock.
- New hoses have been installed on the docks and boat ramp.
- Currently 49 boaters are registered for this boating season. Boaters can register in the l'On Assembly office, Monday-Friday from 9am-4pm.
- A proposal was received from Snap Integrations for installing cameras at the main dock and Comcast has confirmed that they are able to run internet to the docks. ***VOTE NEEDED***

Playgrounds-

- Just for Fun Playgrounds has ordered slides and other components for the Scramble playground and should arrive within 8-10 weeks.

Landscape & Infrastructure Report

April 21, 2025

Updates from Recent Meeting

- Charleston Tree Experts has completed the air-spading, root pruning and installation of the root barriers on the Sycamore trees in Perseverance Park.
- The committee approved proposals for: Perseverance traffic circle, additional Asiatic jasmine along N Shelmore where we recently added erosion control and for removing a hazardous tree along the marsh trail.
- During the April meeting, the committee also reviewed a proposal from Ruppert for enhancing the HOA's right-of-way along Saturday Rd (\$3,783.96). The committee approved the proposal and are seeking final approval from the Board. ***VOTE NEEDED***
- The committee also received a proposal from Ruppert for enhancing the north-east corner of Eastlake (\$3,368.35). ***VOTE NEEDED***

Eastlake Bulkhead Update

- JGT is finalizing the drawings and plans which will then be submitted to the landscaper and civil engineer for their portion of the project. Once the needed plans from the landscaper and civil engineer are received, JGT will submit to the Town of Mount Pleasant for approval.

Completed since March Meeting

- Charleston Tree Company completed pruning all HOA common area trees.
- Coastal Asphalt completed the second and final phase of the alleyway sealcoating.
- Ruppert aquatics team cleaned the fountain in Perseverance Park.
- S&S Enterprises completed the construction of a new pedestrian footbridge on the marsh trail along Hopetown Rd.

Covenants Committee Report

April 21, 2025

The Covenants Committee has been using new software, uManage, to track and send violation letters, etc.

Since the start, 34 properties have been sent violation letters this year. 26 are still active. A Majority of these violations include overall maintenance of properties for items such as landscape maintenance, pressure washing, painting, etc.

The next Covenants meeting will be April 23rd.

IDC Actions

Month: March 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)	4/10	4/10	-	-
Minor Exterior Changes	4/6	2/3	1/1	1/2
Minor Landscape Changes	0/1	-	0/1	-
Major Landscape Changes	3/5	1/1	2/3	0/1
Structural Changes <625 sf	4/7	2/3	2/2	0/2
Structural Changes >625 sf	-	-	-	-
New Home Construction Preliminary Review	1/1	-	1/1	-
New Home Construction Final Review	-	-	-	-

Application Type	# of Individual Properties Reviewed YTD	# Eventually Approved	# Denied
Minor Exterior Changes	5	4	1
Minor Landscape Changes	1	1	-
**Major Landscape Changes	4	3	1
**Structural Changes < 625 sf	6	5	1
**Structural Changes > 625 sf	-	-	-
**New Home Construction Preliminary Review	1	1	-
**New Home Construction Final Review	-	-	-
Total Individual Properties:	17	14	3

** These submissions typically require multiple reviews before approval.

IDC Decision Appeals to BOA
April 21, 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

April 21, 2025

The committee has begun working on the 2026 community directory which will go to print in October. This directory offers a great opportunity for local businesses to connect with I'On residents. We will be sending out another blast asking for submittals for the photo contest. Fran will include something in the newsletter for May as well. We currently have 8 ad spaces reserved. If you are interested in advertising in the 2026 directory, please contact Nina Patton at am.ion@ravenelassociates.com. The deadline to reserve space is July 1st.

The Communications Committee has outlined their goals for 2026. 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.

Next Meeting is Wednesday, May 14th.