

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