

I'On Assembly
Board of Trustees Meeting
Monday May 19, 2025
Executive Session 5:00 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 April 21 Meeting Minutes	Y
President's Report	
<i>Cemetery Update</i>	N
Treasurer Report	
<i>Review 4/30/25 Executive Dashboard</i>	N
Amenities Report	
Landscape/Infrastructure Report	
<i>Vote to approve proposal for Eastlake path edge re-grading</i>	Y
<i>Vote to approve proposal for Perseverance Park renovation</i>	Y
<i>Vote to approve proposal for enhancement in Georgetown Park</i>	Y
<i>Vote to approve landscape enhancement and swings for south-east corner at Westlake</i>	Y
<i>Vote to approve proposal for alleyway asphalt repairs</i>	Y
<i>Vote to approve the preliminary drawings of Eastlake Bulkhead from JGT</i>	Y
Covenants Report	
IDC Report	
Communications Report	
Secretary Report	
Adjournment	

I'On Assembly Board of Trustees Meeting
April 21, 2025 Board Meeting Minutes

Members Present: Tom O'Brien, Bob Adams, Lon Waggoner, Stephen Wood, Donna Davis, Roy Rathbun, and Elaine Blaisdell-Taylor

Management Company: Emily Simpson and Nina Patton

Homeowner Forum: Ed Clem, 167 E Shipyard Road; Brooke Curaudeau, 111 Civitas St.; Alexis Mead, 29 Eastlake Road; Beth Maass, 115 Civitas Street

Brooke attended the homeowners' forum to discuss the Scramble playground renovation project timeline. Donna stated that everything was ordered, and we are still awaiting a definite timeline. Beth and Brooke stated that the dog waste left on the playground was piling up and becoming a huge problem.

Brooke also asked for new signs at the Ramble, "For Residents Only" to combat the influx of non-residents using it. Emily responded that new signs were placed yesterday. She will have more signs ordered for the Scramble playground as well.

Bob asked if we could get signs for the soccer field also. Tom stated that if we post signs, you are allowed to call the police.

Beth mentioned that the kids congregating at night in the Scramble needed to be addressed and asked if motion lighting could be installed. Donna stated that we will be adding lighting to the Scramble as it is one of the capital projects for this year, but the lights will not be motion lights and will be installed in trees.

Elaine added that we would include a message in the Newsletter about the playgrounds.

Call to Order: 6:08 PM by Tom O'Brien

Approval of Minutes:

Lon made a motion to approve the March 17, 2025, I'On Assembly Meeting Minutes. Roy Seconded. All in favor. The motion passed unanimously.

President's Report:

Tom met with a few Square members regarding speeding and noted that drivers have gotten worse and would be interested in doing a traffic study to find ways to alleviate the speeding and congestion.

Stephen asked what kind of information a traffic study would provide, and would other business owners in the Square help fund the cost of the study. Tom mentioned we are unsure, but will at least start the conversation and obtain a quote.

Roy suggested possible cross-hatching could solve some of the parking problems and Bob suggested that a "4-way stop" might be an option or speed humps. Both of these options would require the Town of Mount Pleasant to approve since the roadways are public and owned/maintained by the Town.

Treasurer Report:

Bob stated that the financial dashboard position looks good and noted that transfer fees received in March were around \$117k and there are 3 homes still contingent.

Bob presented the reserve and capital budget to the Board. There was a brief discussion regarding the amount being budgeted for the bulkhead replacement. The amount was lowered since the project will most likely not be completed until 2026.

Bob made a motion to approve the reserve and capital budget for 2025. Roy seconded. All in favor. The motion passed unanimously.

Amenity Report:

Donna proceeded to discuss the security camera installation, and also adding a notice about them to the newsletter once we know when they will be installed. There was a brief discussion regarding signage at the docks, and we are currently waiting to hear back from our general counsel. She also discussed possibly going to a "Fob" system for boaters at some point to help with security.

Donna made a motion to approve 4 cameras on the docks by Snap Integration and Wi-Fi implementation by Comcast internet on the main dock, with a cost of \$4,750. Lon Seconded. All in Favor. The 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 for enhancing the Saturday Road right-of-way. Lon Seconded. All in favor. The motion passed unanimously.

Roy motioned to approve a proposal for installing a liriope border on the north-east end of Eastlake. Donna seconded. All in favor. The motion passed unanimously.

Roy also gave an update on the Bulkhead project by JGT, who is finalizing plans to send to the Town for review and approval. There is no sense of a timeline on this, possibly 2-3 months, and we are hoping that the project will start by the 4th quarter. Roy mentioned he did some research on the type of wood typically used for bulkheads, and it is usually treated American Southern Pine, and not imported from Canada.

Covenants Report:

Lon read the update, which was provided in the board packet, and mentioned that the new system for homeowner infractions was working well, and homeowners are responsive to it. The next committee meeting is on Wednesday, April 23rd.

IDC Liaison Report:

Stephen noted that it has been a quiet start to the year for IDC applications and reviews. He also mentioned that there has been an uptake in applications for tree removals.

Communications Committee:

Elaine mentioned that we are working on the directory and seeking more as space purchases and have extended the photo contest until June. She discussed changing how the newsletter is sent to homeowners by adding bullet points in the header, making a catchy subject line, and automatically opening with one click instead of

having to navigate through a couple of clicks to read. The next committee meeting is scheduled for Wednesday, May 14th.

Secretary: No Report

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:59 pm. The next meeting will be on May 19th, 2025, at 6:00 PM and will be held at 159 Civitas Street.

Respectfully submitted by _____
Elaine Blaisdell-Taylor, Secretary

DRAFT

Executive Dashboard 4/30/2025

Summary	Prior Year's Actuals					Annual	YTD	YTD
Income Statement	2020	2021	2022	2023	2024	Budget 2025	Actual Apr-25	Budget Apr-25
Assessments	\$ 914,400	\$ 1,066,800	\$ 1,143,000	\$ 1,254,000	\$ 1,368,000	\$ 1,368,000	\$ 456,000	\$ 456,000
IDC Revenue	34,300	48,475	37,750	38,700	79,300	40,000	\$ 16,050	13,333
Dock Closure Rev	16,800	26,600	39,550	26,600	64,250	50,000	\$ 12,600	16,667
Interest	23,954	22	2	6,312	17,970	5,000	\$ 7,935	1,667
Misc Income	32,879	17,350	28,367	20,326	32,395	13,025	\$ 10,432	2,008
Total Revenue	\$ 1,022,333	\$ 1,159,246	\$ 1,248,668	\$ 1,345,938	\$ 1,561,915	\$ 1,476,025	\$ 503,017	\$ 489,675
Payroll, Administrative, IDC	\$ 286,826	\$ 299,562	\$ 295,344	\$ 317,785	\$ 339,280	\$ 337,507	\$ 100,312	\$ 103,249
Legal & Professional	48,162	73,979	100,000	134,936	46,765	75,000	\$ -	25,000
Landscaping & Maintenance	422,077	405,154	395,669	443,616	475,538	470,450	\$ 156,604	135,197
Utilities, Insurance, taxes	95,729	138,225	151,116	181,083	206,554	231,635	\$ 29,533	61,291
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	\$ 627,501	\$ 665,789
Net Surplus	\$ 64,339	\$ 3,767	\$ 76,411	\$ 9,998	\$ 213,729	\$ 20,381	\$ (124,484)	\$ (176,114)

Total Operating Assets 4/30/25 \$1,031,477.68

Total Reserve Assets 4/30/25 \$3,453,348.77 (including ~\$63K for 2034 CC reno)

Creek Club Lease Term. 4/30/25 \$1,000,000

Transfer Fees 4/30/25 \$162,956.50

Amenities Report

May 19, 2025

Boat Docks-

- Currently 68 boaters are registered for this boating season. Boaters can register in the l'On Assembly office, Monday-Friday from 9am-4pm.
- During the April 21 meeting, the Board approved the installation of cameras at the boat docks. Emily, Donna and Tom met with Comcast on May 15th to discuss how the internet needs to be ran. We hope to have the cameras up and running within a month.
- Signage will be added to the entrance of the docks stating the docks will be closed from 10pm-6am. With the docks being closed from 10pm-6am the Mount Pleasant Police Department will be able to take action if needed.

Playgrounds-

- Moonlighting has completed the installation of down-lighting in the Scramble playground.
- Just for Fun Playgrounds is planning to start the Scramble playground renovation around June 10th. The playground will be closed for a couple of weeks for the project to be completed. Any updates on the renovation will be sent via email blast.

Landscape & Infrastructure Report

May 19, 2025

Updates from Recent Meeting

- The committee reviewed and recommends approval for the following proposals: ***VOTE NEEDED***
 - o Eastlake path edge re-grade along the east side (\$3,700 – Operating, maint. expense)
 - o Perseverance Park landscape renovation (\$49,786.81 – Capital Project)
 - o Install azaleas and camellias in Georgetown Park (\$6,709.60- Capital Project)
 - o Landscape enhancement in the south-east corner of Westlake and installation of two swinging benches (\$8,302.73 – Capital Project)
 - o Alleyway asphalt repairs (\$4,804- Reserve expense)
- The committee also reviewed and approved a proposal for repairs to the irrigation pump at Westlake. Since this was an emergency repair, the proposal was approved by a unanimous written consent of the Board.

Eastlake Bulkhead Update

- JGT has had to rework the design on the south-eastern wall due to the close location of the wall and the home's property lines. In this area, there are now batter piles. JGT has submitted preliminary plans for the Board to review and vote on. ***VOTE NEEDED***

Completed since April Meeting

- Ruppert installed new plantings in the Perseverance traffic circle, Sowell/Ponsbury triangle and added additional ascetic jasmine to the area we added erosion control on N Shelmore.
- The two footbridges on Westlake have been pressure washed and painted.
- Charleston Tree Experts has completed the work on the Sycamore trees in Perseverance Park. In the fall they will install the replacement Sycamores.
- Ruppert installed new gravel and river rock around the storm drain in the Ramble.
- Ruppert has installed the spring and summer annual flowers.
- Ruppert installed a new footbridge at the end of Hopetown on the marsh trail.
- Tidal South completed pressure washing the Boathouse, Rialto & Eastlake mail kiosks and the Scramble shed.
- An emergency repair for a sinkhole in the alley behind 18 & 20 Prescient St. was repaired on May 14th.
- Charleston Tree Company removed two dead and hazardous trees from the marsh trail and a hazardous tree in the Ramble playground.

Covenants Committee Report

May 2025

The Covenants Committee is continuing to manage violations using uManage. This system allows us to keep track, update, and send violation letters. Homeowners have been very responsive to the courtesy letters and emails that have gone out.

As of May 1, 2025, 45 properties have been sent violation letters this year. Only 15 are still active. A Majority of these violations include overall maintenance of properties for items such as landscape, pressure washing, painting, receptacles, etc.

The next Covenants meeting will be May 21st.

IDC Actions

Month: April 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)	2/12	2/12	-	-
Minor Exterior Changes	4/10	3/6	1/2	0/2
Minor Landscape Changes	3/4	-	2/3	1/1
Major Landscape Changes	3/8	0/1	2/5	1/2
Structural Changes <625 sf	3/10	2/5	1/3	0/2
Structural Changes >625 sf	-	-	-	-
New Home Construction Preliminary Review	0/1	-	0/1	-
New Home Construction Final Review	-	-	-	-

Application Type	# of Individual Properties Reviewed YTD	# Eventually Approved	# Denied
Minor Exterior Changes	8	8	0
Minor Landscape Changes	4	3	1
**Major Landscape Changes	7	5	2
**Structural Changes < 625 sf	9	8	1
**Structural Changes > 625 sf	-	-	-
**New Home Construction Preliminary Review	1	1	-
**New Home Construction Final Review	-	-	-
Total Individual Properties:	29	25	4

** These submissions typically require multiple reviews before approval.

IDC Decision Appeals to BOA
May 19, 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

May 2025

The communications committee met on May 14, 2025, at 10:30 am. Members present included Elaine Blaisdell-Taylor, Antonia Fokas, Paula Shugart, Mary Kaplan and Nina Patton.

The committee is currently editing 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 currently have 10 ad spaces reserved, and one full and one-half page ad remaining to sell. Anyone interested in advertising should contact Nina Patton at am.ion@ravenelassociates.com. **The deadline to reserve space is July 1st.**

Nina is working on improving the uptake of the newsletter each month by changing subject lines, having the newsletter populate in the receiver's email and creating links to information. Over the next few months we will monitor whether these tweaks are resulting in better reach and increased clicks. We are also opening the lines of communication between board committee chairs and Fran so that we're sure she has the relevant committee information for the newsletter each month.

The I'On Trust is working hard on a variety of upcoming events for the summer including the following:

5/18 Pizza on the Green

5/20 Food Drive

5/26 Memorial Day Picnic

5/29 Italian Ice Truck

7/4 July 4th Celebration

We also discussed reviewing the I'On website to make sure all information is up-to-date and the links on the pages are still in working order. This will be an informal review, and the committee will report any issues we find.

Reviewed timing for the Civitas Award.

Communication committee's next meeting is on Wednesday, June 11th at 1:30 pm.