

I'On Assembly
Board of Trustees Meeting
Monday June 16, 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 May 19 Meeting Minutes	Y
President's Report	
<i>Cemetery Update</i>	N
Treasurer Report	
<i>Review 5/31/25 Executive Dashboard</i>	N
<i>Vote to approve the Compiled Financial Statements provided by the Assembly's CPA</i>	Y
Amenities Report	
Landscape/Infrastructure Report	
<i>Vote to approve proposal from Ruppert to install 7-2in. caliper Sycamore Trees in Perseverance Park</i>	Y
Covenants Report	
IDC Report	
Communications Report	
Secretary Report	
Adjournment	

I'On Assembly Board of Trustees Meeting
May 19, 2025, Board Meeting Minutes

Members Present: Tom O'Brien, Bob Adams, Lon Waggoner, Donna Davis, Stephen Wood (departed at 5:32pm), Roy Rathbun, and Elaine Blaisdell-Taylor

Management Company: Emily Simpson and Nina Patton

Executive Session: Began at 5:03 Ended at 5:54

Homeowner Forum: Ed Clem, 167 E Shipyard Road; Amy Sage, 63 Jogging; Karen Rathbun, 30 Mises Road; Karen McLean, 59 Robert Mills Road and Zoom attendees: Alexis Mead, 29 Eastlake Road and Sally Raver, 97 N Shelmore Road.

Alexis attended the meeting to discuss the influx of non-resident usage of playgrounds, the marsh trail, dog parks, etc. due to social media influencers making people are of I'On. Tom stated that I'On is an open community and only if we have signs, can residents call the police. Alexis also asked about the Eastlake Traffic Study and Tom stated that a traffic study was discussed for the Shelmore Business District area at the last meeting and there are no new developments.

Karen Rathbun asked about the update and Letter from the Board regarding CV9. Phase 11 tree removal was also mentioned.

Call to Order: 5:56 PM by Tom O'Brien

Approval of Minutes:

Bob made a motion to approve the April 21, 2025, I'On Assembly Meeting Minutes. Roy Seconded. All in favor. The motion passed unanimously.

President's Report:

Tom informed residents that the Board has discussed and reviewed a letter from the HOA's attorney regarding the cemetery development.

Lon made a motion to approve the letter as drafted to be sent to the Town of Pleasant. Roy seconded. All in favor. The motion passed unanimously.

Bob mentioned the well-attended I'On at Home event "Spring Fling" at the Creek Club and thanked Cathy Remington and Becky Head for organizing and running the event. Bob also noted that Tom and Mike Russo were a big part of its success.

Treasurer Report:

Bob stated that financially the community is doing well and has received above-normal transfer fees, and one house is currently contingent. He also noted that the bulkhead expenses are coming up and there are no plans for a special assessment this year or next.

Amenity Report:

Donna discussed meeting with Comcast for the security camera installation. We will be adding a notice about them in the newsletter once we know when they will be installed.

Donna made a motion to order the signs closing the docks from 10pm-6am. Lon seconded. All in favor. The motion passed unanimously.

Donna stated once the sign is in place, individuals will be removed by police if called.

Donna stated that the Scramble playground will be closed, and work should begin June 10th. The fence at the Hopetown playground has been approved to be replaced and Emily said it would take approximately 7 weeks to get it scheduled.

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 for Eastlake path edge re-grading. Bob Seconded. All in favor. The motion passed unanimously.

Roy motioned to approve the proposal Perseverance Park renovation. Bob seconded. All in favor. The motion passed unanimously.

Roy motioned to approve the proposal for enhancement in Georgetown Park. Bob seconded. All in favor. The motion passed unanimously.

Roy motioned to approve the proposal for landscape enhancement and swings for south-east corner at Westlake. Bob seconded. All in favor. The motion passed unanimously.

Roy motioned to approve the proposal for alleyway asphalt repairs. Lon seconded. All in favor. The motion passed unanimously.

Roy motioned to approve the preliminary drawings of Eastlake Bulkhead from JGT. Roy motioned and Elaine 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 hopefully by July. Emily explained that JGT had to revise the plan slightly to include batter piles in some areas where the homes were closest to the lake as to not disturb the ground infrastructure under the homes. Roy again reiterated the project would cost upwards of 1.5million. Bob stated the amount budgeted for the bulkhead replacement of \$600,000 in 2025 and the remainder not until 2026.

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. We are seeing mostly small exterior projects needing attention as well as landscaping. The next committee meeting is on Wednesday, May 21st.

IDC Liaison Report:

Emily mentioned that it has remained a quiet start to the year for IDC applications and reviews.

Communications Committee:

Elaine mentioned that we are continuing to work on the directory, and we have a few ad spaces left.

Elaine discussed continuing to work on getting information out to homeowners via the newsletter and making it easier to read. Changing to only one click to open instead of having to navigate through a couple of clicks to read. She also confirmed everyone on the Board was in contact with Fran for any updates to the upcoming June Newsletter.

Elaine mentioned that she is needing background material on the Civitas award to begin working on that. Emily said she would provide to her.

Lastly, she mentioned the committee will be splitting up sections on the I'On website making sure all tabs contain correct working links and information.

The next committee meeting is scheduled for Wednesday, June 11th.

Secretary: No Report

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:35 pm. The next meeting will be on June 16th, 2025, at 6:00 PM and will be held at 159 Civitas Street.

Respectfully submitted by _____
Elaine Blaisdell-Taylor, Secretary

Executive Dashboard 5/31/2025

Summary	Prior Year's Actuals					Annual Budget	YTD Actual	YTD Budget
Income Statement	2020	2021	2022	2023	2024	2025	May-25	May-25
Assessments	\$ 914,400	\$ 1,066,800	\$ 1,143,000	\$ 1,254,000	\$ 1,368,000	\$ 1,368,000	\$ 570,000	\$ 570,000
IDC Revenue	34,300	48,475	37,750	38,700	79,300	40,000	\$ 17,050	16,667
Dock Closure Rev	16,800	26,600	39,550	26,600	64,250	50,000	\$ 17,400	20,833
Interest	23,954	22	2	6,312	17,970	5,000	\$ 11,915	2,083
Misc Income	32,879	17,350	28,367	20,326	32,395	13,025	\$ 12,976	2,511
Total Revenue	\$ 1,022,333	\$ 1,159,246	\$ 1,248,668	\$ 1,345,938	\$ 1,561,915	\$ 1,476,025	\$ 629,341	\$ 612,094
Payroll, Administrative, IDC	\$ 286,826	\$ 299,562	\$ 295,344	\$ 317,785	\$ 339,280	\$ 337,507	\$ 125,484	\$ 128,982
Legal & Professional	48,162	73,979	100,000	134,936	46,765	75,000	\$ 229	31,250
Landscaping & Maintenance	422,077	405,154	395,669	443,616	475,538	470,450	\$ 206,112	217,004
Utilities, Insurance, taxes	95,729	138,225	151,116	181,083	206,554	231,635	\$ 75,429	69,825
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	\$ 748,306	\$ 788,113
Net Surplus	\$ 64,339	\$ 3,767	\$ 76,411	\$ 9,998	\$ 213,729	\$ 20,381	\$ (118,965)	\$ (176,019)

Total Operating Assets 5/31/25 \$927,694.62

Total Reserve Assets 5/31/25 \$3,482,459.16 (including ~\$66K for 2034 CC reno)

Creek Club Lease Term. 5/31/25 \$1,000,000

Transfer Fees 5/31/25 \$177,986.50

Amenities Report

June 16, 2025

Boat Docks-

- Snap Integrations has installed cameras at the boat dock.
- Signage has been added to the dock gate stating the docks are closed from 10pm till 6am.
- Currently 84 boaters are registered for this boating season. Boaters can register in the l'On Assembly office, Monday-Friday from 9am-4pm.

Playgrounds-

- Just for Fun Playgrounds has started the Scramble playground renovation. The playground will be closed for a couple of weeks. Once the project has been completed and inspected, we will send an email blast to residents announcing the re-opening of the playground.

Landscape & Infrastructure Report

June 16, 2025

Updates from Recent Meeting

- The committee reviewed and recommends approval for a proposal from Ruppert to install 7-2in. caliper Sycamore Trees in Perseverance Park. This was previously approved to have been completed by Charleston Tree Experts, but due to the dissatisfaction with how they left the site after completing the air spading and root barriers in Perseverance Park, the committee wanted a proposal from Ruppert. This proposal from Ruppert also comes with a lifetime warranty (\$5,110 – capital project). ***VOTE NEEDED***
- The committee also reviewed and approved a proposal for installing liriope to fill in the turf area on Eastlake by Willingham Way.

Eastlake Bulkhead Update

- JGT has met with civil engineers and landscape architects. They are working on finalizing their plans. JGT will be submitting the packet to the Town of Mount Pleasant on July 16th for review during the July 30th Design Review Meeting.

Completed since May Meeting

- Superior Blacktop Services completed numerous asphalt repairs in the alleys.
- HM Northcutt has repaired the Westlake irrigation pump.
- Pine straw has been laid in the HOA common areas throughout the community.
- Charleston Tree Company removed the large hazardous tree on Robert Mills Circle by the marsh trail.
- Ruppert completed the enhancement in the north-east corner of Eastlake and the plantings in the Saturday Road right-of-way.

Covenants Committee Report

As of June 1st, 70 properties have been sent various violation letters. 25 are open, 15 are on hold and 30 are closed. Homeowners and business owners have been very receptive to work needing to be completed.

The Types of violations include:

Landscape items: overgrown or dead Bushes/shrubs needing trim or replacement

Trash/Recycling receptacles removed from street view

Building/structure Maintenance-painting, repair, cleaning/power-washing

Homeowners who are having work completed on their homes are being reminded that advertising signs by their contractors are not allowed.

We are also reminding homeowners to please be sure to leash your dog while walking on the streets and sidewalks! Dogs are permitted to be off leash while on HOA common areas, but they MUST be leashed when on streets and sidewalks as this is a Town of Mount Pleasant ordinance.

The next Covenants meeting will be June 18th.

IDC Actions

Month: May 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)	5/17	5/17	-	-
Minor Exterior Changes	1/11	0/6	1/3	0/2
Minor Landscape Changes	7/11	1/1	4/7	2/3
Major Landscape Changes	1/9	1/2	0/5	0/2
Structural Changes <625 sf	2/12	1/6	¼	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	9	9	0
Minor Landscape Changes	11	8	3
**Major Landscape Changes	7	6	1
**Structural Changes < 625 sf	11	10	1
**Structural Changes > 625 sf	-	-	-
**New Home Construction Preliminary Review	1	1	-
**New Home Construction Final Review	-	-	-
Total Individual Properties:	39	34	5

** These submissions typically require multiple reviews before approval.

IDC Decision Appeals to BOA
June 16, 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

June 2025

The communications committee met on June 11, 2025, at 1:30 pm. Members present included Elaine Blaisdell-Taylor, Antonia Fokas, Mary Kaplan and Nina Patton and Fran Tepperman, via zoom.

The committee is currently editing the 2026 community directory which will go to print in October. We have 12 ad spaces reserved, and only one full page ad space left. Anyone interested in advertising should contact Nina Patton at am.ion@ravenelassociates.com.
The deadline to reserve space has been extended to August 1st.

Homeowners will receive a notice in August to confirm their information is correct in the current directory. If any changes are needed, they can call the HOA office and speak to Nina. Fran is continuing to work on improving the uptake of the newsletter each month, so owners have an easier time viewing information. We will monitor progress over the next couple of months.

The I'On Trust is working hard to make sure the July 4th Celebration is again a very memorable one for our community. It will also be sending out information soon for The Giving Lights, which has an August 15th deadline this year.

The Communication committee will not formally meet in July; however, our next in-person meeting will be on Wednesday, August 13th at 1:30 pm.