

I'On Assembly
Board of Trustees Meeting
Monday July 14, 2025
Board Meeting 6:00 P.M.

AGENDA

<u>Discussion & Topic</u>	<u>Decision (Y/N)</u>
Homeowner Forum	
Call to Order	
Approval of June 16 Meeting Minutes	Y
President's Report	
<i>Vote to approve insurance reimbursement</i>	Y
Treasurer Report	
<i>Review 6/30/25 Executive Dashboard</i>	N
Amenities Report	
<i>Vote to approve proposal for adding a fence to enclose the Scramble playground</i>	Y
<i>Vote to approve proposal for adding an access path to the Scramble mailboxes</i>	Y
Landscape/Infrastructure Report	
<i>Vote to approve proposal for coping repairs to Ponsbury Canal bridge walls</i>	Y
<i>Vote to approve installation of 4 Magnolias to satisfy the TOMP's tree mitigation requirements</i>	Y
Covenants Report	
IDC Report	
Communications Report	
Secretary Report	
Adjournment	

I'On Assembly Board of Trustees Meeting
June 16, 2025, Board Meeting Minutes

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

Management Company: Emily Simpson and Nina Patton

Executive Session: Began at 5:30 Ended at 6:06

Homeowner Forum: Ed Clem, 167 E Shipyard Road; Amy Sage, 63 Jogging; Trey Mathison, 146 N Shelmore and Zoom attendees: BJ Barnes, 27 Mobile and Libbie Eble, 171 East Shipyard.

Trey attended the meeting to discuss the cameras on the docks and the new time frame of the docks closing. He also questioned all the pines that were cut down in Phase 11.

Call to Order: 6:10 PM by Tom O'Brien

Approval of Minutes:

Bob made a motion to approve the May 15th, 2025, I'On Assembly Meeting Minutes. Lon seconded. All in favor. The motion passed unanimously.

President's Report:

Tom informed residents that the Board will send an update on the cemetery details when new information becomes available. Nothing to date has been filed regarding plans. Tom noted that several residents had met with Vince to share their concerns and to discuss options for the cemetery development.

Treasurer Report:

Bob stated that the reserve is in a great place. Waiting on the Capital Projects final numbers due sometime in fall and the bill for the attorney for the letter to TOMP. He also noted that the CPA commended Bob and the Financial Committee for the large increase in the reserve fund balance over the past 3 years.

Bob motioned to approve the Compiled financial Statements provided by the Assembly's CPA, Lon seconded. All in favor. The motion was passed unanimously.

Amenity Report:

Donna reported that the security camera installation is now complete. Emily showed what the camera view looks like. The cameras are not monitored 24-7, but feeds are available for review if necessary. A new sign was installed with closing times for the dock. Now that the signs are in place, individuals will be removed by police if called.

Donna mentioned that something will have to be done about access to the mailboxes at the Scramble after the playground is complete.

Donna stated that the Scramble playground is being worked on, and the shrimp boat is being installed. Hopefully everything will be complete next week, and the playground will reopen. Tom asked about the fence at Hopetown playground and Donna stated that it will be replaced once the playground is finished.

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 Rupert to install Sycamore Trees, Lon seconded. All in favor. The motion passed unanimously.

Roy motioned to approve the proposal for installing lirioppe to fill in the turf area on Eastlake by Willingham Way. Bob Seconded. All in favor. The motion passed

Roy also gave an update on the Bulkhead project by JGT, who finalized plans to send to the Town for review on July 16th to hopefully be approved at the July 30th meeting and have a start date around September 30th. He also mentioned that the Bollards will be staying.

Roy mentioned everything that has been Completed since the May Meeting which was also provided in the Board Packet.

Communications Committee:

Elaine mentioned that we are continuing to work on the directory, and we have 1 ad page left to sell. She also mentioned that there will be a Fireworks update in the July Newsletter.

Elaine discussed continuing to work on editing the 2026 Directory going to print in October. Homeowners will receive notice in August to check their contact information in the current directory to make sure it is accurate and up to date for the 2026 Directory.

Elaine made sure everyone on the Board was in contact with Fran for any updates to the upcoming July Newsletter.

The next committee meeting is scheduled for Wednesday, August 13th.

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, June 18th.

IDC Liaison Report:

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

Secretary: No Report

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:42 pm. The next meeting will be on July 14th, 2025, at 6:00 PM and will be held at 159 Civitas Street.

Respectfully submitted by _____
Elaine Blaisdell-Taylor, Secretary

Executive Dashboard 6/30/2025

Summary	Prior Year's Actuals					Annual Budget	YTD Actual	YTD Budget
Income Statement	2020	2021	2022	2023	2024	2025	Jun-25	Jun-25
Assessments	\$ 914,400	\$ 1,066,800	\$ 1,143,000	\$ 1,254,000	\$ 1,368,000	\$ 1,368,000	\$ 684,000	\$ 684,000
IDC Revenue	34,300	48,475	37,750	38,700	79,300	40,000	\$ 19,350	20,000
Dock Closure Rev	16,800	26,600	39,550	26,600	64,250	50,000	\$ 25,200	25,000
Interest	23,954	22	2	6,312	17,970	5,000	\$ 13,183	2,500
Misc Income	32,879	17,350	28,367	20,326	32,395	13,025	\$ 20,219	3,013
Total Revenue	\$ 1,022,333	\$ 1,159,246	\$ 1,248,668	\$ 1,345,938	\$ 1,561,915	\$ 1,476,025	\$ 761,952	\$ 734,513
Payroll, Administrative, IDC	\$ 286,826	\$ 299,562	\$ 295,344	\$ 317,785	\$ 339,280	\$ 337,507	\$ 152,588	\$ 154,714
Legal & Professional	48,162	73,979	100,000	134,936	46,765	75,000	\$ 29,073	37,500
Landscaping & Maintenance	422,077	405,154	395,669	443,616	475,538	470,450	\$ 248,849	250,800
Utilities, Insurance, taxes	95,729	138,225	151,116	181,083	206,554	231,635	\$ 197,248	178,358
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	\$ 968,809	\$ 962,424
Net Surplus	\$ 64,339	\$ 3,767	\$ 76,411	\$ 9,998	\$ 213,729	\$ 20,381	\$ (206,857)	\$ (227,911)

Total Operating Assets 6/30/25 \$720,989.78

Total Reserve Assets 6/30/25 \$3,534,940.89 (including ~\$69K for 2034 CC reno)

Creek Club Lease Term. 6/30/25 \$1,000,000

Transfer Fees 6/30/25 \$184,414.00

Amenities Report

July 14, 2025

Boat Docks-

- Currently 92 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 is nearing the completion of the Scramble playground. During the week of July 14th, the mulch will be delivered and installed. Once the mulch has been completed, the playground will be open and safe for children to use. We are still waiting for the arrival of two spring riders and a spinner along with two picnic tables and a bench. When we have an installation date for the remaining items, we will notify residents.
- The Landscape Committee and Amenities Committee are jointly looking into adding an access path to the mailboxes for easier access and discussing potentially adding fencing to enclose the playground portion of the Scramble.
- Charleston Fence will be replacing the Hopetown playground fence the week of July 14th or 21st. A confirmed date has not been provided as of July 9.
- The committee received a proposal from Charleston Fence to add a fence behind the playground, to enclose the playground to make it safer for children. The fence will be the same style and color as existing. ***VOTE NEEDED***
- The committee received a proposal from Ruppert for installing an access path to the Scramble mailboxes and recommends approval. ***VOTE NEEDED***

Landscape & Infrastructure Report

July 14, 2025

Updates from July 8 Meeting

- The committee approved the following proposals: tree pruning contract for 2026-2028, lake mapping of the ponds located on Hospitality & Saturday Rd., pressure washing of all marsh bridges, adding drift roses to Perseverance Park, adding lirioppe to the half-circle area on Westlake and a replacement motor for the circulator in the south canal.
- The committee also reviewed and recommends approval of the following proposals: coping repair on the Ponsbury canal bridges (\$12,200-reserve expense) and installation of 2 Magnolia trees in Georgetown Park and 2 Magnolias in the Saturday Rd park to satisfy the TOMP mitigation (\$6,904.29-operating expense).

VOTE NEEDED

Eastlake Bulkhead Update

- JGT will be submitting the plans to the Town on July 16th for the Town of Mount Pleasant Design Review Board to review during their July 30th meeting. Information on the open meeting was included in the July newsletter.

Completed since June Meeting

- Ruppert has also completed the following: Eastlake path regrade and Saturday Rd right-of-way.
- Just for Fun Playgrounds installed the two wooden swings on Westlake.
- Charleston Tree Company removed several storm damaged trees.

July Covenants Committee Report

Currently there are 25 properties that have various violations. 14 remain open and 11 are closed. Thank you to all homeowners and business owners who have been very receptive to work needing to be completed. Homeowners have been asked to remind their contractors to be cognizant of neighbors and park their large trucks and vehicles further down the street and not in front of their homes.

Pathway Safety has been a concern with the uptick of electric bikes and electric scooters. It is the responsibility of parents to inform their children that these are not allowed on or in any common areas or pathways in I'On. The Town of Mount Pleasant has an ordinance restricting E-Bikes on sidewalks which applies to I'On sidewalks.

If the town misses your debris pickup, please call to reschedule as soon as you can so its not sitting on street for a week. Trash and debris should not be out more than 24 hours before pickup.

If you notice cars are parked in front of your house for an extended period of time, please call Mount Pleasant Police to inquire about having them removed.

The next Covenants meeting will be July 16th.

IDC Actions

Month: June 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)	2/19	2/19	-	-
Minor Exterior Changes	5/16	4/10	0/3	1/3
Minor Landscape Changes	2/13	0/1	1/8	1/4
Major Landscape Changes	1/10	1/3	0/5	0/2
Structural Changes <625 sf	1/13	0/6	1/5	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	13	13	0
Minor Landscape Changes	12	10	2
**Major Landscape Changes	7	6	1
**Structural Changes < 625 sf	12	12	0
**Structural Changes > 625 sf	-	-	-
**New Home Construction Preliminary Review	1	1	-
**New Home Construction Final Review	-	-	-
Total Individual Properties:	45	42	3

** These submissions typically require multiple reviews before approval.

IDC Decision Appeals to BOA
July 14, 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

JULY 2025

The communications committee did not formally meet in July.

The committee is currently editing the 2026 community directory which will go to print in October. We will send out a reminder eblast in August for everyone to check that their contact information is correct before going to print. We will include a note in the August Newsletter as well. We currently have 11 ad spaces reserved, and one full page ad remaining to sell. Anyone interested in advertising should contact Nina Patton at am.ion@ravenelassociates.com.

Emily and Nina are working to improve the uptake of the newsletter each month by changing subject lines, having the newsletter populated in the receiver's email and creating links to information. We are continuing to monitor whether these tweaks in the newsletter are resulting in better reach and increased clicks. Each Committee is in contact with Fran so that we're sure she has the relevant committee information for the newsletter each month.

I'On Trust's 4th of July festivities were fantastic. The August newsletter will include pictures from July 4th and information about The Giving Lights, which will have a deadline of August 15th this year.

Ambassador Chair, Mary Kaplan, is continuing to welcome new neighbors to the I'On community with her welcome packets of very important and useful information. To date, I'On has welcomed 25 new owners.

The Communication committee's next in-person meeting is scheduled for Wednesday, August 13th at 1:30 pm.