

I'On Assembly
Board of Trustees Meeting
Monday September 8, 2025
Board Meeting 6:00 P.M.

AGENDA

<u>Discussion & Topic</u>	<u>Decision (Y/N)</u>
Homeowner Forum	
Call to Order	
Approval of July 14 Meeting Minutes	<i>Y</i>
President's Report	
<i>Cemetery Update</i>	<i>N</i>
<i>Vote to approve revised appraisal from TOMP for a new Easement for the Mathis Ferry Trail</i>	<i>Y</i>
Treasurer Report	
<i>Review 7/31/25 Executive Dashboard</i>	<i>N</i>
Amenities Report	
Landscape/Infrastructure Report	
<i>Vote to approve proposal for replacing the two retaining walls at the intersection of W. Shipyard & Ponsbury</i>	<i>Y</i>
<i>Vote to approve proposal for replacing the Westlake irrigation pump</i>	<i>Y</i>
Covenants Report	
IDC Report	
Communications Report	
Secretary Report	
Adjournment	

I'On Assembly Board of Trustees Meeting
July 14, 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

Homeowner Forum: Ed Clem, 167 E Shipyard Road; Karen McLean, 59 Robert Mills.

Call to Order: 5:59 PM by Tom O'Brien

Approval of Minutes:

Bob made a motion to approve June 16th, 2025, I'On Assembly Meeting Minutes. Lon and Roy seconded. All in favor. The motion passed unanimously.

President's Report:

Tom made a motion to approve the insurance reimbursement for the July 4th Fireworks. Lon seconded. All in favor. The motion passed unanimously.

Treasurer Report:

Bob reported that we are close to the 2025 operating budget with \$720,000 remaining for the rest of the year. He noted that \$241,000 has been spent on reserve and capital expenses within the first six months but reiterated that the Assembly is in a good position to cover the upcoming bulkhead replacement expenses. Stephen asked if any attorney fees have been paid so far this year, and Bob responded that they have been and it is reflected on the dashboard.

Amenity Report

Donna reported that the playground mulch will be delivered on Wednesday to the Scramble and that Charleston Fence will be replacing the Hopetown Playground fence the week of July 21.

Donna made a motion to approve an access path to the Scramble mailboxes, Roy seconded, all in favor.

Donna made a motion to add a fence to enclose the Scramble playground. Lon seconded, all in favor.

Donna mentioned replacing 2 Adirondack chairs on the marsh trail with ones made of longstanding Pollywood versus wooden/teak. Steven suggested seeking quotes from local vendors like Backyard Retreat and Palm Casual.

Landscape and Infrastructure Report:

Roy read the updates from the recent committee meeting which was provided in the Board Packet.

Roy made a motion to approve the coping repair on the Ponsbury canal bridges, Lon seconded. All in favor. The motion passed unanimously.

Roy made a motion to approve the installation of 2 Magnolia trees in Georgetown Park and 2 Magnolias in Saturday Road Park to satisfy the TOMP mitigation, Bob seconded. All in Favor. The motion passed unanimously.

Roy provided an update on the Bulkhead project and stated that JGT will be submitting the plans on July 16th to the Town. The Town's Design Review Board will review these plans at their meeting on July 30th.

Covenants Report:

Lon read the update which was provided in the Board Packet. He mentioned that homeowners have been very receptive to completing projects in a timely manner. Lon also stated that our next meeting is scheduled for August 20th at 3pm.

Communications Committee:

Elaine mentioned that the Communications Committee did not formally meet in July. Directory ad space sales are almost complete, with 1 page still available. A reminder e-blast will be sent in August regarding the owners' contact information.

I'On Trust's 4th of July Festivities were fantastic. The August newsletter will include pictures from the event. The Giving Lights will have a deadline of August 15th this year.

The Welcome Committee has met 25 new owners to date this year.

The next meeting is scheduled for August 13th at 1:30pm.

IDC Liaison Report:

Stephen reported that year-to-date there is a 93% approval rate. He also reiterated that tree removals are required to also obtain approval from the Town, as well as the IDC.

Secretary: No Report

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:39 pm. The next meeting will be on August 18, 2025, at 6:00 PM and will be held at 159 Civitas Street.

Respectfully submitted by _____
Elaine Blaisdell-Taylor, Secretary

Executive Dashboard 7.31.25

Executive Dashboard 7/31/2025

Summary	Prior Year's Actuals					Annual	YTD	YTD
Income Statement	2020	2021	2022	2023	2024	Budget 2025	Actual Jul-25	Budget Jul-25
Assessments	\$ 914,400	\$ 1,066,800	\$ 1,143,000	\$ 1,254,000	\$ 1,368,000	\$ 1,368,000	\$ 798,000	\$ 798,000
IDC Revenue	34,300	48,475	37,750	38,700	79,300	40,000	\$ 22,050	23,333
Dock Closure Rev	16,800	26,600	39,550	26,600	64,250	50,000	\$ 30,600	29,167
Interest	23,954	22	2	6,312	17,970	5,000	\$ 14,603	2,917
Misc Income	32,879	17,350	28,367	20,326	32,395	13,025	\$ 23,014	3,514
Total Revenue	\$ 1,022,333	\$ 1,159,246	\$ 1,248,668	\$ 1,345,938	\$ 1,561,915	\$ 1,476,025	\$ 888,267	\$ 856,931
Payroll, Administrative, IDC	\$ 286,826	\$ 299,562	\$ 295,344	\$ 317,785	\$ 339,280	\$ 337,507	\$ 179,238	\$ 180,446
Legal & Professional	48,162	73,979	100,000	134,936	46,765	75,000	\$ 33,287	43,750
Landscaping & Maintenance	422,077	405,154	395,669	443,616	475,538	470,450	\$ 302,911	284,597
Utilities, Insurance, taxes	95,729	138,225	151,116	181,083	206,554	231,635	\$ 174,576	186,890
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	\$ 1,031,065	\$ 1,036,735
Net Surplus	\$ 64,339	\$ 3,767	\$ 76,411	\$ 9,998	\$ 213,729	\$ 20,381	\$ (142,798)	\$ (179,804)

Total Operating Assets 7/31/25 \$658,670.15

Total Reserve Assets 7/31/25 \$3,568,558.17 (including ~\$72K for 2034 CC reno)

Creek Club Lease Term. 7/31/25 \$1,000,000

Transfer Fees 7/31/25 \$191,501.50

Amenities Report

September 8, 2025

Boat Docks-

- Currently 95 boaters are registered for this boating season. Boaters can register in the l'On Assembly office, Monday-Friday from 9am-4pm.
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Playgrounds-

- Just for Fun Playgrounds has completed with the Scramble playground renovation.
- Charleston Fence has replaced the fence around the Hopetown Playground. They will return to stain the fence Charleston Green once the wood is cured and dry.
- New polywood Adirondack chairs were purchased and placed on the marsh trail off of Isle of Hope.
- Ruppert has installed a path to the Scramble mailboxes. Charleston Fence will repair the fencing on either side of the path when they will be onsite to install the fence in the Scramble.

Landscape & Infrastructure Report

September 8, 2025

Updates from August 12 Meeting

- The committee reviewed and recommends approval of the following proposal: replace 2 retaining walls at the intersection of W. Shipyard & Ponsbury (\$17,610-reserve expense) ***VOTE NEEDED***
- The committee received a proposal from Ruppert for replacing the irrigation pump at Westlake for a cost of \$44,965 (reserve expense). Due to the high dollar amount, Emily also obtained a second proposal from Hardy Services, which came in at \$48,697.35. ***VOTE NEEDED***

Eastlake Bulkhead Update

- JGT submitted the plans to the Town and they are currently being reviewed by the Town's internal Design Review Team.

Completed since July Meeting

- Ruppert has completed the following projects: landscape renovation of Perseverance Park, installation of liriopse on Eastlake by Willingham Way, enhancement of the island on Saturday Rd and installed 4 Magnolia trees to fulfill TOMP's mitigation requirements.
- Solitude Lake Management completed the lake mapping of the ponds located on Hospitality St. and Saturday Rd.
- Tidal South completed pressure washing the marsh trail bridges.

IDC Actions

Month: August 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)	4/26	4/26	-	-
Minor Exterior Changes	0/16	0/16	0/3	0/3
Minor Landscape Changes	3/19	0/1	1/12	2/6
Major Landscape Changes	2/12	0/3	1/6	1/3
Structural Changes <625 sf	4/18	0/6	2/8	2/4
Structural Changes >625 sf	0/1	-	0/1	-
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	17	14	3
**Major Landscape Changes	8	7	1
**Structural Changes < 625 sf	16	15	1
**Structural Changes > 625 sf	1	1	-
**New Home Construction Preliminary Review	1	1	-
**New Home Construction Final Review	-	-	-
Total Individual Properties:	56	51	5

** These submissions typically require multiple reviews before approval.

IDC Decision Appeals to BOA
September 8, 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

AUGUST 2025

The communications committee met on August 13, 2025, at 1:30 pm. Members present included Elaine Blaisdell-Taylor, Antonia Fokas, Paula Shugart, Nina Patton and Fran Tepperman via phone.

The committee is currently editing the 2026 community directory which will go to print in October. We sent out a reminder eblast in August for everyone to check their contact information is correct before going to print October 1st. We will include a final note in the September 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.

After a suggestion from Stephen Wood, Elaine is looking into a possible new dedicated social platform for I'On residents called, Circle. The Next Door App integrates all neighborhoods, so this would provide a private, I'On resident space. Most Communications Committee members think this is a good idea, and Elaine has agreed to research it and bring back details and pricing.

Nina is continuing to test subject lines, and formatting changes to increase uptake of the newsletter. We are happy to report that a greater number of homeowners viewed the August Newsletter than in each of the previous 3 months. We will continue to monitor whether these tweaks in the newsletter are resulting in better reach and increased clicks. Each Committee is continuing to contact Fran so she has the relevant committee information for the newsletter each month.

I'On Trust is currently working on "Back to School" get togethers as well as The Giving Lights of I'On. This year the Holiday Festival will take place on Sunday, December 7th.

To date, I'On has welcomed 31 new owners.

Our next in-person meeting is scheduled for Wednesday, September 24th at 1:30 pm