

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, May 28, 2024  
8:30 AM – POA Service Center**

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**I. CALL TO ORDER:**

Board President Carlton Dallas called the meeting to order at 8:30 AM.

**Present were:**

Carlton Dallas  
Margie Lechowicz  
Lori Schmidt  
Ed Schottland  
David Barnum  
Jordan Berliner  
Rex Garniewicz  
Mike Harris  
Keith Schlegel

**Absent were:**

**Staff Members:**

General Manager:	Peter Kristian
Assistant General Manager:	Todd Lindstrom
Recording Secretary:	Sharon P. White

**II. PRESIDENT REMARKS**

**President Carlton Dallas**

- Welcomed everyone to the meeting and thanked them for wearing their name tags as they are attending different club meetings.
- Margie noted that the Activities Department is preparing for the HHP Celebration Day if anyone would like to volunteer.
- Noted that the that once the Ad Hoc Committees get underway it should be within 120 days for completion so changes can be incorporated into the upcoming budget.
- Noted that the themes are:
  - Finance – Fiscal Discipline (HHP don't have to borrow money)
  - Technology – How to make work easier on HHP employees (noted that their jobs would not be in jeopardy)
  - Strategic Planning – Forward thinking on recommendations for upcoming Strategic Plan. Each Committee Chair will be in charge of their Strat Plan and work with Margie Lechowicz to complete their committee plan.

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**III. APPROVE BOARD MINUTES**

*Ed Schottland made a motion to approve the April 23, 2024, meeting minutes as corrected. Margie Lechowicz seconded, and the motion passed unanimously.*

**IV. FINANCIAL REPORT**

Todd Lindstrom gave a brief presentation on the April financials for 2024. He noted that the Commercial Decals, Facility Usage, Advertising, Franchise Fees, Storage Yard Fees, and ARB Fees all continue to do well. He noted that the Tennis Fees are slightly under, and Late charges are down. He noted that the 2024 Annual Meeting was more expensive than usual. Todd also noted that HHP is currently \$35,000 for the month to the good and \$175,000 through the first four months of 2024. It was noted that the Finance Committee met with the HHP Insurance Company, and they inspected all the facilities, and they found no problems.

**V. GENERAL MANAGER'S REPORT**

- Staff is preparing for the summer activities.
- Our advertising revenue for *Plantation Living*:

	<u>2023</u>	<u>2024</u>
January	\$12,150	\$15,605
February	\$12,440	\$14,285
March	\$14,110	\$14,760
April	\$14,720	\$15,285
May	\$15,235	\$13,790
June	\$15,135	13,265+

- Thus far in 2024, we have collected approximately \$349,926 in Capital Transfer Fees.
- The Communications Committee will be exploring soliciting photos taken by HHP property owners for possible use in a new run of Note Cards to benefit the Whooping Crane Conservancy Foundation.
- The 2024 Resident Survey was included in the April Edition of Plantation Living and is now live on our website. The Survey will close on May 31, 2024.
- The next Coffee is scheduled for 4:00 PM, Thursday, May 30, at the Plantation

House. Senator Tom Davis will be our special guest.

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- The HHI/Bluffton Chamber of Commerce will be our guest speaker at the Coffee with Peter on Thursday, July 25, 10:00 AM, at the Plantation House.
- A Resident Hurricane Preparedness meeting has been scheduled for 5:00 PM, Tuesday, June 17, at the Plantation House.
- Noted two electronic monitors have been purchased for the POA's Lobby to display topical announcements.
- The Town of Hilton Head is working on a drainage repair in the Prestwick Court neighborhood.
- The mini-Pine Island Beach renourishment has been completed.
- Paving of Skull Creek Drive and Dolphin Head Drive is scheduled for late June early July weather permitting.
- Several wind screens have been ordered for the Spring Lake Tennis courts. The wind screens were damaged in one of our severe thunderstorm's events.
- David is working on securing painting pricing for the Plantation House and the wooden fence that borders the Cypress (deck and trim only).
- We have received correspondence from DHEC that our project has been taken off "Hold" and is now on the active list and our permit should be forthcoming.
- The Spring Lake Pool lock failed over the weekend. The main entrance to the pool is being secured via a chain and padlock until a new lock is installed. The parts for the lock have been ordered.
- The Dolphin Head Rec Center stats for April indicate an 867% increase in total attendance compared to April of 2022. We also experienced a 221% increase in the total number of events compared to April of 2022. The building was closed in 2023 for construction. Most events for the Dolphin Head Rec Center were comprised of Club Events at 37%.
- Our ever-popular Cooking Live program wrapped up for the season on Wednesday, May 15 with Chef Daniel Mears from Fraser's Tavern. We were fortunate to have filled the May 1 open slot with our own HHPPOA Board Vice President - Margie Lechowicz, she did an amazing job. She shared "Easy Pleasers" which was a variety of delicious and easy appetizers to make, and everyone in attendance loved the samples she shared with the group.

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- On Saturday, June 8, we will be hosting our annual Spring Lake Pool Party to kick off the summer. The party will be held from 1:00-3:00 PM, but in case of inclement weather, we will move the party to the following day – Sunday, June 9 (same time). DJ Bill West will provide the music entertainment, and we will have two food trucks join us – Food Savvy and Jahmerican Jerk – as well as the POPS gourmet ice cream popsicles. Admission is free, and we will offer a variety of pool games and prizes for the kids.
- On Wednesday, June 19, we will be hosting another outdoor concert featuring Tower of Funk and the Choosy Mothers Horns, but this one will be held at the Plantation House parking lot from 7:00-9:00 PM. The rain date is set for the following Monday, June 24 (same time). This is a free event, and POPS of Hilton Head Island will be there to serve gourmet ice cream popsicles.
- On Thursday, July 4, we will have our annual HHP Day Celebration at the Plantation House from 12:00-3:00 PM. We are working with Firehouse Nutz Extreme Events to offer a plethora of old, new, and fun activities including the dunk tank, the eating contests, the patriotic parade, the Military Tank combo bounce house, waterslide, Rodeo Roper, Field Goal Challenge, Flap Attack, Shock Wave, Wiffle Ball Toss, and more. We will also offer some favorites including High Striker, Stand-A-Bottle, and the Lemonade Stand. Tickets are on sale at the POA Service Center.
- We are still waiting for the new pool furniture – chaise lounges, dining chairs, and tables – to be delivered. It is scheduled to ship later this month or early June.
- Kids Kamp
  - The Kids Kamp Cookie Social is scheduled for Sunday, June 16, from 1:30-3:30 PM at the Spring Lake Pavilion. Families are invited to come and meet the Kids Kamp Staff for 2024.
  - A packet of information was mailed to all the Kids Kamp families at the end of April that included an invite to the Cookie Social as well as provided information including the Weekly Themes, the Wacky Wednesdays, the Activity Schedule, the Transportation Form, and the Pick-up and Drop-off Map.
  - Letters were also sent to the Kids Kamp Staff with a letter reminding them of Orientation Week which kicks off Monday, June 10, and the packet included a copy of the Weekly Themes and Wacky Wednesdays. Interviews are ongoing for both Kids Kamp Counselors and Lifeguards.

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- The amount of donations for the Dolphin Head Project that have been submitted so far (this includes the purchase of outdoor items PLUS general contributions) is \$52,375.
- Kids Kamp Registration is officially CLOSED. We will not be accepting names for a wait list this year as we accepted higher enrollment numbers for all 8 weeks in lieu of a wait list. We have a grand total of 345 kids enrolled in Kids Kamp for the 2024 season. Out of that, 188 kids are enrolled for the full session with additional sign-ups each week. Our current weekly average is 217 kids per week.
- Deas Guys will be performing at the Plantation House Parking Lot from 7:00-9:00 PM on Thursday, July 11, with a rain date of Tuesday, July 16.
- ARB – Received 7 submissions in April 2024. Two were denied and five were approved.

- **Monthly Revenue ARB and Covenant – April 2024**

New Construction:	1
YTD New Construction:	1
Building Permits Issued:	72
YTD Permits Issued:	272
Tree Permits Issued:	56
YTD Tree Permits Issued:	203

**ARB – April 2024**

Review Fees	\$2,050
YTD Fees	\$22,610
Tree Permit Fees	\$1,050
YTD Fees	\$3,275
Tree Mitigation Fees	\$847
YTD Fees	\$2,715

**Covenants – April 2024**

<b>Covenant Fines</b>	<b>Residential</b>	<b>Commercial</b>	<b>Total</b>
Fines Levied	\$675	\$1,700	\$2,375
Fines Collected	\$825	\$200	\$2,825
YTD Issued:	\$1,700		
YTD Collected:	\$3,000		

**RV/Boat Storage**

YTD	\$9,443.60
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- We have hired a new Security Officer who's currently in training.
- The Dolphin Head Recreation area continues to be a big draw with use from the community. We continue to work through conflicts between folks that have booked the facility for a Club, Class or private event and individuals who feel compelled to just walk into the reserved spaces to look over the new amenity or showcase it to friends and family.
- Anneliza (Pippi) Itkor is learning her new position well.
- Staff have updated their In-house and Resident Hurricane Plans.
- Rex Garniewicz has graciously volunteered to work on the verbiage for the kiosk display that will provide an account of the history of the site and give background on the artifacts discovered at the site. Rex has also donated a display case to house the artifacts recovered during the excavation of the Picnic Shelter footings.
- US 278 Corridor Improvement Project. We have been advised that the Town Council may move on this project in June 2024.
- The Resident Hurricane Plan will be included in the June edition of Plantation Living.
- Carolina IT is presently working on installing all the upgrades associated with a faster internet and phone system
- Noted the Security Department has researched a new Camera Enhancement System that we plan to budget for in 2025.
- A new fountain has been added to Spring Lake. The Fountain was donated in total by Tom Hoppin for all to enjoy.

**VI. STRATEGIC PLAN – Margie Lechowicz**

- Noted that she will be following the outline of her predecessors to complete the Strategic Plan.
- Noted she will be attending at least one meeting for each committee to discuss and review their individual Committee Plans.
- Noted that the SWOT Analysis and Strategic Plan should be completed no later than October 31<sup>st</sup>.
- Noted that each Committee Chair should pay close attention to the 2024 Survey results.

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**VII. COMMITTEE REPORTS *(Approved as a Group)***

Rex Garniewicz submitted new Covenants Committee minutes for the Board to consider. It was noted that both of the Minutes should be reviewed by the Covenants Committee and sent back to the Board for review.

**X. PROPOSED NEW BUSINESS ITEMS**

The Board President Dallas Carlton noted that the Ad hoc Committees should be prepared to report back to the Board at the June meeting.

**XI. EXECUTIVE SESSION**

*David Barnum made a motion to go into Executive Session to discuss legal and personnel matters at 9:38 AM. Lori Schmidt seconded, and the Board went into Executive Session.*

*Margie Lechowicz made a motion to come out of Executive Session at 9:48 AM. David Barnum seconded, and the Board came out of Executive Session.*

**XII. ADJOURNMENT**

*Margie Lechowicz made a motion to adjourn the Board meeting. Jordan Berliner seconded, and the meeting adjourned at 9:48 AM.*

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Carlton Dallas, President

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Ed Schottland, Secretary