

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, JANUARY 28, 2025  
9:00 AM – POA Service Center**

---

**I. CALLE MEETING TO ORDER**

President Carlton Dallas called the meeting to order at 9:00 AM.

**Present were:**

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

**Staff Members:**

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

**II. PRESIDENTS REMARKS**

**President Carlton Dallas**

- Thanked the Board members for all they have done for the community and their support for him as Board President.
- Noted that HHP is blessed to have a General Manager that has been here for 25 years.
- He noted that there will be a celebration for the General Manager's years of service. He apologized for the late notice to the Board members.
- Noted the article in the *Island Packet* regarding the HOA fees; HHP is the best deal on the Island.
- Noted that the HHP interact above and beyond other gated communities.
- Noted that the Board member should continue to go out into the community and visit the different HHP Clubs.
- Thanked all Board members for everything they continue to do for the community.
- He thanked the Adhoc Committees for getting the task asked of each committee done; great work by all.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 28, 2025**

---

**III. APPROVE BOARD MINUTES**

*Keith Schlegel made a motion to approve the December 3, 2024, meeting minutes as corrected. Lori Schmidt seconded, and the motion passed unanimously.*

**IV. FINANCIAL REPORT**

Todd Lindstrom gave a brief presentation on the November Financials for 2024. He noted Commercial Decals and Daily Passes was very active for November. Interest Income should pick up, and Advertising had a great month. He also noted that Franchise Fees are up and ARB Fees continue to be consistent. Tennis fees is down but should balance out by the end of the year. He noted that we should finish the year with a positive variance. He also noted that the Auditors will be in the office early February.

On the Expense side it was noted that there is a good variance; HHP will have money to transfer over. He also noted that Tennis is a little over but making it up on the Revenue side. Also noted is the Security Department is over due to staffing.

It was the consensus of the Board to have "**Other Income**" under the Revenue Report broken out with the different accounts. It was also noted that the Committee Chair should see the Financial Report before the Board.

**VI. GENERAL MANAGER'S REPORT**

- Staff are working on several financial matters including assessment collections, 2024 audit, and Health Insurance issues.
- Our advertising revenue for *Plantation Living*:

	<b><u>2024</u></b>	<b><u>2025</u></b>
January	\$15,605	\$19,536
February	\$14,285	\$16,299

- Thus far in 2025, we have collected approximately \$31,509 in Capital Transfer Fees.
- The new note cards went on sale in December to great reviews by residents.
- Staff are working with a small group from the Recreation Committee on the first steps to determine if the Plantation House is recommended to be a total renovation or a tear down with a totally new structure.
- The next Coffee is scheduled for 10:00 AM, Thursday, February 20, at the Plantation House. This will include a Candidates' Forum.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 28, 2025**

---

- The updates to the Strategic Plan are on the Board's Agenda for consideration.
- Noted the newly adopted Rules and Regulations have been filed in the Beaufort County Land Records.
- Noted the Advertising in *Plantation Living* continues to be very strong. January's Ad sales look to be approximately \$19,536.
- The Board hosted a very well attended Volunteer Appreciation event in December 2024.
- A new electronic announcement Board has been installed at the Plantation House to assist with communications.
- Noted a developer is proposing to build work force housing on property owned by Hilton Head Hospital that is adjacent to the Crooked Pond Community of HHP.
- The General Manager and Chrissy Kristian have been selected to give an educational session on Customer Service at the Community Associations Institutes National Conference in May 2025 in Orlando Florida.
- Staff continues to work on Leisure Path and patch roadway repairs.
- A new leisure path stub has been installed at Marsh Owl and Dolphin Head Drive.
- Six Tennis Courts are presently being renovated.
- Staff continues to stencil leisure path markings.
- Roadside and leisure path edging is in progress.
- The RV/Boat Storage area is totally occupied with the exception of four kayak spaces.
- The pump at the Spring Lake Pool has failed. A new pump has been ordered, and staff is requesting that the funding come from the R&R Fund.
- The Hilton Head Big Band Christmas Concert was held on Saturday, December 7, from 2:00-4:00 PM in the Plantation House parking lot.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 28, 2025**

---

- **Facility Statistics:**

- The Plantation House stats for December indicate a significant increase in attendance by 32% as well as an increase in the number of occasions by 9%. Most events for the Plantation House were comprised of Club Events at 78%.
  - The Spring Lake Pavilion stats for December indicate a slight increase in attendance by 1% as well as an increase in the number of occasions by 13%. Most events for the Spring Lake Pavilion were comprised of Fitness Classes at 58%.
  - The Dolphin Head Rec Center stats for December indicate a major increase of 133% in total attendance compared to December of 2023. We also experienced a 179% increase in the total number of events compared to December of 2023. Most events for the Dolphin Head Rec Center were comprised of Club Events at 67%.
  - For the Dolphin Head Picnic Shelter, we didn't have a single event scheduled at the facility for the entire month of December.
  - The pool is scheduled to reopen for the new season on April 1, 2025 – weather-permitting.
- On Friday, January 17, we hosted our annual Kids Night Out at the Plantation House from 6:00-9:00 PM. The festivities included a pizza dinner, fun games, and conclude with the showing of the movie, "Inside Out 2" (rated PG). This event was open to children in grades K-5, and the cost was \$10/child. We had 40 kids signed up to attend with a wait list.

**Memorial & Honorarium Program**

- The 5-Levels of Giving Plaque has been ordered. We are just waiting on Jack from Hilton Head Signs to let us know when it's done and ready to be installed.
- Jack is also supposed to be working on a wall display for the new Dolphin Head Rec Center with all the old plaques.
- Another bench was ordered by the Kuker family, and it was recently installed in an island of landscaping on Christo Drive.
- Elizabeth Carol Williams has donated a memorial tree – a Crepe Myrtle. David Mills assisted us with ordering this tree, and it will be planted at the Dolphin Head Recreation Area by the sport court.
- An order for a Veteran Memorial Brick was also placed in early December for Dr. Joseph Smith. We will be promoting the program via email blast in hopes of receiving a few more orders so we can place a bulk order by the end of the month.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 28, 2025**

---

- **Bocce Ball & Shuffleboard Courts**
  - The 2025 spring season play will start with existing team registration from 1/26 through 2/1, followed by the seasonal Information Clinic on 2/1 and Champions Clinic on 2/8.
  - Open registration runs from 2/2 through 2/8, and Opening Day will kick off on 2/24.
- On Monday, January 27, we will team up with Mr. Russell Baxley, President and CEO for Beaufort Memorial Hospital at the Plantation House for a free seminar about Groundbreaking Medical News for our area.
- We have group discounted tickets available for the Savannah Ghost Pirates Hockey Game on Saturday, February 1, at 7:00 PM. The Savannah Ghost Pirates will be taking on the Jacksonville Icemen at the Enmarket Arena. The theme for the night is "90's Retro Party," and the group seats are in Section 111. The cost is \$30/ticket, and all tickets are sold out.
- The new indoor Pickleball Courts Dill Dinkers has opened at the old Sam's Club site.
- ARB – Received eleven (11) submissions in December 2024. All eleven (11) were approved.

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

New Construction:	1
YTD New Construction:	4
Building Permits Issued:	31
YTD Permits Issued:	710
Tree Permits Issued:	35
YTD Tree Permits Issued:	598

**ARB – December 2024**

Review Fees	\$6,000
YTD Fees	\$61,885
Tree Permit Fees	\$800
YTD Fees	\$7,338
Tree Mitigation Fees	\$1,998
YTD Fees	\$10,825

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 28, 2025**

---

**Covenants – December 2024**

<b>Covenant Fines</b>	<b>Residential</b>	<b>Commercial</b>	<b>Total</b>
Fines Levied	\$450	\$300	\$750
Fines Collected	\$450	\$225	\$675
YTD Issued:	\$20,500		
YTD Collected:	\$14,250		

**RV/Boat Storage**

Total for 2023-\$123,130  
YTD 2024 \$159,902

- The Security Department is presently down two officers.
- Staff met with Town officials to go over the pending Pine Island Beach Renourishment project scheduled for later in 2025.
- The 2024 Audit is underway.
- The new Camera System for both the Cypress and Main Gates are now online.
- Assessment Invoices were sent using our new Administration software.
- Additional acoustic panels for the Dolphin Head Recreation building have been installed.
- Staff are working to implement several new conveniences and upgrades to our online systems. We made the switch to a new software package for our homeowner information. This will be integrated with new Reservation Software that will allow users to register for classes and programs online and also eventually pay for their sessions online. This leap has been a tad challenging as we incorporate all these moving parts. Inevitably glitches have popped up, so your patience is requested as these new elements are phased in during the early part of 2025.
- A big thank you to the Staff and all the volunteers who put up and then took down all the holiday decorations.

**VII. ACCEPTANCE OF ACTION LIST**

*Margie Lechowicz made a motion to accept the Action List as presented. Keith Schlegel seconded, and the motion passed unanimously.*

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 28, 2025**

---

**VIII. ACTION LIST**

**A. Bid Item(s):**

- 1. Consider and approve the appointment of the 2025/2026 Election Committee members.**

*Margie Lechowicz made a motion to appoint John Gilbert as the Chair of the Election Committee and Bob Clemens, Mary Alderman and Richard Sims as members of the committee. Lori Schmidt seconded, and the motion passed 6:2 (Rex Garniewicz and Ed Schottland opposed and Jordan Berliner left the meeting early).*

- 2. Consider and approve the appointment of the 2025/2026 Nominating Committee members.**

*Lori Schmidt made a motion to appoint Carlton Dallas, Lori Schmidt, Lois Wilkinson, Toney Mathews, Jerry Cutrer, Harry Meyers, James Ogden and Werner Sicvol as members of the 2025/2026 Nominating Committee and Dick Sell as an Alternate member of the committee. Keith Schlegel seconded, and the motion passed unanimously. (Jordan Berliner left the meeting early).*

- 3. Consider and approve the proposed revisions to the Nominating Committee Guidelines.**

*Lori Schmidt made a motion to approve the proposed revisions as amended to the Nominating Committee Guidelines. Keith Schlegel seconded, and the motion passed 7:1 (Rex Garniewicz opposed and Jordan Berliner left the meeting early).*

- 4. Consider and approve the proposed 2026-2030 Strategic Plan.**

*Mike Harris made a motion to approve the 2026-2030 Strategic Plan as amended. David Barnum seconded, and the motion passed unanimously. (Jordan Berliner left the meeting early).*

- 5. Consider moving the funding for the replacement of the Spring Lake main filter motor and pump from the Operating Account to the Repair and Replacement Fund.**

*Keith Schlegel made a motion to approve transferring funding from the Operating Account to the Repair and Replacement Fund. Mike Harris seconded, and the motion passed unanimously. (Jordan Berliner left the meeting early).*

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 28, 2025**

---

**6. Consider adding two additional Bocce Courts to the Spring Lake Recreation Area.**

*David Barnum made a motion to authorize the General Manager to use an amount not to exceed \$30,000 at his discretion to commission an in-house or outside contractor to expand the number of Bocce Courts. Keith Schlegel seconded, and the motion passed 6:2 (Mike Harris and Ed Schottland abstained and Jordan Berliner left the meeting early).*

**B. Information Item(s):**

**1. Noted the slate of candidates by the Nominating Committee for the 2025 Board election.**

**IX. PLANTATION HOUSE UPDATE – Ed Schottland**

Noted that Staff and a group from the Recreation Committee is working on determining if the Plantation House needs to be renovated or torn down. The Staff and the small committee are scheduled to meet and discuss the Plantation House and then make a recommendation to the Board.

**X. COMMITTEE REPORTS (Accepted as a Group)**

*Lori Schmidt made a motion to accept the Committee Reports as a group. David Barnum seconded, and the motion passed unanimously. (Jordan left the meeting early).*

**XI. PROPOSED NEW BUSINESS ITEMS**

- Long Range Capital Improvement Plan
- Security Gates – Renovations
- Three Tennis courts converting to Pickle Ball Courts
- Expanding Pro Shop
- May be asking for money to preserve the sand at Dolphin Head.

**XII. EXECUTIVE SESSION**

*Margie Lechowicz made a motion to go into Executive Session at 11:21 AM to discuss legal and personnel matters. Mike Harris seconded, and the Board went into Executive Session.*

*Keith Schlegel made a motion to come out of Executive Session at 11:24 AM. Mike Harris seconded, and the Board came out of Executive Session.*



**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 28, 2025**

---

**XIII. ADJOURNMENT**

*Margie Lechowicz made a motion to adjourn the Board meeting. Mike Harris seconded, and the meeting adjourned at 11:25 AM.*

---

Carlton Dallas, President

---

Ed Schottland, Secretary