

**Hilton Head Planation
Property Owners' Association
Covenants Committee Meeting Minutes
September 3, 2024**

Call to Order:

Chairman Rex Garniewicz called the Covenants Committee meeting to order at 11:00 AM on Tuesday, September 3, 2024.

Attendance Members:

Rex Garniewicz
Jackie Leahy
Dave Adams

Peter Allison
John Hupchick
Donald Flora

Staff

Williette Lee
Peter Kristian

Absent with Notice

William Zurilla
Robert Miller
Mike Tax

The committee members discussed the Covenants SWOT Analysis in detail. Rex requested that Williette email him a PDF version of the SWOT Analysis. Rex offered to set it up and distribute it to all the members, allowing them to enter their input. The committee will meet to discuss Rules & Regulations on October 22, 2024, between 1:00-4:00 pm or October 29, 2024, 9:00-12noon. November 1, 2024, is the deadline for the Committee to complete the recommendation for the Rules & Regulations for the Board to review.

Approval of Meeting Minutes:

Upon the motion of John Hupchick and seconded by, Donald Flora, the August 6, 2024, meeting minutes were unanimously approved as corrected.

Summary of Monthly Reports:

Non-Moving Violations: Williette Lee reported 73 non-moving violations for August 2024, 48 compliance letters were forwarded to violators, 12 fines issued.

YTD Issued: \$13,750 / YTD Collected: \$10,125

Property Issues: ARB reported 17 area inspections completed for August 2024, 5 properties corrected/property issues, 12 compliance letters were forwarded.

New Business: Chief Gaither and Captain Green attended the meeting and shared their insights on motorized vehicles. Gaither gave his opinion on e-bikes, low-speed vehicles, and the safety of the residents with them on the roadways and leisure paths.

Old/Ongoing Business: We currently have approximately \$750,000 in the Capital Transfer Fund which will be used for the next Capital Improvement Project. Staff are working on the implementation of Engage, which is a Registration Software that interfaces with Enumerate. Peter also stated that the several painting projects are

completed. A new indoor pickleball facility will be opening in the location of the old Sam's Club. Peter stated that Coffee with Peter will be September 26, 2026, at the Plantation House.

Adjournment:

Donald Flora motioned to adjourn the meeting; Dave Adams seconded the motion, the meeting adjourned at 12:52 pm.

Submitted by

Williette Lee