

**Hilton Head Planation  
Property Owners' Association  
Covenants Committee Meeting Minutes  
May 7, 2024**

**Call to Order:**

Chairman Rex Garniewicz called the Covenants Committee meeting to order at 10:58 AM on Tuesday, May 7, 2024. Chair Garniewicz welcomed the members to the committee and asked each to introduce themselves and provide a little background information.

Introduction of Chairman and Members of the Covenants Committee. William Zurilla attends through zoom.

**Attendance:**

**Members**

Rex Garniewicz  
Peter Allison  
Dave Adams

Donald Flora  
John Hupchick  
Robert Miller

Mike Tax  
Jackie Leahey  
William Zurilla

**Staff**

Williette Lee  
Todd Lindstrom

**Approval of Meeting Minutes:**

There was one correction to the minutes that Chair Garniewicz noted came from the full Board meeting, under new business the Covenants Committee minutes stated that (the Security Committee recommended that the 5 Low-Speed Vehicles (LSV) grandfathered in) be removed from New Business per Security Committee Chairman. They asked that the Covenants Committee strike that line as they did not formally recommend that action.

**Motion:**

Motion by Peter Allison and seconded by Donald Flora, the February 20, 2024, meeting minutes were unanimously approved as corrected.

**Summary of Monthly Reports:**

**Non-Moving Violations:** Williette Lee reported 154 non-moving violations for February, March, and April 2024, 59 compliance letters were forwarded to violators, 56 fines issued.

**YTD Issued: \$7,525 / YTD Collected: \$5,825**

**Property Issues:** ARB reported 101 area inspections completed for February, March, and April 2024: 14 properties corrected/property issues, 48 compliance letters were forwarded.

**New Business:** Chair Garniewicz introduced strategies to tackle the updating of the Rules and Regulations. Garniewicz requested feedback from the committee member regarding approaches to examining rules and Regulations. It was noted this is a review and update not a total rewrite of the Rules and Regulations. It was noted it may be beneficial to solicit the Rules and Regulation from other like communities for comparative purposes.

The Committee considered if there was merit to compiling a list of the “five worst rules that need to be looked at”; what are the most common complaints? – Mrs. Lee indicated motorized vehicles are one such hot spot. The committee explored keeping the Rules and Regulation in alignment with the vision of the community. Chair Garniewicz recommended that Mr. Allison work on an overarching paragraph for alignment with community vision, and we could test the Rules and Regulations against a series of community values. The Committee discussed mechanisms of getting valid input from the community that is not just the people who are most vocal.

**Old/Ongoing Business:** None

**Adjournment:**

Robert Miller motioned to adjourn the meeting; Mike Tax seconded the motion, the meeting adjourned at 12:36 PM.

Submitted by

Williette Lee

**Hilton Head Planation  
Property Owners' Association  
Covenants Committee Meeting Minutes  
June 5, 2024**

**Call to Order:**

Chairman Rex Garniewicz called the Covenants Committee meeting to order at 10:00 AM on Wednesday, June 5, 2024. Chair Garniewicz welcomed the members to the committee and asked Peter Kristian to introduce himself to the members.

William Zurilla attends through zoom.

**Attendance Members:**

Rex Garniewicz  
Peter Allison  
Dave Adams  
Robert Miller

Donald Flora  
John Hupchick  
Mike Tax  
William Zurilla

**Staff**

Williette Lee  
Peter Kristian

**Absent with Notice**

Jackie Leahey

**Approval of Meeting Minutes:**

The approval of the minutes from May 7, 2024, meeting was postponed. A discussion took place regarding the format and recording method of the minutes. It was decided that further review and modifications are necessary before they can be approved.

Discussion not to audio record the meeting due to concerns about potential legal action that could arise from such recordings; motion by John Hupchick and seconded by Mike Tax.

**Summary of Monthly Reports:**

**Non-Moving Violations:** Williette Lee reported 56 non-moving violations for May 2024, 22 compliance letters were forwarded to violators, 18 fines issued.  
**YTD Issued: \$10,000 / YTD Collected: \$7,175**

**Property Issues:** ARB reported 17 area inspections completed for May 2024, 5 properties corrected/property issues, 8 compliance letters were forwarded.

**New Business:**

The members discussed the Strategic Plan, SWOT Analysis, and Rules & Regulations. Plans were considered to better align with the community's goals and future initiatives. The members reviewed the SWOT analysis on how to reflect recent developments and changes in the community environment.

Peter Allison presented to the members an outline of his suggestions and thoughts concerning the community's rules and regulations His presentation included an illustrative checklist for evaluating existing Rules and Regulations.

Members were tasked with reviewing the current rules and regulations of the community and identifying areas that require the most attention. They are encouraged to select specific rules that may need revision, updating, or clarification. The identified rules will be discussed in detail during the next meeting to address any concerns and make necessary adjustments.

**Old/Ongoing Business:** None

**Adjournment:**

Robert Miller motioned to adjourn the meeting; Mike Tax seconded the motion, the meeting adjourned at 11:34 AM.

Submitted by

Williette Lee