

**HILTON HEAD PLANTATION
 MAINTENANCE COMMITTEE MEETING MINUTES
 Tuesday, September 10, 2024**

| Present | Absent |
|---------------------------|---|
| Mike Harris | Jacqueline Emery, alternate – with notice |
| Roger Benning | Neal Post – with notice |
| Ray Borg | |
| Robert Gluszik | POA Staff |
| Earle Nirmaier, alternate | Peter Kristian, POA General Manager |
| Nancy Powell | David Mills, Director, POA Maintenance |
| Mark Shrum | |
| | Guests |
| | John Michnuk, PC On-site LS & Maint. Mgr. |
| | David Gray, from Indigo Run |

I. Administrative

Chairman Mike Harris called the meeting to order at 8:30 am. Mike apologized for missing the site visits at the August meeting, having followed the wrong car thinking it belonged to David Mills. The agenda for this meeting was approved (motion by Nancy Powell, seconded by Ray Borg). The minutes for the August 13, 2024 meeting were approved (motion by Bob Gluszik, seconded by Earle Nirmaier).

II. Operations Update

A. John Michnuk’s Report – work currently being done or recently completed:

- Our area received a good soaker over the weekend, but no wind, so cleanup wasn’t too bad.
- Sprayed for mosquitos at end of August due to impact of Tropical Storm Debby.
- His crew did a major cleanup at the main entrance, and at the entry and exit lanes to Hwy. 278. This included heavy pruning of saw palmettos, picking up a huge number of pine cones and branch debris, etc.
- Replaced some flowers at the front gate and the Spring Lake areas with interim flowers to last until the winter change over.
- Started prep work for annual rye over-seeding, which will be done in October. This includes vertical cutting to loosen the soil in bare areas. Will cut the St. Augustine grass back to a shorter height before those areas are over-seeded.
- Have also been trimming saw palmettos, etc. along Whooping Crane Way at the edges of the woods.

B. General Managers Report (Peter Kristian)

- The Covenants Committee has been working on revising some rules and regulations, most notably for low speed vehicles (e.g., golf carts) and electric bikes. Their report is due by November 1.
- The Recreation Committee will begin looking into how to proceed with changes to the Plantation House at their October meeting. A representative of Wood and Partners will be on hand to offer information on what a typical program like this involves.
- The 2025 Budget has progressed through the various POA staff reviews, and will be presented to the Finance Committee next week. Some favorable things for the budget are increased revenue from a number of areas including Plantation Living advertising, fees from the Boat and RV storage, tennis revenue, gate fees, real estate transfer fees, and from the trip booking agencies. On the negative side, insurance costs are much higher.
- The September 26 Coffee with Peter will have the Hilton Head mayor, Alan Perry, and the general manager, Marc Orlando, as guest speakers. The October Coffee will have the Beaufort County school superintendent, Dr. Frank Rodrigues, as the guest speaker.
- Glenn Stanford is retiring from the Hilton Head Town Council. Three candidates are running for his seat. Peter is asking the League of Women Voters to sponsor a candidate forum for the benefit of HHP residents.
- A New Comers meeting is scheduled for October 8.
- The volunteer party will be held December 6.
- The Mitchelville Green Space purchase is complete, protecting that area from development. Two other areas are being considered, one being the Broad Creek area that now has the zip line, electric go-cart race track, and ropes course.
- Yellow-legged hornets, non-native insects that attack honey bees, have been found at the HHP garden area; traps have been set by Clemson Extension Service to find and then destroy their hive.

III. Project Update

A. David Mills – Recent and planned activities include:

- Did the annual cleanup of all amenities. This involved deep cleaning of floors, walls, fans, ceilings, etc.
- Painted the Plantation House porch, steps, and post caps.
- Painted the Cypress Guard Gate House, will start the front gate house today.
- Repaired walls at the Spring Lake Pavilion and touched up the paint.
- Cleaned the roofs at all guard houses and the dispatch center. Did the guard gates houses at 3 am to avoid impacting traffic.
- Repaired a second 10-foot section of the Whooping Crane Conservancy that had been damaged by a limb falling on it.
- Repaired a crack in the Spring Lake pool deck with concrete sealer.

- Repaired a leak in the Spring Lake Pavilion roof on the upper service deck. This leak was elusive to identify; had to raise the height of an access door and repair under it to fix the leak.
- Changed the cutter head (teeth) and associated hardware in the Woodhog.
- Repaired the Cypress Conservancy boardwalk bench, including removal of a tree.
- Got a dumpster and cleaned up the shop area.
- Investigated sink holes at Wild Laurel off Oyster Reef and Arrow Wood; this type of investigation always needs to be done in order to get the Town to do the repair when that is appropriate.
- Investigated a late Friday sudden appearance of a 4 x 4-foot sink hole near the Hilton Head Club Villas off High Bluff. Filled the hole with millings as a temporary measure. Also, investigated a culvert problem at 42 Oyster Reef Drive.
- Ground a couple of stumps that were eye-sores, one a Sycamore stump along Seabrook and another stump at the entrance to Crooked Pond.
- Did numerous sign repairs, many of which were damaged by vehicles hitting them (likely trucks).
- Removed various trees and limbs in the Boat and RV yard, and to provide access for lagoon edge trimming.

IV. New Business

A. Tree Removal Assessment

1. 41 Cypress Marsh Drive: An 18-inch pine leans over the house and would not be missed. The Committee agreed that it could be removed at the owner's expense.
2. 3 Trillium Lane: A 12-inch pine is growing into an oak. Removing it would give the oak more space. The Committee agreed that it could be removed at the owner's expense.

V. Old Business

A. Review the Strategic Plan

1. Mike Harris said the Strategic Plan is ready, as prepared earlier this year, for submission to the POA Board.

B. Drainage Work on Coopers Hawk

1. Work will involve digging a ditch and installing new culverts under the driveways of the effected homes. Buy-in is needed from the effected home owners, so a meeting with them is recommended. The project will be budgeted for 2025.

C. Progress on Drainage at 4 Loggerhead

1. David Mills has requested quotes from Desimone Construction and Malphrus Utilities for implementing the preferred option (see minutes from the August meeting) to install drainage under the roadway into Parks Creek. One bid has been received, he is awaiting the other.

D. Discussion of Cell Tower Behind 28 Whitetail Deer Lane

1. When visiting this address after the last meeting, it was apparent that the tall cell tower that was disguised as a large pine tree when installed had lost almost all of its branches. Nancy Powell furnished the photos attached below. This first photo was dated Dec. 27, 2015. The second photo was taken on August 13, 2024. Peter Kristian will have Michele Chisolm, Director of ARB/Covenants, contact Crown Castle, the company that installed and owns the cell tower.

Adjournment

The meeting adjourned at 9:50 am (motion by Nancy Powell, seconded by Mark Shrum). The next meeting will be on October 8, 2024 at the Plantation House, to be followed by a meeting with relevant home owners on Coopers Hawk to discuss the drainage plans and what their cost would likely be.

**Respectfully submitted,
Roger Benning**

