

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION**

**RECREATION COMMITTEE MINUTES
Plantation House
235 Seabrook Drive**

October 14, 2024

OPENING:

Ed Schottland called the meeting to order at 10:00 AM at the Plantation House.

ATTENDEES: Ed Schottland (Chair), Richard Dugan, John Forsythe, Kristy Graham, Bob Huisman, Earle Nirmaier, Mary Wilcox, Lois Wilkinson (Alternate), and Steve Yingling (Alternate)
Ex-Officio: Chrissy Kristian, Jen Westerfeld, Trevor Scott, and Peter Kristian
Guests: Kyle Theodore and Brad Hix (Wood + Partners), Bob Lamb (HHP resident)

ABSENTEES : None

APPROVAL OF MINUTES:

Mary Wilcox motioned to approve the Minutes of September 9, 2024, as presented. Bob Huisman seconded, and the motion was passed unanimously.

COMMENTS FROM THE CHAIR:

- Ed Schottland asked Peter to introduce our guests from Wood + Partners – Kyle Theodore and Brad Hix. Peter shared that both have been involved with multiple capital improvement projects such as Dolphin Head, Spring Lake Pool, and Spring Lake Pavilion. Brad Hix also serves on the HHPPOA ARB, while Kyle Theodore lives in HHP.
- Ed then commented on the successful Trash & Treasure Sale held the first Saturday of October.

NEW BUSINESS:

- Kyle Theodore used the Dolphin Head project as an example to review the necessary steps that take place as well as the approval process for completing a Capital Improvement Project.
 - The Board of Directors assigns a steering committee. Peter added that members typically consist of members from the Recreation Committee, the Maintenance Committee, and the ARB (Architectural Review Board).
 - The residents weigh in with their input through community surveys.
 - The Board engages a land planner to take the ideas of the community and design a facility or recreational area based on that feedback.
 - The land planner shares the design with Town officials to ensure the design abides by all local/state/federal restrictions.
 - The conceptual design is shared with the community to obtain feedback, and the Board will decide what changes should be made to the initial conceptual design.
 - The plan then goes through an extensive permitting process. One permit specific to our area is the CZC permit (Coastal Zone Consistency) which is connected with DHEC/OCRM and can take 9 months to a year to obtain. The plan must also go through our own ARB to make sure it is approved.

- In summary, Kyle shared the three major steps: Schematic Design, Design Development, and then Construction Documents. Once we have construction plans, we can go through the bidding process.
- The HHPPOA Finance Committee will also research the best way to fund the project and depending on how much funds we have saved up, it will determine if the Board needs to revise the plan.
- Peter added that if we decide to go forward with the Plantation House, the committee should recommend to the Board that we hire a land planner who will work with an architect/engineer that specializes in clubhouses to determine if the Plantation House should be renovated or torn down and rebuilt from scratch as the first step.
- The discussion of the next Capital Improvement Project was tabled until the November Recreation Committee Meeting. An onsite tour of the Plantation House is scheduled for immediately following today's meeting.
- Chrissy led a detailed discussion on updating the Rules & Regulations – Section F (Facilities). See attached revised proposal. The proposed revised Rules & Regulations will be forwarded to the Covenants Committee.
- Chrissy provided an overview of the Community Blood Drive, the seminars held since the last meeting, the Flu Shot Clinics with CVS Pharmacy and Burke's Pharmacy, the AARP Safe Driver Course, the Trash & Treasure Sale, and the New Homeowners' Meeting.
- Chrissy then presented the 6-month Activities Calendar.

SUBCOMMITTEE LIAISONS:

- Activities: Chrissy Kristian
 - Chrissy reported on the remaining events scheduled for October which include the Knife-Sharpening Event on 10/21, the Halloween Pet Parade on 10/25, the Trunk-or-Treat Tailgate Party on 10/26, and the "Inflammation" Seminar on 10/30.
 - Chrissy shared the November events include the "Medicare Made Clear" Seminar on 11/1, the Veterans Day Ceremony on 11/1, the elections on 11/5, the "Estate Planning" Workshop on 11/7, the second Knife-Sharpening Event on 11/11, the "Women's Retirement Outlook" Seminar on 11/12, the Coffee with Peter on 11/21, and the "Benefits of Moor Mud" Seminar on 11/22.
 - For December, the holiday decorating days are scheduled for 12/2 and 12/3. The Holiday Sugar Scrub Class is scheduled for 12/5, and the POA Volunteer Christmas Party is scheduled for 12/6. The Big Band Christmas Concert is scheduled for 12/7 (12/8 rain date), and the Holiday Hayride is scheduled for 12/14 (12/15 rain date). The final event for the year is the Kids Holiday Party on 12/15.
- Tennis / Pickleball: Trevor Scott
 - Trevor reported that this past weekend was the State Tennis Tournament for the 65 & Over and 75 & Over divisions. We had one Men's 3.0 team in the 65 & Over division that ended up in 1st place. We also had one Women's 3.5 team in the 65 & Over division that ended up in 2nd place. Both teams qualified for the Sectionals.
 - Trevor then shared that the Men's Interclub league is going well.
 - Trevor reported that he continues to offer Junior Clinics.
 - Trevor then added that the next social event will be the Halloween Festival Extravaganza.
 - Lastly, they are offering an open round-robin for Men's Pickleball on Wednesday mornings from 9:00-10:30 AM.
- Fishing / Lagoons: Richard Dugan / Earle Nirmaier
 - Earle shared a recent article that was in the Wall Street Journal entitled "Turf Wars" which was about tennis vs. pickleball.

- Earle also added that the Fishing Club's first meeting of the season is scheduled in a couple of weeks.
- Earle then shared that membership is way down. They currently have 22 paid members compared to 2013 when they had 173 paid members.
- The Low Country Boil dinner held at the end of September was a success.
- Earle then commented that the new restrictions on club articles for *Plantation Living* is upsetting. It's hard to promote events with such a limited number of words allowed.
- Volunteer Program: Mary Wilcox / Lois Wilkinson
 - Nothing to report.
 - Chrissy shared how much she appreciated all the volunteers who came out to support the recent Trash & Treasure Sale event. We had 20 volunteers helping out which made a huge difference.
- Memorial Program / Softball: John Forsythe / Bob Huisman
 - Bob reported that the Softball Club continues to practice on Mondays.
 - Bob also shared that he recently donated a large bag of softballs that he found in his garage.
 - Several members of the Softball Club continue to play in the Senior Softball League which is run by Beaufort County.
 - Chrissy reported that we have a memorial bench that will be installed near Crooked Pond. We also have a few more inquiries into possible bench and tree donations.
- Bocce / Shuffleboard: Kristy Graham / Steve Yingling
 - Kristy shared that the Bocce Club's recent chili cook-off event – the Twisted Twister – was a success. It was held two weekends ago, and it was capped to 60 participants.
 - Kristy added that John Hupchick, Bocce Club President, has already started planning for the spring league. They are confident that the growth rate will continue at 7%, which is what it's been in recent year-to-year comparison.
- Miscellaneous: Peter Kristian
 - Peter reported that the Board approved the high-tech camera system for the Security Department which will be installed before the end of the year.
 - Peter added that MAJ was doing work at the front gate fixing a patch in the roadway.
 - Peter then shared the New Homeowners' Meeting held last week was well attended.
 - Peter added that there is a 1% sales tax referendum on the upcoming election ballot which would help fund roadway projects including the Bridge project and Main Street.
 - Peter reported that we lucked out with only minimal clean-up for the two most recent hurricanes – Helene and Milton. We are very fortunate as other areas experienced complete devastation.
 - The HHP Farm Club partnered with the local Rotary Club in a collection drive to help victims of Hurricane Helene.
 - Due to feedback at the recent Coffee with Peter, we will add another 20 acoustical panels inside the main room at the Dolphin Head Rec Center to help with the acoustics.
 - Peter added that there are 13 or 14 spaces currently available in the RV/Boat Storage area.
 - Steve asked Peter about any new developments to the land where the outdoor go-cart place is located. Peter responded that he has his next Greenspace Meeting scheduled for 11/15.

- Kristy then asked if there were any updates with the old autobody mall off Main Street, and Peter shared that the Town is hoping to develop that lot into medical offices or something similar.
- Ed reminded the Committee that we are going to take a tour of the Plantation House immediately following today's meeting, and we will be discussing the next Capital Improvement Project at the November meeting.

ADJOURNMENT

Steve Yingling motioned to adjourn. Bob Huisman seconded, and the motion was passed unanimously.

The meeting adjourned at 11:50 AM.

The next meeting is scheduled for 10:00 AM on Monday, November 11, at the POA Office.