

**HILTON HEAD PLANTATION PROPERTY OWNERS
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JUNE 23, 2020
9:00 AM – PLANTATION HOUSE**

I. CALL TO ORDER:

President Lois Wilkinson called the meeting to order at 9:00 AM.

Present were:

Lois Wilkinson
Jon Heron
Jim Lucas
Ann Schwab
Jordan Berliner
Audrey King
Lori Schmidt
Betsy Weppner

Absent were:

David Pollock (with notice)

Staff Members:

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

II. PRESIDENT'S REMARKS

President Lois Wilkinson:

- Thanked everyone for coming to the meeting and noted that they may be bombarded with conversations about the name change issue. She noted that you do not have to respond to questions; however, if you do, please just say the Board is discussing the issue.

III. APPROVE BOARD MINUTES

Betsy Weppner made a motion to approve the May 26, 2020 Board Meeting Minutes and Special Board Meeting Minutes of June 1, 2020 as presented. Lori Schmidt seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief discussion on May Financial. He noted that HHP is still dealing with insurance issues.

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V. GENERAL MANAGER'S REPORT

- Staff is adjusting to a new "normal" with the Coronavirus.
- Our advertising revenue for *Plantation Living*:

	<u>2019</u>	<u>2020</u>
January	\$13,650	\$12,950
February	\$13,875	\$13,415
March	\$14,720	\$14,575
April	\$16,025	\$14,655
May	\$14,545	\$11,980
June	\$14,845	\$10,980+
July	\$15,740	\$11,000

- Thus far in 2020, we have collected \$184,638 in Capital Transfer fees.
- A Community Hurricane Meeting has been scheduled at the Plantation House for Thursday, June 25, at 6:00 PM., has been cancelled due to the Town concerns about their staff being exposed to the Coronavirus.
- Staff is working on the 2021 Reserve Budget for presentation to the Board.
- Advertising continues to be a bit slower as the summer approaches. There have been more inquiries for advertising in the past few weeks and we are hoping that things are starting to turn around.
- The staff continues the process of redesigning the POA's Website. Leah Davis has received hundreds of photos from residents for possible use on the POA new Website.
- The POA's phone system crashed on Tuesday, evening June 15. Staff has been working with our IT provider to bring the system back online.
- **2020 ASSESSMENTS** – As of June 16, we have collected and posted \$5,461,622 in assessments. Bear Creek Golf will have another installment payment due by the end of the month.

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- Staff continues to work on tree removal requests as Hurricane Season gets into full swing, so does the concern about potentially dangerous trees.
- Work on the Royal James drainage ditch project will commence shortly.
- Staff has work on several small drainage projects.
- The Town of Hilton Head Island's 2020/21 Budget contains \$100,000 for the renourishment of Pine Island Beach.
- Staff will be bidding on the replacement of our aged-out Dump truck.
- The Rob Ingram concert has been rescheduled for Thursday, September 3 from 6:00 – 8:00 PM at the Dolphin Head. The rain date is scheduled for September 10, same time same place.
- We are making plans for July 4th – HHP Day with the help of Fun Time. The event is scheduled at the Plantation House from 12:00-3:00 PM on Saturday, July 4th, and will kick off with the Patriotic Parade. Fun Time will be bringing two tents to help provide shade, and they will also be bringing all the equipment and game rentals, including the Dunk Tank, the Tropical Waterslide, the Claw Box, the Money Vault, as well as the Pig Racers. New activities include the Western Shootout game, Bubble Breeze, Spin the Wheel, and the Bushel Basket Toss. Deejay George Grady will also be playing music for us throughout the event. Several modifications have been implemented due to the pandemic.
- The Deas-Guyz Concert is scheduled for Tuesday, July 21, from 7:00-9:00 PM at the Plantation House parking lot. The rain date has been scheduled for the following day – Wednesday, July 22 – same time/place.
- Kids Kamp registration is underway. We currently have 125 kids enrolled as full session sign-ups and an additional 62 kids for weekly sign-ups for a grand total of 187 kids enrolled, which is down 30% from last year. In early June of last year, we had a total of 223 kids enrolled.
- The Kids Kamp Cookie Social was held on Sunday, June 14, from 1:30-3:30 PM, at the Spring Lake Pavilion.

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- All USTA, Interclub and Team Tennis has been cancelled until the fall when the situation will be reevaluated.
- The ARB is working diligently to update the ARB Guidelines for the Boards consideration.

Monthly Revenue ARB

- Administrative Approval Fees - \$6250
- Total ARB Fees collected - \$4,000
- ARB Fines collected - \$100
- Tree Mitigation collected - \$1,717
- Tree Permits collected - \$1,675

Monthly Revenue Covenants

- Covenant Fines issued - \$3,975
- Covenant Fees collected - \$4,900

- Crime continues to be very low.
- Staff is slowly bringing programs and some events back to some semblance of normalcy.
- Work has begun on repaving the section of Seabrook Drive between just south of Skull Creek Drive and Dolphin Head Drive.
- Staff is working on bids for the Pine Island Beach renourishment project.
- We are anticipating work to begin on the Deerfield Road drainage project shortly.
- The Covenants Committee is working on revisions to the Rules and Regulations regarding mopeds/scooters.
- The Covenants Committee will also be recommending language in our Rules and Regulations regarding the use of our amenities by property owners of Sea Pines.

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VI. ACCEPTANCE OF ACTION LIST

Lori Schmidt made a motion to accept the Action List as presented. Betsy Weppner seconded, and the motion passed unanimously.

VII. ACTION LIST

A. Decision Item(s):

- 1. Consider the recommendation of the Finance Committee to move excess funds from the Weather Casualty Fund to the Capital Fund.**

Jim Lucas made a motion to approve the reduction of the current balance of the Weather Casualty Fun to target amount of \$2,500,000 with the transfer of \$442,000 to the Capital Transfer Fund and transfer \$50,000 to the Major Repair and Replacement Fund under a separate line item for risk and abatement and mitigation. Ann Schwab seconded, and the motion passed unanimously.

- 2. Consider the proposed Repair and Replacement items for inclusion in the draft of 2021.**

No motion was made. It was noted that the Items on the list will probably change.

- 3. Consider the proposed 2020/2021 HHP Election Calendar.**

Jon Heron made a motion to approve the HHP Election Calendar as presented. Lori Schmidt seconded, and the motion passed unanimously.

- 4. Consider the proposed Capital Expenditures for 2021.**

Jim Lucas made a motion to approve the Capital Expenditures for 2021; to include transferring any revenue over \$300,000 over expenses for 2020 to the Capital Fund. Jordan Berliner seconded, and the motion passed unanimously.

- 5. Consider the proposed 2021 Budget Guidelines.**

Jim Lucas made a motion to approve the proposed Budget Guidelines as presented. Jordan Berliner seconded, and the motion passed unanimously.

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6. Consider the recommendation of the Covenants Committee to appoint Bill Riggs to the Covenants Committee as a member.

Jordan Berliner made a motion to appoint Billy Riggs to the Covenants Committee as a member. Betsy Weppner seconded, and the motion passed unanimously.

7. Discussion on request for a name change.

Jordan Berliner made a motion to authorize the Board President to appoint a sub-committee to research the process of changing the name change and put together a resident survey to present to the Board. Betsy Weppner seconded, and the motion passed unanimously.

VIII. COMMITTEE REPORTS

The Committee Reports were accepted as a group.

IX. PROPOSED NEW BUSINESS ITEMS

No new business was presented.

X. EXECUTIVE SESSION

Ann Schwab made a motion that the Board go into Executive Session and the Lori Schmidt seconded and the Board went into Executive Session to discuss legal matters at 10:13 AM.

Audrey King made a motion that the Board come out of Executive Session and the Lori Schmidt seconded and the Board came out of Executive Session at 10:16 AM.

XI. ADJOURNMENT

Jordan Berliner made a motion to adjourn the Board meeting. Lori Schmidt seconded, and the meeting adjourned at 10:16 AM.

Lois Wilkinson

Ann Schwab