

**HILTON HEAD PLANTATION
 MAINTENANCE COMMITTEE MEETING MINUTES
 Tuesday, July 14, 2020**

Present	Absent
David Pollock – Chairman	John Eddy - alternate
Roger Benning	
Robert Gluszik	POA Staff
Mike Harris	Peter Kristian, POA General Manager
Dave Morse	David Mills, Director, POA Maintenance
Neal Post	Guests
Earle Nirmaier, alternate	John Michnuk, PC On-site LS & Maint. Mgr.
John Vogt	Keith Miller, Palmetto Coastal LS & Maint. Mgr.

I. Administrative

Chairman David Pollock called the meeting to order at 8:30 am. The meeting was held at the Plantation House to allow proper social distancing due to the Covid-19 virus. David commented that he thought the site visits made after the June meeting were very worthwhile. The agenda and minutes for the June 2020 meeting were approved (motion by Dave Morse, seconded by Robert Gluszik).

II. Operations Update

A. John Michnuk – work currently being done or recently completed

- Will replant the flowers at the front entrance.
- Sprayed mosquitos on June 26 and will do again at the end of July.
- Took down some low hanging limbs that were scraping passing trucks.
- Sprayed weeds at Dolphin Head.
- Have done some irrigation work.
- Mostly are in full summer maintenance mode.
- David Morse reported that there is a tree partially fallen that is blocking the commonly used walking path to the Conservancy boardwalk; John will take care of it.

B. General Managers Report (Peter Kristian).

- A lot of residents are getting worn down by the pandemic and consequently he receives more complaints than usual.
- The July 4th celebration was held with a lot of modifications for Covid-19. While most attendees were appreciative and OK with the format, there were also a number of complaints.

- The Deas Guyz concert was well attended and attendees followed distancing guidelines well. Rain caused the concert to end 40 minutes early, so Deas Guyz offered to add a half-hour to the upcoming concert.
- Pool attendance has been less than the allowed 150 at all times.
- The general meeting to review the Dolphin Head Project with residents is still on hold due to Covid-19 meeting restrictions. A possible outdoor format has been discussed, but would be difficult.
- The Cypress reported one case of Covid-19, a food service person.
- Hurricane planning is on-going as scheduled.
- Crime is way down.
- An out-of-court settlement was reached with the four property owners who had filed suit regarding Short Teem Rentals. Very limited information can be shared due to a non-disclosure agreement.
- The Covenants Committee has looked at the issue of whether or not to allow E-bikes and scooters on the leisure paths. So far, the position is to not allow them, but there is the possibility of pressure to change this.
- Regarding the recent request by some residents to remove the word plantation from the associations name, there are two basic alternatives: (a) change all the underlying formal documents, and (b) make a change to do “business as”. While the latter is simpler, it would still require significant time and expense associated with re-branding, changing signage, etc. Management has met with a firm that specializes in rebranding to discuss what all should be done. The Board will discuss the issue and possibly do a resident survey as a first step to gauge interest.

III. Project Update

A. David Mills – Recent and planned activities include:

- Lost the cleaning person and one maintenance person recently, so has had to spend a lot of time on recruiting and re-training. Also, his handyman was lost for two weeks due to illness and self-quarantine (not Covid-19).
- Finished paving and re-stripping on Seabrook, still some reflectors to be added.
- Paving on Oyster Reef Drive is on-going.
- Fixed a number of mailboxes.
- Supported the July 4th Celebration.
- Has been dealing with some hydraulic issues on the slope mower.
- Had to repair a drainage pipe that the road milling machine damaged.
- Had to repair some sink holes due to pipes collapsing underneath reverse-crown roads.
- Made repairs to irrigation system and the Wall of Champions at the tennis center.
- Serviced various HVAC systems in the POA properties.
- Cleaned gutters at the guard gates and the Spring Lake Pavilion.
- Communicating with property owners of 36, 38, 40, 42, 44, 46, and 48 Deerfield Road regarding their financial responsibility for the culverts

under their driveways in conjunction with the drainage improvements that the Town will be doing.

IV. New Business

A. Recommendations for HHP Property Owners Tree Removal

1. David Pollock raised the question of whether we should encourage residents to remove problematic trees, for example, by offering a “two-for” on the permit or a connection to the company that does most of the tree work for the POA.
2. This raised the concern that we might appear to be encouraging tree removal.
3. Peter noted that he gets more complaints from residents objecting to tree removal than from those wanting trees to be removed. Also, the Town entrusted the POA to self-police protecting trees, so we would not want to jeopardize that approval. And, multiple trees can already be cut with one permit when approved.

B. Discuss Pine Warbler Drainage – Plan Site Visit

1. Water that should flow to High Bluff Road often backs up to Pine Warbler Circle once the ditch fills. A site visit is planned following the August meeting.

C. Discuss 10 Sweetwater Drainage – Plan Site Visit

1. Water accumulates in the yard of #10 when the water table is high in the adjacent Conservancy. A berm that runs in back of adjacent properties has a gap back of #12, but it is not clear if this was by design or it degraded over time. A site visit is planned following the August meeting.

V. Old Business

A. 22 Herring Gull Pond Outfall – Discuss Improvement

1. The property owner at 22 Herring Gull Drive has complained about plant growth at the edge of the pond by his property due to sediment buildup in the pond, made more noticeable by what he perceived as lower water levels.
2. David Mills explained that before Hurricane Mathew, a large amount of plant debris had built up along Port Royal Sound creating an artificial dam that raised the pond level by about 1.5 feet. Hurricane Mathew cleared this debris out, lowering the water level to the original design of the weir.
3. The POA agreed to add riprap near the weir to prevent any possible future erosion.

B. 15 Seabrook Landing Drive – Discuss Drainage Improvement

1. A new house is under construction on this property. The problem arises from storm water, from adjacent properties and the fairway of hole 13 of the Country Club of Hilton Head Golf Course, that should drain to Skull Creek along the back of this property. The original drainage ditch, being on empty private property, was not maintained over the years to the point of being essentially non-existent in some sections.
2. The degraded ditch causes water to build up during some heavy rains and puddle in 33 Flagship Lane, which backs up to 15 Seabrook Landing Drive.
3. The owner of 15 Seabrook Landing has verbally given access approval for the POA to improve the drainage by cutting some trees and extending the original drainage ditch to the edge of the wetlands along Skull Creek. David Mills has obtained an estimate of \$5000 from DeSimone Construction for the necessary work.
4. Following discussion, a motion was made to approve up to a one-time expenditure of \$5000 to do the above described work with the stipulation that thereafter the maintenance of the improved drainage ditch is the responsibility of the property owner of 15 Seabrook Landing Drive (motion by Roger Benning, seconded by Neal Post). The motion was approved.

C. 8 Sagebrush Lane – Discuss Drainage Improvement

1. The basic problem with this property is that much of the yard, and even the house floor level, appears to be lower than the level of the inverted crown street in front. It is also very marginally above the level of the surrounding area in back, which belongs to HHPPOA, and unfortunately has built up over time due to accumulated vegetation.
2. The current owner has done a huge amount of work to keep the yard from flooding and retaining water after a heavy rain storm. He has built what resembles a “French Drain” around portions of the back yard with sump pumps in a collection basin that pump the water to the street.
3. David Mills suggested adding a ditch on the POA property along the back of the yard that would drain water toward the street, then connecting the flow to the drain in the cul de sac below ground level via a pipe beneath the street. He has obtained a \$3500 estimate from DeSimone Construction to do this work.
4. Following discussion, a motion was made to approve up to a \$3500 one-time expenditure to build the drainage ditch as described above (motion by Robert Gluszik, seconded by Mike Harris). The motion was approved.

D. Confirm Area Audit Due Date for September Committee Meeting

1. The area audits are due by the September meeting, scheduled for Sep. 8, 2020. Assignments are as stated in the June minutes, Dave Morse (Area

1), John Vogt (Area 2), Robert Gluszik (Area 3), Mike Harris (Area 4), Roger Benning (Area 5), Neal Post (Area 6).

2. David Mills will coordinate with Sharon White to provide the inspection sheets for each area in Word format so that those who are willing to provide an electronic version of their inspection can do so.

E. SWOT Analysis Review and Discussion

1. David Pollock will prepare a draft revision and will send out to the committee for discussion at the next meeting.

Adjournment

The meeting was adjourned at approximately 10:20 am by acclamation to the Chairman's call. The next regular meeting will be on Tuesday, August 11, 2020 at 8:30 am.

**Respectfully submitted,
Roger Benning**