

**HILTON HEAD PLANTATION
 MAINTENANCE COMMITTEE MEETING MINUTES
 Tuesday, October 13, 2020**

Present	Absent
David Pollock – Chairman	Roger Benning, with notice
Robert Gluszik	John Vogt, with notice
Mike Harris	John Eddy – alternate, with notice
Dave Morse	POA Staff
Neal Post	Peter Kristian, POA General Manager
Earle Nirmaier, alternate	David Mills, Director, POA Maintenance
	Leah Davis, Communications (guest)
	Guests.
	Keith Miller, Palmetto Coastal LS & Maint. Mgr.
	John Michnuk, PC On-site 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. The agenda was approved (motion by Dave Morse, seconded by Robert Gluszik). The minutes for the September 2020 meeting were approved (motion by Neal Post seconded by Mike Harris).

II. Operations Update

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

- Pre-emergence herbicide will be applied next week, Oct. 19-23, on turf areas that have not been seeded.
- Edging of roadways and leisure paths has started and will be on-going.
- Winter flowers have been ordered and will be installed Nov. 1-8.
- Work is continuing mowing lagoon banks and outfall ditches with the slope mower.
- Continuing to trim low limbs and other visual obstructions along roadways and leisure paths.
- Routine summer maintenance is slowing down.
- Fogged for mosquitos.
- Over-seeded winter rye at entrances, along Whooping Crane Way, and Seabrook Drive.
- Leah Davis advised the Committee that recommendations for any changes or additions to questions for the next HHPPOA Community Wide Survey are due at next month’s meeting.

B. General Managers Report (Peter Kristian).

- The annual residential assessment fee for next year will be \$116 lower than for 2020, largely due to the \$2.5M weather casualty target being reached.
- The Whooping Crane Conservancy sign was refurbished by Woodcrafters.
- 53% of the respondents to the Name Change Survey opted for no change. More information is expected. The Board decision will have Finance will look into it.
- Personnel changes to the Security Department have been announced to the community.
- POA office hours of 8 -12 will remain in effect due to Covid-19.
- The annual Volunteer party is cancelled, wine/gifts to be distributed.
- The Town's Deerfield Road drainage project is slow due to changes.
- Budget numbers look good due to increases in various fees, passes, and decals.
- Home sales have been brisk, with 75 closings so far in 2020.
- The Dolphin Head project is currently at \$2.8M, with the Finance Committee charged with working on the final numbers.
- Pine Island renourishment will start when the hurricane season is over.
- The stairway has been flipped to the other side of the Pine Island boardwalk.
- The Town is holding discussions regarding a Native Islander Land Amendment, septic sewers vs. PSD hookups, the number of units per parcel of land, etc.
- The Town also continues to discuss issues with the County Sherriff fees and transfer station fees.

III. Project Update

A. David Mills – Recent and planned activities include:

- Did minor resurfacing at tennis and bocce courts.
- Installed some mailboxes.
- Checked lights and replaced ten ballasts in the Plantation House.
- Did some split rail fence and sign repairs.
- Removed a large limb at the entrance that had fallen; repair of the damaged electrical box is on-going.
- Built and replaced "No Parking" signs at the Plantation House.
- Repainted the bulletin board at the Plantation House.
- Replaced door knob at the Spring Lake Pavilion rear entrance.
- Replaced the sliding glass door at the visitors' entrance.
- Replaced a leaking water supply line into the Cypress Gate guard house and repaired the drywall.
- Repainted leisure path bicycle stencils and yield stencils.
- Cleaned brush around the mono-pole cell tower perimeter fence in preparation for new plantings.
- Cut and removed debris from the Barksdale pond outfall.
- Repaired a pothole in the rad at Waterway Lane.
- Did minor plumbing repair at eh POA office and Maintenance Shop, and replaced the drinking water filters.

- Bush hogged drainage ditch accesses at Big Woods and China Cockle.
- Cleaned gutters on Spring Lake Pavilion.
- Started pulling aerators for season service.
- Island Tree removed storm damaged trees and numerous hanging limbs., and also lowered and raised our flags at the entrance.
- Desimone Contracting moved the steps at the Pine Island to the rear of the boardwalk.
- Desimone Contracting also removed some downed trees at Pine Island and recovered sand from the marsh.

IV. New Business

A. Review and Discuss Revised Storm Water Agreement

1. David emailed three documents authored by the Town of Hilton Head to the committee members for their review on Oct. 2, 2020. Those were:
 - i. Exhibit A – Stormwater Agreement FINAL 9-28-20
 - ii. Exhibit B – Summary of Revisions 9-28-20
 - iii. September 2020 Revisions
2. David noted that the Town’s goal is to have a standard agreement with all of the gated communities.
3. HHPPOA is offering some input to the Town to soften the language to allow more community input in the decision process. But, generally the documents are OK.

V. Old Business

A. Field Visit to 1 Pine Sky Court to Discuss Drainage Issues

1. The meeting was adjourned and the committee members met at 1 Pine Sky Court to assess the drainage issue raised by the resident.
2. Resolution will be discussed at the next meeting.

Adjournment

The meeting was adjourned at 9:15 am (motion by Dave Morse, second by Robert Gluszik). The next regular meeting will be on Tuesday, November 10, 2020 at 8:30 am at the Plantation House.

**Respectfully submitted,
Roger Benning**