

**HILTON HEAD PLANTATION PROPERTY OWNERS
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, SEPTEMBER 28, 2021
9:00 AM – POA SERVICE CENTER**

I. CALL TO ORDER:

President Jon Heron called the meeting to order at 9:00 AM.

Present were:

Jon Heron
Lori Schmidt
Jim Lucas
David Pollock
Jordan Berliner
Rex Garniewicz
Ann Schwab
Ed Schottland
Betsy Weppner

Staff Members:

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

II. PRESIDENT'S REMARKS

President Jon Heron:

- Noted that halfway through the year, the Board continues to do great work
- Noted that the Volunteer Party is scheduled for Friday, December 3rd
- Noted that the final Coffee is scheduled for Thursday, November 18
- Noted that he is proud of how HHP is financially managed
- Noted that the Board is focused on three things:
 - Dolphin Head Recreation Renovation Project
 - 278 Corridor Project
 - Pine Island Beach Renourishment

III. APPROVE BOARD MINUTES

Dave Pollock made a motion to approve the August 24, 2021, Board Meeting Minutes as presented. Ed Schottland seconded, and the motion passed unanimously.

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IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the August Financials. He noted HHP is doing well on the revenue side \$185K positive and the expense side \$125K may tighten just a little. He noted that Commercial Decals/Daily Passes and Tennis continues to do well, and the Capital Transfer Fees are over \$531K.

V. GENERAL MANAGER'S REPORT

- Staff is busy with preparation for the 2022 Budget, Hurricane preparations and summer programs.
- Our advertising revenue for *Plantation Living*:

	<u>2020</u>	<u>2021</u>
January	\$12,950	\$12,305
February	\$13,375	10,800
March	\$14,575	\$12,675
April	\$13,035	\$12,710
May	\$11,980	\$12,050
June	\$10,655	\$14,640
July	\$12,005	\$14,845
August	\$11,600	\$14,935
September	\$12,520	\$14,190
October	\$13,375	\$15,450

- The Capital Transfer fees collected thus far in 2021 total \$522,689.
- *Plantation Living* advertising continues to rebound from last year's impact from COVID-19.

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- The total year-to-date for *Plantation Living* advertising stands at \$134,680 as compared to \$126,070 for 2020.
- The next Coffee with Peter is scheduled for 10:00 AM, Thursday, September 30, at the Plantation House. Our special guest will be Town Manager Marc Orlando.
- A drain project along Seabrook Drive just north of Santa Maria Drive has been completed.
- The Town of Hilton Head Island will be completing a drainage repair on Edgewood Drive in Crooked Pond Drive in the Crooked Pond area.
- Our pool contractor worked with Ryan Fowler with Savannah Leak Seekers to find why we have water issues at the Spring Lake Pool. The leak culprit has been identified as a hole in the catch basin drain for the Splash Pad. We are in the process of getting a plan together and a cost estimate for the project.
- We will be partnering with CVS to offer to dates of Flu Shots clinics for residents on Thursday, September 23, and Wednesday, October 6. We took reservations and have filled all the appointments for both days. We have 81 appointments for September 23 and 80 for October 6.
- Summer USTA Tennis League has begun. Spring Lake will be fielding ten (10) teams in the Mixed and the Combo Leagues.
- The Cypress Club Clinic will also be offering a Flu Shot clinic for those residents 65 and older the Plantation House on Friday, October 8, from 9:00 AM to 3:00 PM. This clinic will be walk-ins only – no appointments taken. It will be first-come, first-serve while supplies last. Residents should bring their Medicare cards with them.
- The Trash and Treasure Sale is scheduled for Saturday, October 2, from 11:00 AM to 2:00 PM in the Plantation House parking lot area. In case of inclement weather, we will move the event to the following Saturday, October 9 – at the same time. We will have two food trucks in attendance to sell concessions – Time to Eat and Big Dog Tacos. We have currently sold 54 spaces and 29 tables so far. The deadline to sign up is Monday, September 27. The cost for a space is \$25, and the optional 6' table is \$10 extra, if requested. Two companies will be coming in at the end of the sale to pick up any leftover donations of items individuals do not want to take home – St. Francis Community Thrift Store and Habitat for Humanity.

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- Our Fall Harvest Party is scheduled for Saturday, October 23, from 1:00-4:00 PM at the Plantation House parking lot area. The event will include inflatables from Fun Time, hayrides to Seabrook Farm and our very own pumpkin patch, musical entertainment by DeeJay Don Scot, a costume parade for the kids, hot dogs, and other yummy refreshments, and a candy scavenger hunt at the end. In case of inclement weather, the event will be moved to Saturday, October 30 – at the same time. This event is free for kids 12 and younger, but we will charge a fee of \$7/adult and kids 13+. We are asking for people to RSVP before the deadline of Wednesday, October 20. Sign-ups began in September.
- The pool will close at sunset for the remainder of the season. The pool will close for the season on October 31 – weather permitting.
- Our annual Halloween Pet Parade is scheduled for 5:00 PM, Friday, October 29 at the Plantation House parking lot. Residents are encouraged to bring their pets in costumes to the parade. Admission to participate is a canned good item to be distributed to a family in need at Christmas time. In addition, we will award ribbons in different categories and give out some great raffle prizes. No RSVP is required. In case of inclement weather, we will move the event inside the Plantation House.
- **ARB** – A final Parking Lot Plan for Fort Mitchel has been approved by the ARB.
- Work on “The Charles” on the site of the Old Fort Pub will begin when the Fort Mitchel Parking Lot has been completed.

ARB Monthly Revenue – August 2021

Building Permits Issued:	45
YTD Permits Issued:	595

There are presently thirteen new homes under construction.

ARB August

Tree Permits Issued:	66
YTD Tree Permits:	472
YTD Fees:	\$96,475

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Covenants August

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$1,000	\$825	\$1,825
Fines Collected	\$925	\$375	\$1,300
YTD Issued	\$31,400		
YTD Collected	\$24,300		

- Staff and Wood+Partners continue to work on the approval for the Dolphin Head Renovation project. The Town of Hilton Head Island’s Design Review Board reviewed the Plans on September 14.
- A new monitor for the Main Gate electronic sign has been located and ordered.
- A new Homeowners meeting has been scheduled for 7:00 PM, Tuesday, October 5, at the Plantation House.
- The Splash Pad at the Spring Lake Pool has developed a leak. Staff working with our pool contractor has identified the problem and will move forward with the repair.
- Plans for a new parking area for Fort Mitchel have been approved. This parking area needs to be completed ahead of the development of the Old Fort Pub site.
- The final Coffee with Peter is scheduled for 10:00 AM, Thursday, November 18, at the Plantation House.
- The Board’s Volunteer Party Appreciation Party is scheduled for Friday, December 3, 2021 from 4:00-6:00 PM.

VI. ACCEPTANCE OF ACTION LIST

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

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VII. ACTION LIST

A. Decision Item(s):

1. Consider the Minimum and Maximum assessment recommendation for 2022.

Jim Lucas made a motion to approve the 2022 Minimum and Maximum Schedule with the suggested increase of 5%. The Minimum assessment for an improved lot was set at \$1,131 and Maximum at \$2,257. The Minimum assessment for an unimproved lot was set at \$676 and Maximum at \$1,355. Lori Schmidt seconded, and the motion passed unanimously.

2. Consider the proposed draft 2022 Budget.

Jim Lucas made a motion to approve the 2022 Budget as presented and set the 2022 assessment for an improved lot at \$1,190 and unimproved lot at \$714, if paid in cash or by check on or before January 31, 2022. For credit card payments the annual assessment for an improved lot will be \$1,214 and \$728 for an unimproved lot. Jordan Berliner seconded, and the motion passed unanimously.

3. Consider the recommendation of the Communications Committee Chair to appoint Margita Rockstroh as an alternate member to the Communications Committee.

Ann Schwab made a motion to appoint Margita Rockstroh to the Communications Committee as an alternate member. Betsy Weppner seconded, and the motion passed unanimously.

4. Consider the recommendation of the Covenants Committee Chairman to appoint Margie Lechowicz as a full member of the Covenants Committee

Ed Schottland made a motion to appoint Margie Lechowicz as a full member of the Covenants Committee. Jim Lucas seconded, and the motion passed unanimously.

VIII. UPDATE ON DOLPHIN HEAD RENOVATION

Staff and Wood+Partners continues to work on the approval plans for Dolphin Head Renovation project. The Town of Hilton Head Island's Design Review Board reviewed the Plans on September 14. It was noted that a barrier would have to go around artificial turf for the project. We are hoping to have the permit for the project by the end of the year, which would allow us to start the renovations early next year.

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IX. UPDATE ON HWY 278 CORRIDOR IMPROVEMENTS

The General Manager and Board President Jon Heron spoke at the last Town Council meeting regarding the Town's Preliminary Plans for the 278 Corridor. The Board is in support of the Town's Preliminary Plans as presented by the Town's Consultant for this project. It is hoped that the Town Council will take a position in line with the Consultant's recommendations and then work with the Beaufort County Council on a unified plan to present to SCDOT.

X. COMMITTEE REPORTS

- The Committee Reports were accepted as a group.
- Vice President Lori Schmidt recused herself from being the Nominating Committee Chair because she will be running for re-election in 2022.

XI. PROPOSED NEW BUSINESS ITEMS

No new business was presented.

XII. EXECUTIVE SESSION

Betsy Weppner made a motion that the Board go into Executive Session and the Ann Schwab seconded and the Board went into Executive Session to discuss legal matters at 10:50 AM.

Ann Schwab 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 11:02 AM.

XIII. ADJOURNMENT

Ann Schwab made a motion to adjourn the Board meeting. Lori Schmidt seconded, and the meeting adjourned at 11:03 AM.

Jon Heron

David Pollock