

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Thursday, August 12, 2021**

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

I. Administrative

Chairman David Pollock called the meeting to order at 2:00 pm. The meeting was rescheduled from its normal second Tuesday time. The agenda was accepted (motion by Dave Morse, seconded by Robert Gluszik). The minutes for the July 19, 2021 meeting were approved (motion by Dave Morse, seconded by Roger Benning). David reported that management decided to do the revetment repair behind 28 Oyster Shell Lane, but not build an access ramp as there is an alternative access to the area behind #16 to #26 Oyster Shell Lane from alongside #16 back of hole 6 of the Oyster Reef Golf course. Another alternative access between 22 and 24 Oyster Shell will still be pursued as described in the Maintenance Meeting Site Visit Addendum of June 8, 2021. David also reminded committee members that their area inspection reports are due at the September meeting.

II. Operations Update

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

- They have been kept extremely busy with summer maintenance due to the frequent rains, which keep everything growing rapidly and also forces them to reschedule work around the rains.
- Applied preventative fungicide on some turf, which is working well.
- Managed to get some mosquito spray product in spite of the nationwide shortage.
- Hired a second mechanic, who is well qualified. He will start work soon.
- Several committee members observed that some of the golf courses have stopped doing maintenance on their non-playing areas. This led to considerable discussion, because if the POA starts doing maintenance on these areas, it will be difficult to get the golf courses to re-own them. At the same time, it is recognized that some of the golf courses are struggling financially and the POA wants to support keeping them solvent. John

noted that he knows and has a good relationship with the various golf course maintenance personnel, as does David Mills, so they discuss issues.

B. General Managers Report (Peter Kristian).

- Peter noted that if a golf course failed, the land could revert back to the POA. While the POA would not have to maintain it as a golf course, it is zoned as open space and would not be available for building houses.
- POA management does not mandate that their staff be vaccinated, but constantly encourages them to get vaccinated.
- The new tennis pro, Trevor Scott, is off and running, just completed getting his business license so can sell things in the ProShop.
- The new maps have been printed, with all costs picked up by advertisers.
- The next Coffee with Peter is Sep. 30, with Mark Orlando, the Town Manager, as the guest speaker.
- The Town has their own suggestions for the Hwy 278 Corridor, which should be shared soon.
- Regarding e-bikes, they are banned from HHP leisure paths, as are all motorized vehicles except motorized wheel chairs. One of the three classes of e-bikes can go up to 28 mph, which definitely poses a safety hazard. E-bikes are difficult to police, as some differ only slightly from regular bikes.
- Kids Camp is over and was a huge success.
- The POA is working on the 2022 budget with an eye of getting Board review/approval in September.
- The POA has switched its IT company, as the previous one was purchased by a larger company and was not working out well.
- The collapse of the Surfside condos in Florida could have wide reaching impact on high rise condos, as various legislatures react.
- The POA Board has only three more meetings for the year after their August meeting. So, if this committee has things they want considered, they need to bring them up soon.
- Regarding the Dolphin Head Project, the POA will be meeting with all the Town's departments on August 23, with the hope of getting all issues resolved.
- The selected supplier for the Dolphin Head playground equipment gave the POA a heads-up that they would have a 7% price increase very soon followed by another 5% price increase in January. By acting very fast to get approvals from our own ARB, the Town, and the POA Board, the POA was able to purchase at the existing price and save over \$40K.
- David Mills and he have just received a proposal for future work on Pine Island, which they have not yet had time to examine. They will share it with this committee at the next meeting.

III. Project Update

A. David Mills – Recent and planned activities include:

- Continued cleaning up branches that continue to fall from Tropical Storm Elsa tree damage.
- Has been short staff recently, due to a couple of people being out.
- Rebuilt the women’s toilet at the Pool.
- Completed bush-hogging under the power lines.
- Had to locate and repair another underground power line near the Plantation House.
- Cleaned a number of drainage basins.
- Spread a lot of mulch.
- Fixed a couple of aerators.
- Flushed out some drainage pipes, including on at Prestwick Court.

IV. New Business

A. Discuss Visual Improvement Where Dolphin Head Drive Intersects with Itself

1. A couple of property owners have asked if the appearance of the power transformers at this intersection could be softened. There are a lot of underground wires here and the power company needs access. David asked the committee members to look at it and get back with their recommendations.

B. Discuss Visual Obstruction at Whitetail Deer Lane/Dolphin Head Drive Intersection.

1. Is the 22-inch diameter pine tree a visual safety hazard for motorist pulling out at this intersection? Some property owners have complained that it is. David asked the committee members to take a look and get back to him.

V. Old Business

A. Discuss Pine Tree Removal Request on POA Common Property at Bob Cat Lane

1. David thanked the committee members for their site inspection feedback and said that he had granted the owner’s request to remove four pine trees an POA property.

Adjournment

The meeting was adjourned at 3:32 pm, motion by David Morse, seconded by Mike Harris. The next regular meeting will be on Tuesday, September 14, 2021 at 8:30 am.

**Respectfully submitted,
Roger Benning**