

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, February 9, 2021**

Present	Absent
David Pollock – Chairman	John Eddy, alternate – with notice
Roger Benning	Mike Harris
Robert Gluszik	
Dave Morse	POA Staff
Earle Nirmaier, alternate	Peter Kristian, POA General Manager
Neal Post	David Mills, Director, POA Maintenance
John Vogt	
	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. David encouraged the members to sign up for continued service and passed a signup sheet around to indicate their interest. We will still need to submit applications in February. The agenda was accepted, motion by Roger Benning, seconded by Robert Gluszik. The minutes for the January 12, 2021 meeting were approved with one correction (motion by Dave Morse, seconded by Neal Post).

II. Operations Update

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

- Continuing to pick up fallen leaves, which are mostly down.
- Cleaning up cul-de-sacs, have completed those bordering 3-points to Ribaut Island, Hickory Forest, and Stonegate areas, and Yellow Rail and Virginia Rail. Work is still on-going.
- Cleaned up trails to the Bluff.
- Doing some mowing where grass was over-seeded.
- The herbicide they applied is working, it's just slow due to cool weather.
- Starting to trim around the pool area.
- Plan to trim/remove some large pampas grass along Santa Maria where it blocks traffic vision.
- Dave Morse commented that the flower treatment at the front entrance is very attractive.

B. General Managers Report (Peter Kristian).

- The POA Annual Report is almost complete.

- The auditors showed up in person to do some of the audit work, which was unexpected but helpful. Completion of the audit will still lag the Annual Report, but will be made available on-line when ready.
- Candidates for the POA Board will speak at the February 18th Coffee with Peter.
- The Annual Meeting, to be held outdoors in March, will include awards for both 2020 and 2021.
- The Dolphin Head Rec Area land survey is complete and has been turned over to Wood+Partners; there are a lot of specimen trees that need to be accommodated.
- Assessment payments are coming in mostly on time, office hours will remain 8 -12, advertising revenue is high, fully subscribed.
- Tennis membership subscription has exceeded its budget goal, work is complete on resurfacing 6 courts, top dressing the other 6, and replacing all wind screens.
- Old Fort Pub has been sold, about half of the planned condo units have been sold, destruction is probably about 1 to 1 ½ years away.
- Nothing is happening with the units that have been approved for construction near Grandview.
- Collected a record high \$528K in transfer fees last year. There are only twenty houses available currently on the market.
- Scott Leggitt, the long-time chief engineer for the Town as its Director of Public Works and Facilities, passed away. He will be sorely missed by the Town and HHP for all his capabilities.
- HHP has billed the Town for the \$100K promised towards Pine Island beach renourishment.
- Problems with the reading of barcodes at the Cypress Gate still appears to be a bad batch of barcodes after further investigation. Anyone having a problem should ask the POA for a replacement sticker.
- In response to John Vogt's question, Peter said the Town approved the Storm Water Management Agreement with very little softening of the language that had been requested by gated communities.

III. Project Update

A. David Mills – Recent and planned activities include:

- In addition to the work on the tennis courts noted in Peter's report, some plants were added along the outside and fountains were repaired.
- Cleanup of the bocce court drains will be finished soon.
- HVAC filters were replaced.
- A new Caterpillar backhoe was purchased (for \$117K).
- Work on cleaning out the outfall behind 15 Seabrook Landing, as described in the July minutes, was completed.
- Work on repairing leisure paths is on-going.
- Repaired damage to a restroom caused by a water leak in the Plantation

- House. This included sheetrock repairs and replacement of a toilet.
- Replaced the sliding doors in the visitor gatehouse at the front entrance by repurposing a door that was on-hand.
 - Repaired two sink holes, one of them on Anglers Pond. These are not part of the drainage system, so not covered by the Town.
 - Had many of the crepe myrtles pruned back by Island Tree.
 - In response to a question by John Vogt, the cost for addressing the drainage problem across from Oyster Reef Golf Course that was the subject of one of our site visits is \$13,600. This is not in the 2021 budget, so will be budgeted for 2022.

IV. New Business

A. Discuss Traffic Signs

- David cleans existing signs where possible, but has some new ones on-hand that he uses when old ones have lost their reflectiveness. He asked that members bring to his attention any signs that they notice need attention, especially all signs that are difficult to see at night.

B. Discuss Illegal Dumping

- Landscapers, and some home owners, blow debris into the street or onto POA property and cul-de-sacs. This is an on-going problem that is likely to get worse with the county closing the recycle/debris center to contractors.
- David asked committee members to be extra eyes in spotty and reporting violators to Security. The POA would like to notify residents that this will be the case in the March issue of Plantation Living.
- Peter noted the POA can fine violators, but not bar them from entry.

V. Old Business

A. No Old Business Discussed

Adjournment

The meeting was adjourned at 9:35 am (motion by Dave Morse, second by John Vogt). The next regular meeting will be on Tuesday, March 9, 2021 at 8:30 am at the Plantation House.

**Respectfully submitted,
Roger Benning**