

**HILTON HEAD PLANTATION
 MAINTENANCE COMMITTEE MEETING MINUTES
 Tuesday, January 12, 2021**

Present	Absent
David Pollock – Chairman	John Eddy, alternate – with notice
Roger Benning	
Robert Gluszik	
Mike Harris	POA Staff
Dave Morse	Peter Kristian, POA General Manager
Earle Nirmaier, alternate	David Mills, Director, POA Maintenance
Neal Post	
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 welcomed everyone to the new year, complimented the Committee on achieving its objectives for 2020, and encouraged the members to sign up for continued service when the time comes to submit applications in February. The agenda was accepted by acclimation. The minutes for the October 2020 meeting were approved (motion by Dave Morse, seconded by Mike Harris).

II. Operations Update

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

- Applied fungicide to irrigated turf.
- Continuing to pick up falling leaves, which are mostly down.
- Continuing to spread mulch, Dolphin Head area is next.
- Continuing to spray weeds in turf and flower beds where needed.
- Trimming branches and bushes that block views at intersections and stop signs.
- Cleaning drainage ditches and outfalls.
- Note: Dave Morse suggested that some side streets intersecting with Crooked Pond Drive be considered, as the views at the intersections are obstructed as a driver looks left before turning onto Crooked Pond.

B. General Managers Report (Peter Kristian).

- SC DHEC, at Governor McMaster’s direction, is opening registration on January 13 to anyone 70 years of age and over to sign up for Covid-19 vaccine shots.

- Spring Lake tennis will have six courts resurfaced starting next week and also get new windscreens.
- The POA Nominating Committee has selected five candidates for the upcoming POA Board elections.
- The candidates will be introduced at the next Coffee with Peter, scheduled for Feb. 18.
- Problems continue with reading bar codes at the Cypress Gate. An investigation is continuing to determine whether this is a problem with a batch of bar codes or the reader. Hopefully, it is the bar codes as the reader costs \$14K to replace.
- The Old Fort Pub is being sold and will be replaced by a 22-unit condo development. Dates are not yet determined.
- The POA Annual Meeting is currently set for March 22, but will likely be moved to March 27. The annual audit is difficult to carry out due to the pandemic, so completion will be delayed relative to the usual timeline.
- The new POA website is almost ready to be released for use.
- Over 320 housing units were sold in 2020 leading to about \$527K in transfer fees, which is a record. Only 17 housing units are on the market at this time.
- Planned additional condo units at the Grandview have been approved, but no work is currently in progress. It is not clear why, especially in view of the market demand.
- Chrissy Kristian has been selected to serve on the Town's Recreational Committee.
- The "Santa in a Snow Globe" was well received as an alternate for kids in lieu of the usual Christmas Party. Thanks to David Mills for serving as the Santa.
- Peter and Chrissy have been asked to participate in a webinar describing how HHP adapted events in response to Covid-19. The webinar will be recorded sometime in January.
- A combination store/coffeeshop/restaurant is now located where the Windows on the Watery previously existed. This is owned by the same firm that wants to develop Bay Point. That development was rejected by Beaufort County, but the firm is litigating that decision.
- The Dolphin Head renewal project is currently in the land survey stage. Audrey King has been tasked to chair a committee consisting of a couple of members each from the Maintenance, Recreation, and Finance Committees to participate in oversight of this project as it goes forward.
- While a big budget hit was initially feared when the pandemic struck, it turns out that the POA budget will end up about \$100k to the good.

III. Project Update

A. David Mills – Recent and planned activities include:

- Added 6900 tons of sand at Pine Island. So far, this is holding up well,

- although getting some erosion near the remaining treed part of Pine Island.
- Reversed the steps at the end of the Pine Island boardwalk in conjunction with this renourishment.
 - Deerfield Road drainage and road construction project is completed. Used some of the millings on the unpaved roads at Pine Island.
 - Put up and took down various Christmas decorations.
 - Planted some trees using tree mitigation funds, for example, at the monopole.
 - Replaced some signs with new ones and cleaned others.
 - Built wood structures to keep garbage bins in place at Dolphin Head Rec area.
 - Patched bad spots and sink holes on roadways, including on Deerfield and Cooper Hawk.
 - Added sand to both playgrounds.
 - Continuing to patch areas on leisure paths.
 - Replaced doors on the POA Service Center.
 - Distributed lots of mulch.

IV. New Business

A. No New Business

V. Old Business

A. Review Options for High Maintenance Cul-de-Sacs

- Committee members submitted to David Mills the names of the cul-de-sacs within their inspection areas that should be reviewed and considered for possible paving or other structural modifications to facilitate lower future maintenance.

Adjournment

The meeting was adjourned at 9:23 am (motion by Dave Morse second by Neal Post). The next regular meeting will be on Tuesday, February 9, 2021 at 8:30 am at the Plantation House.

**Respectfully submitted,
Roger Benning**