

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

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

**I. Administrative**

Chairman David Pollock called the meeting to order at 8:30 am. David opened the meeting by encouraging members to sign up for continuing to serve next year when the time comes to do that. He also encouraged members to give him their suggestions for things that he could do improve the committee’s operation in the future. The agenda was accepted (motion by Robert Gluszik, seconded by Neil Post). The minutes for the October 12, 2021 meeting were approved (motion by Cynthia Bolton-Gary, seconded by Mike Harris). David handed out an information flyer for the get together he is hosting at his house on Nov. 11 from 4 to 7 pm. The annual POA volunteer party will be on Dec. 3 at the Spring Lake Pavilion. There will be no meeting in December, the next meeting will be in January 2022.

**II. Operations Update**

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

- John noted that it has been very wet causing them to postpone some of their scheduled work and instead concentrate on cleaning ditches and culverts to improve drainage.
- Some of the over-seeded grass is doing OK, but some had to be re-seeded and they need to wait to see how it going to do due to the wet conditions.
- Winter flowers are planted, but some are slow to bloom due to the cool weather.
- They have started roadside edging. He noted that they do half of the plantation each year, this being the year to do the western half.
- They have a lot of mulch, will be putting some out on cul-de-sacs and other areas soon.

## **B. General Managers Report (Peter Kristian).**

- A tractor trailer went off the roadway on Whooping Crane near the intersection with Seabrook. Henry pulled it out with the slope mower tractor, since it needed to be moved quickly to allow traffic to get to the Veterans Day event in front of the Plantation House.
- Repairs are still underway for the Splash Pad area of the SL Pool.
- Pine Island sand barriers have been stressed by the recent extreme high tides. Meanwhile, the POA is accumulating sand for the planned renourishment next year to take advantage of the lower sand price in 2021.
- The POA is working with the Town on a Memo of Understanding for the Town to take a supporting position on future renourishment of Pine Island. Completion of the Memo of Understanding is delayed into early 2022 due to Town staff schedule conflicts.
- The annual POA party for Volunteers is Dec. 3.
- HHP was again voted Best Community.
- Funds from the Capital Transfer Fee so far this year are \$597,532, an all-time high.
- The Veteran's Day service was held yesterday and was well attended.
- Lagoons and ditches are full of water now due to a combination of recent rains and extremely high tides.
- Resurfacing of the parking lots near the SL Pool and the tennis courts will be started soon.
- The tennis courts are scheduled for their yearly substantial resurfacing in early 2022.
- Regarding the 278 Corridor Project, the old bridges will not be retained as a park. The Town will be deciding on their preferred solution for the highway configuration soon and then begin negotiations with the SCDOT.
- Peter encouraged members of the Committee to consider running for the POA Board. Applications are due Nov. 17.
- The final POA Board meeting for 2021 will be held Dec. 7.
- Hiring staff to fill POA open positions is still a challenge.
- Construction on the condos at the Old Fort Pub location is underway, and the construction of the parking lot for fort Mitchell is set to begin. The narrow strip of land that HHP owns along Skull Creek at this site is underwater due to the increase in Mean High Tide levels.
- Palm trees are being planted on the Grandview site to satisfy a tree mitigation requirement in the Town code before construction is allowed to begin. But, these trees will likely be removed or damaged during construction.

## **III. Project Update**

### **A. David Mills – Recent and planned activities include:**

- Bush-hogged under the power line, and added no dumping signs as some neighboring property owners having been depositing their yard debris

there.

- Cleaned ditches along Adventure Galley and Royal Fortune.
- Have been accumulating sand at Pine Island for renourishment next year.
- Did setup and teardown for the Fall Harvest event and re-decked the POA trailer for the hayrides.
- Chased down the roof leak under the A/C units at the Spring Lake Pavilion, replaced the damaged drywall, repaired, sanded, and repainted adjoining drywall as well.
- Fixed the perimeter fence at the boat and storage yard and near the gate, and cleaned up debris.
- Replaced some damaged chain and post fencing at General Davis Island.
- Changed the grinder teeth in the woodhog.
- Did the first 250-hour service on the CAT loader.
- Removed flume that the CCHH installed in their parking lot that misdirected sheet flow water onto POA property and into Mariners Point. Built a berm and redirected this water into a basin that was covered.
- Built a berm to redirect water at 18 Wing Shell Lane.
- Replaced street name signs at Rookery, Fernwood, and Adventure Galley.
- Took up some aerators and re-installed one at Spring Lake.
- Building materials for the bridge at High Bluff are in.
- Started trimming around the lagoons.
- Work on roadways and leisure paths is on-going.

#### **IV. New Business**

##### **A. Discuss Noise Barrier at the Cell Tower Located Near 4 Cristo Drive**

1. The resident at 4 Cristo Drive complained about the noise from cooling fans in the small electronics enclosures attached to the cellular monopole.
2. The noise level observed is not loud, it is below the noise levels of passing traffic; but Peter observed that it could be heard from the resident's back yard under quiet conditions.
3. David Mills will refer the request to Crown Castle, owner of the monopole cell tower. Perhaps Crown Castle had dealt with similar complaints and has an existing mitigation solution.

##### **B. Discuss Sign Request at 28 Sugar Pine Lane**

1. This property is off one arm of the "T" at the end a street. The resident owner wants to install a sign that will discourage trucks from entering or turning around at their driveway. They are willing to pay for a sign that meets POA standards.
2. It is not clear from looking at the situation why this would be a problem, and the Committee has a concern that allowing such a sign will set a precedence for other property owners to install similar signs.
3. David will ask Michelle Chisolm, ARB Director, to find out the specifics of the complaint, such as what trucks are viewed to be a problem, before we take any action.

## **V. Old Business**

### **A. Review Golf Course Drainage Maps**

1. David Mills obtained the desired drainage maps from the Town.
2. These can be used to meet with the various golf courses next year in a manner discussed at our last meeting to enlist cooperation from the golf course maintenance managers.

### **B. Discuss Driveway Culvert Pipe Clearing by Property Owners**

1. Decided to focus on a couple of properties along Myrtle Bank Road as a start.
2. In particular, the owner of #58 often has a flooding problem due to culverts at #61, #63 and #65 being clogged.
3. David will start by talking to those residents in person to see if they are willing to use the service that he has arranged in an agreement with Degler Waste Services to clean (blow out) culverts for \$300 per hour charge, with a 2-hour minimum.

## **Adjournment**

The meeting was adjourned at 9:55 am by proclamation. The next regular meeting will be on Tuesday, January 11, 2022 at 8:30 am.

**Respectfully submitted,  
Roger Benning**