

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

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

I. Administrative

Chairman David Pollock called the meeting to order at 8:30 am. The agenda was accepted (motion by Robert Gluszik, seconded by Dave Morse). The minutes for the September 14, 2021 meeting were approved (motion by Dave Morse, seconded by Mike Harris). David mentioned that David Mills has been reviewing the Area Audits that the committee turned in and that they were very helpful. He also mentioned that he had received some very complementary comments from residents about how well the POA property was maintained. David plans to host a get together at his house on either Oct. 22 or Nov. 11, will send out an email to see which dates is better. The annual POA volunteer party will be on Dec. 3 at the Spring Lake Pavilion. The next meeting will be November 9, and there will not be a meeting in December.

II. Operations Update

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

- Good weather this week will allow them to catch up after all the heavy recent rains that slowed progress.
- Replaced some flowers at the front.
- Replaced a very old, failed water valve near the front gate, which took seven hours to locate due to all the other wiring that interfered with locating it.
- Over-seeded at the front and back gates, hoped that the seed didn't get washed away by heavy rains that were not in the forecast.
- Will be hydroseeding along Whooping Crane and Seabrook.
- New mechanic, Sam, hired to help Henry, is a big help.
- Noted that David Mills had sprayed for mosquitos.
- Winter flowers will be planted the first week of November.
- Routine mowing is almost come to a stop, except for a few areas.

- Sycamore trees along Seabrook are a pain. Will clean up leaves, then leave alone for a couple of weeks until over-seeded grass gets established.
- Has given David Mills and Peter some preliminary ideas for improving the appearance in the traffic island outside the front gate as requested. Will give them some ideas for the island just inside the gate as well.

B. General Managers Report (Peter Kristian).

- About 150 people attended the briefing they held for newcomers.
- The last Coffee with Peter for this year will be held Nov. 18. Wood & Partners will give a briefing on the Dolphin Head Recreation project.
- Still working on getting all the Town approvals for the Dolphin Head project; then will go through the bidding process, hope to start work in May 2022.
- Hurricane season is almost over.
- The SL Pool splash pad is still down; fixed one leak, but there is another.
- Trevor Scott will be bringing up a new system supporting on-line reservations at the tennis and bocce courts soon.
- The Board approved the budget for 2022. The assessment fee for a home will be \$1190, after a modest \$45 increase (3.9%) due to increased costs for materials, labor, and small staff additions.
- The deadline for applying to run for the POA Board is Nov. 17, 2021.
- The plan is to do a major beach renourishment on Pine Island using combined money from the Town, HHP Operating Funds, and HHP Reserve Funds (about \$100K each), with the sand being purchase in 2021 before the price increase and the work spilling into 2022 in order to use some 2022 funds. Meanwhile, long term permitting, which hopefully will allow sand scraping in 2023, will continue to be pursued.
- The Trash and Treasure event was well attended.
- The Fall Harvest Event is planned for Saturday, Oct 23.
- The 278 Corridor Project is still under discussion, with the Town needing to select their preferred approach and seek Beaufort Count concurrence before negotiating with the SCDOT.
- There will be two items on the off-year ballot on November 2nd. One is for a 1% sales tax to give some relief to property taxes and to provide funds to local governments. The other item is to permit the Beaufort County auditor and treasurer to be chosen by the county council instead of being elected.
- The Town Council is examining ways to potentially limit short term rentals.
- The Heritage Foundation gave permission to the developers at Old Fort Pub to begin construction before the new parking lot for Fort Mitchell is even started. Consequently, there is no designated place for visitors to the fort to park and access will get worse once construction on the parking lot gets started.

III. Project Update

A. David Mills – Recent and planned activities include:

- Has the materials to clean the Whooping Crane Conservancy boardwalk, will start soon.
- Cleaned the Cypress boardwalk and sprayed poison ivy vines.
- Has been reading through the area audits and setting up work responses.
- Leisure path improvement work is on-going.
- Has been addressing a lot of water and flooding problems. Estate Management is helping and addressing algae in the lagoons.
- Did some cleanup work in the workshops.
- The Town has probed drainage pipes at Edgewood and found several blockages. A drainage pipe on Black Gum, previously probed and partially cleared by the Town, continues to cause flooding.
- Desimone Construction completed the correction to the poor drainage near 271 Seabrook.
- Has been pursuing a leak in the Spring Lake Pavilion on the flat roof by the HVACs. Did some repair, but still a small leak that is difficult to pin down.
- Made an upgrade to the drainage on Grey Fox.
- Supported the setup and tear down for the Trash and Treasure event.
- Corrected a drainage problem on Myrtle Bank Road where a resident had installed some small drain pipes that impeded water flowing into the culvert.
- Cleared three culvert pipes under leisure pathways.
- Has installed the posts for the split rail fence to screen the electrical boxes at the intersection of Dolphin Head Road with itself.
- A motorist knocked down a number of posts at Dolphin Head Recreation Center, and did not report it. These need to be repaired.
- Waiting on a quote to topcoat the parking lot at SL tennis, pool, and bocce complex.

IV. New Business

A. Discuss HHP Drainage Map

1. David showed us the drainage map, which is color coded to illustrate where each area drains to outfalls.
2. The committee discussed a potential course of action in which one committee member (one per each golf course) would volunteer to work with David in meeting with each course superintendent to go over what drainage areas each golf course is responsible for. David will get copies of the above map to aid in this discussion.
3. A complicating factor is that the golf courses have a high turnover in personnel, so the meetings would need to be repeated periodically.

V. Old Business

A. Discuss Overgrowth of Vines Along Whooping Crane Way

1. David Pollock suggested that Palmetto Coastal could cut offending vines as they are encountered in their on-going work, if they are willing to do that.
2. The vines would not all be cut at the same time that way, and they could be cut after their leaves fall. This method would spread the work load out and also attract less attention than if all cut close together.

B. Discuss Driveway Culvert Pipe Clearing by Property Owners

1. David Mills has arranged an agreement with Degler Waste Services to clean (blow out) culverts for \$300 per hour charge, with a 2-hour minimum.
2. Since many, if not most, residences also have a need to remove soil at the ends of the culverts and/or to deepen the drainage trenches across the front of their yards, it would be best to attack problem areas as a unit.
3. David will identify the areas that have the most severe drainage problems, and then the Committee can help select one to address first.
4. Residents would be responsible for paying for their part of whatever service is employed for their yard.

Adjournment

The meeting was adjourned at 10:20 am (motion by Dave Morse, seconded by Mike Harris). The next regular meeting will be on Tuesday, November 9, 2021 at 8:30 am.

**Respectfully submitted,
Roger Benning**