

**HILTON HEAD PLANTATION PROPERTY OWNERS
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, OCTOBER 25, 2022
9:00 AM – POA SERVICE CENTER**

I. CALL TO ORDER:

President Lori Schmidt called the meeting to order at 9:00 AM.

Present were:

Lori Schmidt
Ed Schottland
Carlton Dallas
Jon Heron
Jordan Berliner
Rex Garniewicz
Dave Pollock
Ann Schwab
Betsy Weppner

Absent were:

No one

Staff Members:

General Manager:	Peter Kristian
Assistant General Manager:	Todd Lindstrom
Recording Secretary:	Sharon P. White

Guests:

Timothy Pitcher, Owner Whitestone, LLC
Andrea Lucas, Architect for Whitestone, LLC

II. PRESIDENT'S REMARKS

President Schmidt:

- Noted correction to the September 27 meeting minutes.

III. APPROVE BOARD MINUTES

Ed Schottland made a motion to approve the September 27, 2022, Board Meeting Minutes as corrected. Jordan Berliner seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on HHP Financials. He noted that HHP is about \$243K to the good in revenue. He noted that the road money in the budget will be spent. It was also noted that mailboxes work orders, Commercial decals, and Tennis continues to do well.

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V. GENERAL MANAGER'S REPORT

- Staff is in full planning for winter activities.
- Our advertising revenue for *Plantation Living*:

	<u>2021</u>	<u>2022</u>
January	\$12,305	\$15,190
February	\$10,800	\$13,915
March	\$12,675	\$14,425
April	\$12,710	\$15,590
May	\$12,660	\$14,545
June	\$14,460	\$13,465
July	\$14,845	\$11,660
August	\$14,935	\$12,385
September	\$14,190	\$12,530
October	\$15,450	\$11,060
November	\$16,055	\$11,320+

- Thus far in 2022, we have collected approximately \$510,754 in Capital Transfer Fees.
- The Pool is scheduled to close on October 31.
- The Charles and Waterway Gardens continue to make progress. Thus far no Town Homes at the Waterway Gardens locations have been placed under contract.
- The Security Department continues to work with the Island Rec Center on plans for the 2022 Turkey Trott.
- Board President Lori Schmidt will be hosting this year's Board Holiday Social on Tuesday, December 6 from 6:00-8:00 PM. Sharon will be coordinating menu contributions. More details to follow.

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- The Volunteer Party is scheduled for Friday December 2, 4:00-6:00 PM at the Spring Lake Pavilion. The POA Service Center and Scheduling offices will close at 3:00 PM.
- The General Manager participated in an Advocacy Summit to garner Federal Legislative support for three bills in congress HR-7532, HR-8304 and HR-5298.

HR-7532 if passed would allow condominium homeowners to finance a building repair special assessment over 20 years through a second mortgage insured by the FHA or a new FHA 30-year mortgage. HR-8304 if passed would allow for the rapid financing for Condominium Associations by authorizing the FHA to allow insured loans to Condominium Associations to effect needed structural repairs to the common areas of the building. Both these Bills are a direct result of the Surfside disaster last year in Florida where a Condominium building collapsed taking the lives of over 90 folks.

HR 5298 is the Disaster Assistance Equity Act which will permit FEMA to assist community associations directly after a Natural Disaster. Conversations on all these Bills were conducted with staff members with both Senator Graham and Senator Scott on Thursday, October 19. Part of the ask was for companion bills to be introduced in the Senate in an effort to move the bills along.

- The Maintenance and Recreation Department should be commended for their work to prepare and recover from a glancing blow from Hurricane Ian. Palmetto Coastal performed above and beyond by having staff available for clean up as soon as the storm passed.
- We may need to perform a winter Beach renourishment depending on weather conditions.
- We continue to work with JS Construction, Fraser Construction, and the Town of HHI on a drainage improvement that was mandated by the Town in conjunction with the Bayshore Cottage project.
- Several small projects have been completed including rebuilding a Tennis Court Bench, replacing deck boards on the upper Spring Lake Pavilion Deck and cleaning the boarder of the Main entrance sign.

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- LouAnne Barrett is offering two different classes – one on Monday, November 28, on Calligraphy and one on Monday, December 5, on creating smaller Christmas gift cards or a single holiday painting. Both classes will be held from 4:30-7:00 PM at the Plantation House. The cost to sign up is \$75 for both classes and \$45/class.
- LeAnn is offering a series of painting workshops called "Kiss Your Paintings... Keep it Simple and Small" in November. The series includes one full-day and one half-day workshop on Thursdays, November 10 and 17. The workshop on November 10 will be held from 9:30 AM-4:00 PM at the Plantation House, while the workshop on November 17 will be held from 1:00-4:00 PM at the Spring Lake Pavilion. Cost is \$140/person for both workshops or \$90/person for the full-day workshop or \$49/person for the half-day workshop.
- The annual Halloween Pet Parade is scheduled for 5:00 PM on Thursday, October 27, at the Plantation House parking lot. Residents are encouraged to dress up their pet(s) in zany Halloween costumes and enter them in our pet parade. Prizes and ribbons will be awarded in various categories. We are asking everyone who would like to participate to please bring a canned food item to be distributed to a family in need at Christmas time. In case of inclement weather, we will move this event to Friday, October 28. Same time/place.
- This fall and winter we will be working with culinary instructor, Mary Kay Gill, to offer a series of Chef Cooking Demonstrations at the Spring Lake Pavilion. Mary Kay will be offering 4 separate classes, and each class will cost \$65/participant. Class on Thursday, November 17, will be held from 5:00-7:00 PM, and it will feature a Middle Eastern meal. The class on Monday, November 21, will be held 11:00 AM-1:00 PM, and it will feature Make Ahead Vegetarian Appetizers. The class on Tuesday, December 6, will be held from 11:00 AM-1:00 PM, and it will feature Make Ahead Meat & Seafood Appetizers.
- The 16th Annual HHP Veterans Day Observance Ceremony has been scheduled for 4:30 PM on Monday, November 7. The ceremony will take place in front of the Plantation House – across from the flagpole dedicated to all Veterans. In case of inclement weather, we will move the event to Wednesday, November 9 – same time. The Hilton Head Island High School NJROTC Unit will be hosting this event, and we will have the Hilton Head Shore Notes Ensemble perform throughout the ceremony. Billy Howe will play the trumpet, and this year's keynote speaker will be Harrison Hays, III. He is a Korean War Veteran who served in the US Army in the 1950s.

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- The Hilton Head Big Band will be performing a Christmas Concert for the community on Saturday, December 3, from 2:00-4:00 PM at the Plantation House parking lot. This will be a FREE event. In case of inclement weather, however, this concert will be moved indoors to the Plantation House which will have limited seating (first come, first served).
- We are teaming up with the Collette travel group to plan a special HHP group trip to Iceland in 2023. The tour name – “Iceland’s Magical Northern Lights” Tour is scheduled for January 28 through February 4, 2023.
- On Saturday, December 10, we will be teaming up with the Palmetto Coastal staff to offer three Holiday Hayrides throughout the Plantation – 6:00 PM, 7:15 PM, and 8:30 PM. Cost is \$7/person, and we will start taking sign-ups once the October newsletter is distributed. In case of inclement weather, we will move this event to the following day – Sunday, December 11. Same times.
- The Kids Holiday Party is scheduled for 1:30 PM, Sunday, December 11. Arrangements have been made to have Mr. Puppet return for a fun puppet show, and we will also be offering a variety of Christmas crafts, light refreshments, and a visit from Santa Claus. Parents who would like to sign up their child/children will need to register by bringing in a gift ahead of time (deadline Thursday, December 8) with their child’s name written on the gift. It will then be given to the child at the party by Santa.
- We will be offering Knife-Sharpening with Tom Stevens of Sharper Edges on Monday, November 14. There will be a maximum of 25 appointments made for each day, and residents should drop off their knives to the Plantation House between 8:30-11:00 AM on the day of their appointment. Tom will collect payment the day of, from each participant, and pricing varies based on the item. He will then contact the resident once the items are ready for pick-up.
- Security dealt with a mailbox vandalism issue where approximately 23 mailboxes were vandalized in the Crooked Pond area and on Angel Wing Drive. We have Identified the suspects in this case, met with four young men and their parents. Restitution has been received.
- ARB - Approved five (5) Submissions in September 2022.

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• **Monthly Revenue ARB and Covenant – September 2022**

New Construction:	1
YTD New Construction:	5
Building Permits Issued:	40
YTD Permits Issued:	503
Tree Permits Issued:	46
YTD Tree Permits Issued:	455

ARB – September 2022

Review Fees	\$3,700
YTD Fees	\$42,775
Tree Permit Fees	\$975
YTD Fees	\$5,877
Tree Mitigation Fees	\$877
YTD Fees	\$8,975

Covenants – September 2022

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$575	\$225	\$800
Fines Collected	\$925	\$325	\$1,250
YTD Issued:	\$16,525		
YTD Collected:	\$16,150	<i>(includes fees from 2021)</i>	

- The last Board meeting of 2022 will be held on Tuesday, December 6. We will hold a Pre-Audit meeting at 8:30 AM prior to the start of the Board Meeting.
- Staff has consulted with our Coastal Engineering contractor representative Fran Way regarding the progress they are making on our Inland Navigation Project, extension of the Boardwalk and turn over to the Town of Pine Island Beach renourishment in 2025.
- Rex Garniewicz, the Executive Director of the Coastal Discovery Museum will be our special guest for our November 17, Coffee with Peter.
- **5 Waterway Lane** - The ARB reviewed an application from Whitestone Holding LLC. Whitestone Holding asked the Board to review their zoning application to the Town to construct 12 residential units at 5 Waterway Place presently the location of the Driftwood Eatery.

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- Noted that Pine Island below the mean high-water marker is considered a Town of Hilton Head Island beach which is subject to Town regulations.

VI. ACCEPTANCE OF ACTION LIST

Carlton Dallas made a motion to accept the Action List as presented. Ed Schottland seconded, and the motion passed unanimously.

VII. ACTION LIST

A. Decision Item(s):

- 1. Consider and approve the recommendation from the Architectural Review Board to deny the project and rezoning application for Whitestone Holding, LLC.**

After the presentation from representatives of the Whitestone Holding, LLC.;

Jordan Berliner made a motion to support the recommendation of the Architectural Review Board and to advise the Town of Hilton Head Island that project and rezoning application from Whitestone Holding, LLC, should be denied, and authorized the President to write a letter to the Town informing them of the position of the POA Board. Carlton Dallas seconded, and the motion passed 6:3. Lori Schmidt, Betsy Weppner, and Ed Schottland opposed.

- 2. Consider the request from the Security Department to purchase a replacement patrol vehicle from a sole source.**

Carlton Dallas made a motion to approve the recommendation of the Security Department to purchase new 2022 patrol vehicle from the Repair and Replacement in an amount not to exceed \$41,890. Ed Schottland seconded, and the motion passed unanimously.

- 3. Consider and approve the proposed revisions to the ARB Guidelines.**

Ed Schottland made a motion to adopt the revisions to the ARB Guidelines. Carlton Dallas seconded, and the motion passed unanimously.

- 4. Consider and approve the Strategic Plan.**

Rex Garmiewicz made a motion to approve the Strategic Plan. Jordan Berliner seconded, and the motion passed unanimously.

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VI. UPDATE ON DOLPHIN HEAD RECREATION RENOVATION PROJECT

The Dolphin Head Project continue to take shape, the rough-in plumbing has been installed for the new building and the concrete should be scheduled to be poured in the next few days.

IX. COMMITTEE REPORTS

Ann Schwab made a motion to accept the Committee Reports as a group. Rex Garniewicz seconded; the motion passed unanimously.

X. PROPOSED NEW BUSINESS ITEMS

No new business was presented.

XI. EXECUTIVE SESSION

Rex Garniewicz made a motion that the Board go into Executive Session and the Jordan Berliner seconded and the Board went into Executive Session to discuss legal matters at 11:00 AM.

Rex Garniewicz made a motion that the Board come out of Executive Session and the Jordan Berliner seconded and the Board came out of Executive Session at 11:05 AM.

XII. ADJOURNMENT

Rex Garniewicz made a motion to adjourn the Board meeting. Jordan Berliner seconded, and the meeting adjourned at 11:09 AM.

Lori Schmidt

Carlton Dallas