

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, June 14, 2022**

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

David Mills, filling in for Chairman David Pollock, called the meeting to order at 8:30 am. The agenda was accepted (motion by Roger Benning, seconded by Dave Morse). The minutes for the March 8, 2022 meeting were approved (motion by Robert Gluszik, seconded by Neal Post). Peter Kristian commented on a letter that he received from a resident that described various things that she viewed as potential safety hazards at intersections and crosswalks. Peter noted that there have been very few, and in some cases no, accidents at the sites noted. Peter invited the Committee to read the letter, take a look at the sites (especially the crosswalk at Myrtle Bank and High Bluff), and give feedback.

II. Operations Update

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

- Fertilized and applied fungicide to irrigated turf areas.
- Will fertilize flowers as soon as the unseasonal heat lets up.
- Clears visual obstructions upon requests.
- Cleaned up debris after a couple of storms.
- Plans to spray for mosquitos on June 24th, weather dependent.
- Basically, is in the summer maintenance mode, with lots of mowing, especially after recent rains.
- The main slope mower is down awaiting a part for repairs.

B. General Managers Report (Peter Kristian).

- Received a lot of favorable comments from attendees at the recent Coffee with Peter that hosted Mayor John McCann and Town General Manager Marc Orlando.

- Andrew Paterno won the election in the Hilton Head Public Service Voting District 4.
- South Carolina primary elections are being held today.
- Dolphin Head Golf Course was offered a good deal and bought a number of gasoline powered golf carts; however, this has resulted in a number of noise complaints from residents.
- A resident asked for a list of all chemicals that golf courses use because his or her children and pets walk out on the course. That is both a violation of permissions offered by golf course, and is not an issue for the POA to resolve.
- The guest at the next Coffee with Peter on July 30 will be the Hilton Head Bluffton Chamber of Commerce.
- Both the Charles and the Waterfront developments are progressing.
- Some residents of the Grandview are trying to stop the Waterway development.
- Construction at the Bayshore is also progressing.
- The Dolphin Head Project is progressing in baby steps. A revised contract was signed on Friday, but some permits are still awaiting approval.
- Tom Davis has intervened in getting state approvals, which has aided progress.
- The POA cannot reuse existing playground equipment because of safety and insurance issues.
- Kid's Camp started yesterday. It has been tough recruiting adequate staff.
- Two residents are seeking approval to use motorcycles in HHP. This would require a covenant change, which is unlikely to pass.
- The Town and Beaufort County are still in talks to resolve differences on the 278-Project.
- Use of E-bikes is a sticky issue for both HHP and the Town.
- Beaufort County is still trying to decide whether or not to put a 1 % sales tax option on the ballot in November.
- The POA Board approved gas debit cards for \$30 to \$50 every two weeks for staff.

III. Project Update

A. David Mills – Recent and planned activities include:

- Worked with Hargray to move a couple of vaults from ditches.
- Cleanup along Headlands and Myrtle Bank Roads.
- Worked with the Town for their pipe replacement on Edgewood, Conservancy Court and Cougar Run.
- Lowered lagoons for Town to remove sediment at Oyster Reef Golf Course hole 11.
- Did repair work on umbrellas and toilets at the SL Pool.
- Repaired sign at Old Fort Drive, which someone had knocked down.
- Mowed under power lines and added mulch.

- Graded roads in the boat and RV storage area.
- Did some ditch work a 127 Headlands Drive.
- Cleared a ditch on Palm View Drive to prevent flooding.
- Made surface repairs at SL tennis courts after heavy rains.
- Applied fertilizer and insecticide to ball field.
- Applied new clay to diamond at ball field.
- Replace rotted wood at SL Pavilion, touched up paint on signs and walls.
- Installed memorial benches and bricks.
- Closed Dolphin Head in preparation for the DH Project, salvaged items that can be used elsewhere.
- Filled in some sink holes.
- Milling work for road repair to approximately 2 miles of roadway will start soon.

IV. New Business

A. Make a Field Visit to Assess Property Owner's Request at 23 China Cockle Way to Take Down Four Oak Trees on POA Property at Owner's Expense.

1. The trees are not live oaks or specimen trees, are small to medium size.
2. The Committee felt comfortable with the owner taking down three of the smaller trees that are clustered around an attractive palm tree, and leaving the one tree that is by itself.
3. David Mills will check with the neighbors on each side to see if they are OK with that plan before granting permission to the property owner.

V. Old Business

A. Make a Field visit to Asses Drainage Issue at Wild Turkey Run Cul-de-Sac.

1. The drainage problem could be solved several ways:
 - i.** The property owner at 17 Wild Turkey Run could improve the slope of the existing swell along the driveway, which appears to not be proper now.
 - ii.** The POA could offer to improve that same slope towards the back of the lot.
 - iii.** The POA could install a basin drain at the edge of the roadway and pipe the water to the marsh in back.
2. The argument for HHP to help in solving the drainage is that the roadway does slope towards end of the cul-de-sac with no current drain.
3. David Mills will survey the current slope in order to recommend a preferred solution.

Adjournment

The meeting was adjourned at 10:28 am (motion by Dave Morse, seconded by Robert Gluszik).
The next regular meeting will be on Tuesday, July 12, 2022 at 8:30 am.

Respectfully submitted,
Roger Benning