

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, March 8, 2022**

Present	Absent
David Pollock – Chairman	
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	
Neal Post	Guests.
John Vogt, alternate	John Michnuk, PC On-site LS & Maint. Mgr.
	Keith Miller,

I. Administrative

Chairman David Pollock called the meeting to order at 8:30 am. The agenda was accepted (motion by Dave Morse, seconded by Mike Harris). The minutes for the February 8, 2022 meeting were approved by acclimation.

II. Operations Update

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

- Dealing with a heavy dose of pollen and lots of leaves from live oaks.
- Spread about 25 loads of mulch in areas near the entrance that were quite bare. All mulch was double ground to improve the appearance.
- Applied pre-emergence to irrigated lawn areas, using granular Spectracide for some and Dimension liquid product on sensitive turf.
- Working on cleaning up and trimming vegetation in the Spring Lake Pool.
- Spot mowing, mostly where weeds are growing.
- Clearing visual obstructions at some intersections.
- Cleaned around the Spring Lake tennis courts.
- Spring Flowers are due to come in on April 4.
- Replaced a flower bed near the Cypress Gate that had been damaged by a car driving into them.

B. General Managers Report (Peter Kristian).

- Met with Applied Technology Management (ATM) regarding permitting applications. ATM will be working with Christopher G. Creed, P.E., M.C.E., with Olsen Associates (the Town’s coastal engineer) on getting the permits, now that the Town has agreed to adopt Pine Island beach as a Town beach. The plan is to approach getting a permit to utilize sand that is otherwise filling the entrance to Park Creek, as this fits into a dredging

description rather than sand scraping.

- The Town has approved providing \$100K per year for beach renourishment in the years 2022, 2023, and 2024, the interim years until the next major Town beach renourishment.
- Votes are coming in for the POA Annual Meeting and election of new Board members.
- The Town redistricting plan makes small changes to HHP and should receive final approval soon.
- The Beaufort County redistricting splits HHP in two, which gives our residents a say in the election of two members for each of the county Council and the school board.
- The revised plan for Hwy. 278 and the bridge replacement includes the most important changes sought by HHP Board and residents, now includes two left turn lanes from east bound 278 onto Squire Pope and a left turn lane onto Wild Horse.
- Construction of the Charles condos is on-going, and construction of new condos at Grandview is started.
- Construction on Bayshore addition should start soon.
- The POA Annual Meeting is scheduled for March 26.
- The audit is complete and was clean, as usual. The Board accepted the audit, although had difficulty with the complicated wording. Spending was about \$500K to the good. The Weather Casualty fund is well funded.
- All issues for the Town permit for Dolphin Head are settled, except for the delay in response from DHEC. The POA will likely start the next steps while waiting for final approval, so that bidding can get underway.

III. Project Update

A. David Mills – Recent and planned activities include:

- Some vines have been cut along Whooping Crane, were not pulled down, but will eventually fall on their own.
- Dug drainage ditches around parts of the tennis courts to carry runoff.
- Installation of new maps along leisure paths is on-going.
- Repaired root damage on sidewalks around the Plantation House with pavers.
- Completed sink hole repairs to storm water drainage at King Rail Court.
- Malphrus Utilities repaired sinkhole and damaged storm pipe at Santa Catalina and Seabrook Drive.
- Repaired broken cable rails at Pine Island boardwalk and replaced the ramp gate.
- Removed saw palmetto plants from around electrical pedestal at Savannah Trail.
- Built and installed additional trash can holder at Hickory Forest boardwalk.
- Hand watered new plants at Black Gum and Pelican Watch Way.

- Installed a new, large umbrella at the Spring Lake Pool.
- Replaced the drain pan under the HVAC air handler at Cypress Gate guard house.
- Bush-hogged some of the POA open space and drainage ditches.
- Sprayed some large pine trees at 54 Edgewood for pine borers and beetles.
- Trimmed dead wax myrtles at Persimmon Place near Conservancy.
- Repaired sinkhole at roadside basin inlet caused by subsurface pipe failure at 6 Birkdale Court; road asphalt will be repaired.
- Exposed the ends of culvert pipes at 61, 63, and 65 Myrtle Bank Road in preparation for asking residents to blow out the culverts using cost agreement that has been negotiated with Degler Services. Next step is to contact the residents.

IV. New Business

A. Discuss Pond Maintenance Options

1. David Mills and Dave Morse had spent about two hours recently with the president of Estate Management discussing options to control plant growth in the ponds. A prime recommendation is to use sterile carp rather than chemicals which minimizes pollution, along with having other benefits. These carp cost about \$10 each and are effective in eating plant material for about 7 years.
2. Dave Morse reported that the Fishing Club is willing to spend about \$1000 this year, which will purchase 100 carp. These will be distributed in a select subset of the ponds.
3. David Mills and Peter Kristian suggested allocating \$10,000 in the 2023 budget to purchase an additional 1000 sterile carp, which is the number recommended by Estate Management for the acreage of ponds in HHP.
4. Dave Morse made a motion to make that recommendation. It was seconded by Mike Harris. The motion passed unanimously.

V. Old Business

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

1. David Mills had received an email on February 23 from Jay Scott at Crown Castle that he had checked the equipment and found the cooling fans to be running at full speed constantly due to the heat sinks being clogged. After cleaning the units, the fans were running slower and much quieter. Jay believes this should solve the noise problem.

Adjournment

The meeting was adjourned at 9:42, motion by John Vogt, seconded by Robert Gluszik. The next regular meeting will be on Tuesday, May 10, 2022 at 8:30 am.

**Respectfully submitted,
Roger Benning**