

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, September 13, 2022**

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

I. Administrative

Chairman David Pollock, called the meeting to order at 8:30 am. He commented that Dave Morse was absent recovering from hip replacement, and that Cynthia Bolton-Gary had to withdraw from the maintenance committee due to work conflicts upon her promotion. The agenda and minutes for the August 16, 2022 meeting were approved by acclimation, with a correction to the date for the next meeting being September 13, 2022 in the minutes.

II. Operations Update

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

- Lots of heavy rains have kept them busy clearing drains, dealing with flooding, and prevented them from doing some work that were in the plans.
- He brought in a second truck temporarily to sweep up pine needles.
- Sprayed for mosquitos, but effect has been lessened due to rains.
- Applied insecticides and fungicides.
- Plans to apply pre-emergence soon to control fall weeds.
- Has grass seeds on order for fall over-seeding.
- Fall flowers are on order.
- Other than that, is in the maintenance mode.
- Noted that the cost of many chemicals has doubles.

B. General Managers Report (Peter Kristian).

- The Dolphin Head Project is moving along, with some foundations already poured. Some artifacts were found, but these have not held up the

work. And, Joe Nix has voluntarily offered to donate \$15K to build a kiosk to display artifacts.

- Hosting the USTA tennis mixed doubles South Carolina tournament gave good exposure to the wider tennis community, and HPP received \$5K from USTA.
- Application to DHEC for permission to move sand at Pine Island focuses on enhancing access to Park Creek.
- The POA budget for 2023 is coming together, will go to Finance Committee on September 22. Primary drivers of cost increases are to maintain competitive salaries and the current 8% inflation rate.
- The ARB reviewed the request from Driftwood Eateries to rezone for condos and recommends against it. It seems unlikely that the Town will approve it.
- The one percent sales tax to fund Beaufort County purchasing land to take it off market for development will be on the November ballot.
- The annual Trash and Treasure event will be held soon.
- The annual party for Volunteers is scheduled for December 2.
- Peter noted that David Mills spent all day Saturday and Sunday on site fighting drainage issues that caused flooding. David received a round of applause from the Committee members in thanks.

III. **Project Update**

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

- The weekend effort was to alleviate deep flooding at King Rail Lane and King Rail Court. Several things happened to make the effort very frustrating. In the end, blockage in a drainage pipe needs to be cleared, which the Town should correct.
- The part to fix the lazy river pump arrived, but didn't fit. The part was returned and a corrected version should be received soon.
- Designated residents' culverts were cleared along Myrtle Bank, Knollwood and Headlands. Most were successful, but a problem remains with one along Headlands.
- The resident along Deerfield that had previously refused to pay for agreed upon drainage improvement has now paid in full.
- The break in the high voltage electrical wire at the Spring Lake recreation area was located and the wire repaired. This restored power to the water fountains that had not been cooling at Spring Lake tennis in time for the USTA tournament.
- Cleaned up a number of trees that were either blown down or struck by lightning.
- Most milling and overlay work has been completed, just a couple of minor repairs left, mostly filling pot holes.
- Cleaned up a lot of mildew and mold in the guard houses, and made improvements to help prevent additional buildup. Re-painting, with

- mildew retarding paint, is almost complete.
- Striping of the new paving near the front entrance will be done soon.
- Continuing repairs and cleaning on signs.

IV. New Business

A. Discuss Drainage Issues at 6 Sawtooth Court

1. David Mills passed out a map illustrating where the flooding occurs and said that it is due to blocked drainage through a section of POA property which is overgrown. He recommended that a path be cleared through this property to allow the drainage ditch to be restored. Members concurred with this recommendation and that his recommendation that it be funded in the 2023 budget.

B. Discuss Tree Removal at 8 Edgewood Court and 7 Sundew Court

1. The resident at 8 Edgewood says that a live oak tree on POA property is disrupting their driveway and requests permission to take it down at their expense. Committee members should go view this and make a recommendation, realizing that a live oak is a protected species.
2. The resident at 7 Sundew is requesting to take down several trees at their own expense. The trees are a mix of species. David recommends that he first mark the property lines, and then the Committee should make a site visit.

V. Old Business

A. Discuss the Meeting with Golf Clubs' Superintendents

1. David Mills noted that the meeting had been useful, and he has gained better responses from the superintendents that attended, including help from Max Jordan in clearing recent flooding.

Adjournment

The meeting was adjourned around 10 am (motion by Mike Harris, seconded by Robert Gluszik). The next regular meeting will be on Tuesday, October 11, 2022 at 8:30 am.

**Respectfully submitted,
Roger Benning**