

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, APRIL 25, 2023  
9:00 AM – POA Service Center**

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**I.** President Ed Schottland called the meeting to order at 9:01 AM.

**Present were:**

Ed Schottland  
Carlton Dallas  
Jon Heron  
Jordan Berliner  
Rex Garniewicz  
Margie Lechowicz  
David Pollock  
Keith Schlegel

**Absent were:**

Lori Schmidt

**Staff Members:**

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

**II. PRESIDENT REMARKS**

**President Ed Schottland:**

- Thanked everyone for their support.
- He noted he will be attending one meeting of each committee.
- Noted that each Board Member has a mailbox at the POA Service Center.

**III. APPROVE BOARD MINUTES**

*Carlton Dallas made a motion to approve the March 28, 2023, meeting minutes as corrected. Jordan Berliner seconded, and the motion passed unanimously.*

**IV. FINANCIAL REPORT**

Todd Lindstrom gave a brief presentation on the March financials for 2023. He noted that the Commercial Decals and Daily rates, Interest Income, and Tennis fees, ARB all continues to do well. He noted that the Assessment collections are going down, there is only 16 people that may still owe assessments. He noted that Instructional programs are off to a good start. He noted that the Capital Transfer Fees have slowed down. Todd presented a breakdown chart of the Capital Transfer Fee from 2007-2023.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
APRIL 25, 2023**

---

**V. GENERAL MANAGER'S REPORT**

- Staff is preparing for the summer activities.

- Our advertising revenue for *Plantation Living*:

	<u>2022</u>	<u>2023</u>
January	\$15,190	\$12,150
February	\$13,915	\$12,440
March	\$14,425	\$14010
April	\$15,590	\$14,720
May	\$14,545	\$14,935++

- Thus far in 2023, we have collected approximately \$115,322 in Capital Transfer Fees.
- The General Manager will be attending the Community Associations Institutes National Conference in Dallas Texas in May. The GM will be making a presentation on State and Federal Legislative issues at the conference.
- *Plantation Living* advertising has remained steady.
- The Charles and Waterway Gardens continue to make progress. Settlements for the lower floor of the Charles are in progress. Thus far, no Townhomes at the Waterway Gardens location have been placed under contract.
- The next Coffee is scheduled for 4:00 PM, Thursday, May 25, at the Plantation House. Sherriff PJ Tanner will be our special guest.
- Thus far, we have collected \$22,290 in donations to the Whooping Crane Conservancy Foundation.
- Senator Tom Davis will be our guest speaker at the Coffee with Peter on Thursday, August 3, 2:00 PM, at the Plantation House. Unfortunately, the scheduled date of Thursday July 27 for the Coffee the Senator was not available. We also tried July 20 and the Senator was also unavailable.
- A Resident Hurricane Preparedness meeting has been scheduled for 5:00 PM, Monday, June 12, at the Plantation House.
- On Thursday, April 20, the General Manager testified before the Labor, Commerce, and Industry Committee of the House of Delegates in Columbia on Coastal Structural Stability of High-Rise Condominiums.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
APRIL 25, 2023**

---

- A computerized module has failed, which controls one of the Lazy River pumps at the Spring Lake Pool complex. A new module has been ordered and should solve the problem.
- All flower beds have been plated with summer material and Palmetto Coastal is transition to our spring mowing schedule.
- Our Landscape Contract is slated to be reviewed by the Maintenance Committee.
- David is working on securing paving pricing for our 2023 paving projects.
- We continue to work with JS Construction, Fraser Construction, and the Town of Hilton Head Island on a drainage improvement that was mandated by the Town in conjunction with the Bayshore Cottage project. We have obtained a video of the improvement and are awaiting Town approval.
- David Mills and Peter Kristian met with Town Officials and our respective Coastal Engineering consultants to discuss the transition to the Town of Hilton Head Island beach renourishment program in 2025.
- LeAnn is offering a series of art classes in May entitled "Floral Basics," which is scheduled on Thursdays, May 11, 18, and 25. Classes will be held in the afternoon from 1:00-4:00 PM at the Spring Lake Pavilion, and the cost is \$49/class or \$115 for the 3-class package. Sign-ups are underway.
- We are also offering a new type of art class, and this one is called "Learn How to Paint Outside in Plein Air" with artist Carol Iglesias. This workshop will be held at the Spring Lake Pavilion on Tuesday, May 23, from 9:00 AM to 12:30 PM, and it will focus on the use of pastels. The cost is \$49/participant, and sign-ups began in April.
- We teamed up with the Country Club of Hilton Head to offer the Easter Egg Hunt & Brunch on Saturday, April 8, at 9:00 AM. Because of the weather, we ended up moving the Easter Egg Hunt indoors to the Spring Lake Pavilion. We still divided up the age groups into different sections of the building – 0-3 years old, 4-6 years old, and 7-12 years old. We ended up with 94 kids participating in the Easter Egg Hunt, and then 29 of those kids joined their families to enjoy a lovely Easter brunch at the Country Club of Hilton Head immediately following the egg hunt. We ended up with 98 people signed up for the brunch (69 adults and 29 kids). Overall, we had a great turnout and the kids and families thoroughly enjoyed getting their pictures taken with our Easter Bunny who was played by our volunteer – Michael McMullin.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
APRIL 25, 2023**

---

- On Sunday, April 9, we held our annual Easter Sunrise Service, but this year it was held at the Plantation House due to the renovation project currently underway at Dolphin Head. The service began at 7:00 AM, and Reverend Jim Murphy provided the message, and the Mills Brothers led us in the music. After the service, refreshments were provided. Johnson's Florist also generously donated the Easter Lilies for us again, but we did order a separate floral centerpiece to add to the refreshments table as well. We had several amazing volunteers assist with this event, and we ended up with approximately 120 residents in attendance.
- The Summer Kick-off Party at the Spring Lake Pool will be held on Saturday, June 3, from 1:00-3:00 PM. DeeJay Bill West will be playing great tunes throughout the party, and we will offer a variety of games and prizes for the kids. We have secured the Mother Smokin' Good food truck as well as the POPS – gourmet popsicles cart for the event. In case of inclement weather, we will move the party to the following day – Sunday, June 4 – same time/place. We will continue to work on getting two more food trucks to participate in this event. The food trucks will be stationed in the Plantation House parking lot.

The tour will begin in the famous spa resort town of Montecatini Terme, where the group will call "home" for the next 7 days. Highlights on the tour include visits to Lucca, the Gothic Line, a winery tour, Florence, Pisa, a cooking class, a cheese farm, and San Gimignano. On Day 5, guests can choose between a guided walking tour and visit to the historic Tettuccio Spa OR journey to Siena and embark on a walking tour through its narrow Gothic streets. On Day 7, guests can also choose to relax and explore Montecatini Terme or choose an optional excursion to Cinque Terre. Also available is an optional 3-Night Rome Pre Tour-Extension as well as an optional 2-Night Gourmet Bologna Post Tour-Extension. We've already sold 16 spots on this tour, and our bus capacity is 35 guest totals.

- The Dolphin Head Project continues to take shape, the building has been framed, windows have been installed and the substructure for the deck is almost complete. The slab for the picnic shelter has been poured and the support posts are in place. The playground equipment is installed, and the necessary concrete footing has been poured. The playground surface is scheduled to be installed in May.
- On Monday, May 1, we will once again be teaming up with OneBlood to offer a Community Blood Drive in the Plantation House parking lot from 10:00 AM to 4:00 PM. OneBlood will have their Big Red Bus onsite for the blood drive, and appointments can be made by calling the Scheduling Office once the March newsletter is distributed.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
APRIL 25, 2023**

---

- On Wednesday, May 3, we will be working with Elder Law Attorneys, Brian Treacy and Jada Gaines, to offer a free 2-hour "Wills vs. Trusts" Workshop at the Plantation House starting at 10:00 AM. Mr. Treacy and Ms. Gaines will discuss the pros and cons of Wills vs. Trusts and the common misconceptions of estate planning. Sign-ups began in March.
- We will be partnering with Memory Matters to offer Brain Boosters – a 3-week brain-wellness course for active adults – for three Mondays in May (May 8, 15, and 22) from 9:00-11:00 AM at the Plantation House. Cost is \$105/participant, which includes a manual and other resources. Class will be limited to 24 participants, and the facilitator for this course will be Melissa Dalton, Certified Dementia Dialogues instructor and volunteer with Memory Matters. Sign-ups for this 3-week course began in March.
- We will be teaming up with the Stroke Team from Encompass Health Rehabilitation Hospital of Bluffton on Thursday, May 11, to offer a free "Stroke Awareness" Seminar at the Plantation House at 10:00 AM. The Stroke Team will share what the early warning signs of a stroke are and what important lifestyle changes can be made to prevent a stroke. Sign-ups began in March.
- The Bocce Club's spring season is underway. They currently have 88 teams participating across 12 divisions. The Spring Bocce Ball Banquet is scheduled for Saturday, May 13, at the Spring Lake Pavilion from 5:00-8:00 PM.
- ARB – Received 10 submissions in March 2023. Nine were approved and one denied.

- **Monthly Revenue ARB and Covenant – March 2023**

New Construction:	2
YTD New Construction:	2
Building Permits Issued:	70
YTD Permits Issued:	189
Tree Permits Issued:	66
YTD Tree Permits Issued:	180

**ARB – March 2023**

Review Fees	\$3,550
YTD Fees	\$18,625
Tree Permit Fees	\$875
YTD Fees	\$2,575
Tree Mitigation Fees	\$0
YTD Fees	\$900

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
APRIL 25, 2023**

---

**Covenants – March 2023**

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$1,975	\$2,575	\$4,550
Fines Collected	\$1,400	\$450	\$1,850
YTD Issued:	\$9,300		
YTD Collected:	\$6,050		

- Mike Gournoe a property owner and retired commercial artist has agreed to work on the Historical sign rehab for the area overlooking the Dolphin Head recreation area which includes the Myrtle Bank Plantation ruins.
- Rex Garniewicz has graciously volunteered to work on the verbiage for the kiosk display that will provide an account of the history of the site and give background on the artifacts discovered at the site. Rex has also donated a displace case to house the artifacts recovered during the excavation of the Picnic Shelter footings.
- **Pool / Kids Kamp**
  - The Spring Lake Pool officially opened for the season on April 1, 2023.
  - Year Round Pool has officially taken over the Pool Service Contract, and they have been busy getting the pool back up to par. Several minor repairs and adjustments have been made.
  - We are working on getting the emergency phone line and Wi-Fi hotspot back online as both were not working mid-March.
  - We continue to advertise our summer job opportunities in the newsletter.
  - Registration for Kids Kamp has officially closed. We ended up with a total of 318 kids enrolled in Kids Kamp and out of that number, 172 are enrolled as full session attendees. We have started to compile a wait list for those kids who did not get into Kids Kamp this summer.
  - We have hired two more new lifeguards, and three pool attendants for the upcoming season, and three new Kids Kamp Counselors for this summer.
- **All Concert Dates for 2023 -**
  - Saturday, April 22 – Big Band Spring Fling (2-4 PM)
  - Sunday, April 23 – Big Band Spring Fling Rain Date
  - Tuesday, May 2 – Garage Band Concert (5:30-7:30 PM)
  - Tuesday, May 9 – Garage Band Concert Rain Date
  - Tuesday, June 13 – Stee & The Ear Candy Band (7-9 PM)
  - Tuesday, June 20 – Stee & The Ear Candy Band Rain Date
  - Tuesday, July 18 – Deas-Guyz Concert (7-9 PM)
  - Wednesday, July 19 – Deas-Guyz Concert Rain Date
  - Rob Ingman has indicated he will be available for the Dolphin Head Grand Opening

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
APRIL 25, 2023**

---

**VI. ACCEPTANCE OF ACTION LIST**

*Carlton Dallas made a motion to accept the Action List as presented. Keith Schlegel seconded, and the motion passed unanimously.*

**VII. ACTION LIST**

**A. Decision Item(s):**

**1. Consider the proposed 2023/2024 Committee Members.**

*Jon Heron made a motion to approve the proposed committee members as submitted. Keith Schlegel seconded, and the motion passed unanimously.*

**B. Information Item(s) Only:**

**Noted copy of the Executive Committee 2023 Alternate Schedule.**

A copy of the Executive Committee 2023 Alternate Schedule was included for information only. It was noted that if someone could not attend their scheduled meeting to please contact Sharon.

**VIII. UPDATE ON DOLPHIN HEAD PROJECT**

The Dolphin Head project continues to make progress. The list of items for donation for the Dolphin Head project has been finalized, and families that have expressed an interest in donating have been contacted. We have now opened up donations to the whole community. Thus far we have received \$16,002 in donations. An article appeared on the front page of April newsletter announcing the Dolphin Head Memorial & Honorarium Program. There is a meeting scheduled with Joe Nix and Kyle Theodore at 1:00 PM, Thursday, April 27, at the site. Construction on the clubhouse continues, and the playground installation is complete. Installation of the pour and play surface for the playground should start in the first week of May. Construction for the picnic shelter is also underway. Electrical and HVAC work continue.

**IX. TRIANNUAL COMMUNITY SURVEY**

Noted that the Communications Department will begin working on the Triannual Community Survey for 2024. Each Committee will receive their questions from the last survey to discuss with their committees to see if they want to change their questions.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
APRIL 25, 2023**

---

**X. COMMITTEE REPORTS *(Approved as a Group)***

The Committee Reports were accepted as a group.

**XI. PROPOSED NEW BUSINESS ITEMS**

There was no new business proposed.

**XII. EXECUTIVE SESSION**

*Carlton Dallas made a motion to go into Executive Session to discuss legal and personnel matters at 10:01 AM. Jon Heron seconded, and the Board went into Executive Session.*

*Keith Schlegel made a motion to come out of Executive Session at 10:07 AM. Carlton Dallas seconded, and the Board came out of Executive Session.*

**XIII. ADJOURNMENT**

*Keith Schlegel made a motion to adjourn the Board meeting. Carlton Dallas seconded, and the meeting adjourned at 10:11 AM.*

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Ed Schottland, President

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Lori Schmidt, Secretary