

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, JANUARY 24, 2023  
9:00 AM – POA SERVICE CENTER**

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**I. CALLED THE MEETING 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  
David Pollock  
Ann Schwab  
Betsy Weppner

**Absent were:**

**Staff Members:**

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

**II. PRESIDENT REMARKS**

**President Schmidt:**

- Thanked the Assistant General Manager his handling of the Auditors and Assessments.

**III. APPROVE BOARD MINUTES**

*Ed Schottland made a motion to approve the December 6, 2022, Board Meeting Minutes and Audit Meeting Notes as presented. Carlton Dallas seconded, and the motion passed unanimously.*

**IV. FINANCIAL REPORT**

Todd Lindstrom gave a brief presentation on the financials from November. He noted that Daily Passes, Decals, and Tennis remains strong. He also noted that Expenses will be under that HHP really did not have any storm cleanup and the money would be transfer to the Weather Casualty Fund. Transfer fees are coming in strong.

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**V. GENERAL MANAGER'S REPORT**

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

	<b><u>2022</u></b>	<b><u>2023</u></b>
January	\$15,190	\$12,150
February	\$13,915	\$12,315++

- Thus far in 2022, we have collected approximately \$622,000 in Capital Transfer Fees.
- We have confirmed the attendance of Mayor Alan Perry and our two Councilmembers Glenn Stanford and Patsy Brison for the March 28, 2023 Board Orientation.
- *Plantation Living* advertising has remained steady.
- The Charles and Waterway Gardens continue to make progress. Thus far, no Townhomes at the Waterway Gardens location have been placed under contract.
- New home sales have slowed slightly but continues to feed the Capital Transfer Fee coffers.
- The Auditors are expected to arrive the week of January 23, 2023.
- Leisure path rehab was completed between Fallen Arrow and Raintree.
- Oyster Shells were placed as ground cover at the Spring Lake Pavilion.
- The Gas pumps went down over the Christmas holiday but have been repaired.
- Some paving corrections are still pending. Many cut and fill repairs are still in process.
- New cabinets have been installed in the kitchenette at the POA Service Center.
- 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 awaiting Town approval.

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- A Palmetto Electric light pole was damaged by an errant motorist. We have not been able to identify the culprit as the motorist fled the scene. The Pole is located on the inbound access to 278 traveling west bound. Palmetto Electric is holding the POA libel for the replacement of the pole as we lease this equipment. The cost is approximately \$1,530.
- Staff is compiling all the needed components for a beach renourishment over the turn of the new year.
- Our next Coffee is scheduled for Thursday, February 17, 10:00 AM, at the Plantation House. We will use this as an opportunity to introduce the candidates running for the Board.
- LeAnn is offering a February Workshop called "Watercolor on Rice Paper" which is scheduled from 9:30 AM to 4:00 PM on Thursday, February 2. This workshop will be held at the Spring Lake Pavilion, and the cost is \$90/participant. She will also offer a 2-Class Package on Thursdays, February 9 and 16, entitled "Darks Beyond Black." The class on February 9 will be held from 1:00-4:00 PM while the full-day workshop on February 16 will be held from 9:30 AM to 4:00 PM. Both will be held at the Spring Lake Pavilion, and the cost to participate in both classes is \$115/person OR \$90/full-day workshop OR \$49/half-day class. She doesn't have anyone signed up yet but it's still early.
- On Thursday, January 26, we will be teaming up with 15 different local non-profit and charitable organizations to host a Volunteer Outreach Event at the Plantation House from 10:00 AM to 12:00 PM. This will be the perfect way for residents to learn more about these organizations and ways to "give back" to their community by volunteering. This is a free event, and light refreshments will be provided. Some of the organizations attending include The Bargain Box, The Litter Box, Second Helpings, Deep Well Project, the United Way of the Lowcountry, and 10 others. Residents will not need to RSVP – they can just stop in and meet the representatives from these various organizations.
- On Tuesday, February 7, we will be partnering with Danielle Jeffcoat, AAMS, Financial Advisor with Edward Jones, for a free seminar entitled "Protect What You've Worked For" at 10:00 AM at the Plantation House. Danielle will be sharing strategies designed to help you guard your most valuable assets and protect your pre- and post-retirement income. This presentation covers risks that could impact your financial strategy and solutions to protect against various risks. We currently have 6 residents signed up to attend.

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- On Thursday, February 9, we will be working with Dr. Ravina Balchandani, MD, (local cardiologist) to offer a free seminar on being "Heart Healthy." The seminar will be held at 10:00 AM at the Plantation House, and Dr. Balchandani will provide facts and suggestions for us regarding heart disease and how we can take better care of our hearts. Light refreshments will be provided.
- Plans are underway to host a Vegas Casino Night at the Plantation House on Friday, February 24. The event will take place from 6:00-9:00 PM, and the cost is \$40/person. Meeting Dynamics will be transforming the Plantation House into a Vegas Casino with a Craps table, Roulette table, Vegas Blackjack tables, Texas Hold EM' Poker tables, and a Wheel of Fortune. We'll be playing with "Fun Money," and residents will have the opportunity to win some great prizes. Frankie Bones Catering will be offering an assortment of heavy hors d'oeuvres, and residents may BYOB if they wish. Coffee and soft drinks will be provided. We will limit this event to 100 participants, and sign-ups will kick off after the January newsletter comes out.
- This spring we will be partnering with Soccer Shots to offer an 8-week soccer enrichment program which will run on Mondays, March 13 through May 1 at the Surrey Lane Ball Fields. There will be three programs to choose from based on age: Mini (2-3 years old), Classic (3-5 years old), and Premier (5-8 years old). Cost is \$150/child for the 8-week program, and this price includes a jersey for each participant. This is a non-competitive program which will focus more on building skills and learning the game. Sign-ups will begin once the January newsletter comes out.
- The Bocce Club will host a New Player Orientation on February 11 at 10:00 AM at the Plantation House. The Champions Clinic will be held on February 12 at 12:00 PM at the Bocce Courts, and the spring season will kick off the week of February 27.
- There was a rumor that the Country Club of Hilton Head was operating their indoor pool and fitness facility 24/7. The report has proven to be inaccurate. There has been discussion on such a move for the Fitness Facility only, but nothing confirmed. The Director of Security is reaching out to the Country Club's leadership to discuss our concerns with such a change in hours.
- The Dolphin Head project continues to make progress.
- The annual service contract for the Spring Lake Pool has been put out to bid. This would be for the April 1, 2023, to March 31, 2024, contract year.

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- **COMMUNITY RELATIONS**

ARB - Approved eight (4) Submissions in December 2022.

**Monthly Revenue ARB and Covenant – December 2022**

New Construction:	1
YTD New Construction:	8
Building Permits Issued:	33
YTD Permits Issued:	657
Tree Permits Issued:	28
YTD Tree Permits Issued:	573

**ARB – December 2022**

Review Fees	\$1,050
YTD Fees	\$52,125
Tree Permit Fees	\$450
YTD Fees	\$10,925
Tree Mitigation Fees	\$0
YTD Fees	\$7,227

**Covenants – December 2022**

<b>Covenant Fines</b>	<b>Residential</b>	<b>Commercial</b>	<b>Total</b>
Fines Levied	\$150	\$625	\$775
Fines Collected	\$150	\$375	\$525
YTD Issued:	\$21,300		
YTD Collected:	\$19,025		

- We continue to work with Nix Construction to develop a list of items that can be sponsored by property owners for the Dolphin Head Recreation Renovation.
- Staff is gearing up for a Pine Island Beach Re-Nourishment to begin in early February.
- Rex Garniewicz has graciously volunteered to work on the verbiage for the kiosk display that will provide an account of the history of the sits and give background on the artifacts discovered at the site.
- We have been asked by the Town of HHI to possibly improving access to the Elliott Cemetery.

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**VI. ACCEPTANCE OF ACTION LIST**

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

**VII. ACTION LIST**

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

**1. Consider and approve the appointment of the 2023/2024 to the Election Committee members.**

*Carlton Dallas made a motion to approve the recommendation of the Election Committee Chairwoman Margita Rockstroh and appoint: Bob Clemens, Sandy Stern, Mike Riley, and herself, as Members of the 2023/2024 Election Committee. Jordan Berliner seconded, and the motion passed unanimously.*

**2. Consider and approve the appointment of the 2023/2024 Nominating Committee members.**

*David Pollock made a motion to approve the recommendation of the Nominating Committee Chairman Ed Schottland and appoint: Jim Collett, Terry Conway, Toney Mathews, Harry Meyers, Jim Ogden, Dick Sell, Doug Skelly, Werner Sicvol, and Lois Wilkinson, as Members of the 2023/2024 Nominating Committee. Jordan Berliner seconded, and the motion passed unanimously.*

**3. Consider the Capital Transfer Fee Cap Adjustment.**

*Jon Heron made a motion to approve the following Capital Transfer Fee Resolution as follows:*

*Resolved that per the Amended and Restated Declaration of Covenants and Restrictions, Article V, Section 11, paragraph (d) (iii), the Gross Selling Price cap be increased to \$4,650,326 and the Capital Transfer Fee cap be increased to \$11,625 for all real estate sales not under contract by January 31, 2023.*

*Jordan Berliner seconded, and the motion passed unanimously.*

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

**1. Noted the slate of candidates by the Nominating Committee for the 2023 Board election.**

Ed Schottland noted that the Nominating Committee had a great selection of candidates and after interviewing the candidates they selected five candidates to run for the Board. He also noted that several of the candidates were given POA Committee applications to become familiar with being a part of the POA Committee system and then reapply.

**VIII. DOLPHIN HEAD RENOVATION PROJECT**

The General Manager noted that the Dolphin Head Project continues to take shape, rough-in plumbing has been installed for the new building and the concrete slab has been poured for the new Pavilion. The steel shell has also been assembled and vertical wood construction is underway. He noted that Chrissy is working with the builder on cabinet and countertop elements as well as sinks and other appliances. The mitigation plan for the Picnic Shelter has been approved. Staff along with the Board President and Treasurer met for a progress meeting on Thursday, January 12, 2023. Joe Nix will be donating a swing for the Dolphin Head Pavilion area.

**IX. COMMITTEE REPORTS**

The Committee Reports were accepted as presented.

**X. PROPOSED NEW BUSINESS ITEMS**

The General Manager noted that he had a conversation with a property owner regarding changing the bike path gate codes.

**XI. EXECUTIVE SESSION**

*Jon Heron made a motion to go into Executive Session to discuss legal and personnel matters, at 10:38 AM. David Pollock seconded, and the Board went into Executive Session.*

*Carlton Dallas made a motion to come out of Executive Session at 11:05 AM. Rex Garniewicz seconded, and the Board came out of Executive Session.*

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**XII. ADJOURNMENT**

*Jordan Berliner made a motion to adjourn the Board meeting. Dave Pollock seconded, and the meeting adjourned at 11:06 AM.*

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Lori Schmidt, President

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Carlton Dallas, Secretary