



# Hilton Head Plantation Property Owners' Association, Inc.

## **EXECUTIVE COMMITTEE MEETING MINUTES** **July 18, 2023**

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### **CALL TO ORDER:**

President Ed Schottland called the meeting to order at 10:00 AM.

### **PRESENT:**

Ed Schottland  
Carlton Dallas  
Lori Schmidt  
Jon Heron  
Margie Lechowicz – Alternate

### **STAFF:**

Peter Kristian – General Manager  
Williette Lee – Community Relations

**APPEAL:** Heard the Appeal of Amy Aurelio. After careful deliberation, the Executive Committee voted to maintain the present fine as levied.

### **AGENDA**

#### **A: Decision Items:**

- A-1 Noted status of the revised Board Code of Conduct Policy. Forwarded to the Board for consideration.
- A-2 Noted resignation of Board member David Pollock who Chair's the Maintenance Committee. The Executive Committee recommends the Board consider appointing an eligible property owner to fill the remaining term of Mr. Pollock.

#### **B: Discussion Items:**

- B-1 Noted status of Dolphin Head Renovation project. A project update with officials with Nix Construction was held on Thursday, July 6, with Ed Schottland, Carlton Dallas and Jon Heron representing the Board in attendance. Also in attendance were Peter Kristian, General Manager, Chrissy Kristian, Director of Activities, Kyle Theodore with Wood+Partners, Joe Nix, Aaron Thielemier, and Ivan Hosso. The General Manager noted that the boys responsible for the damage to the Dolphin Head Playground surface had been identified and met with the General Manager, the Assistant General Manager, and the Director of Activities. A bill has been received and presented to the three families for restitution. It was also noted that two girls ventured into the construction zone on Sunday, June 18.

The picnic shelter's roof has been installed and the roof on the main building is in process. The taping and plastering of the interior drywall are in progress and the recreation buildings deck is under construction. The General Manager asked about adding additional concrete boarder edging to selected areas of the roadway leading and providing access to the complex. The cost for this additional work would be an additional \$26,863. The General Manager was in favor of the additional curbing which would be covered by the contingency funds already approved by the Board. The General Manager was seeking the advice of the committee. All the members present were also in support of spending an additional \$26,863 for the additional curbing/edging.

- B-2 Noted meeting with residents of Ribaut Island regarding the Pine Island Beach Renourishment Project.
- B-3 Noted we have received our reimbursement check from the Town of Hilton Head Island for the Bayshore Stormwater Management project.
- B-4 The opening of the Bayshore Project was held on July 11.
- B-5 Noted letter to Town Manager regarding the Board's recommended option for the beach renourishment procedure for Pine Island.

**C: Information Items:**

- C-1 Our July 4<sup>th</sup> celebration, held on Tuesday, July 4<sup>th</sup>, was very heavily attended and seamlessly orchestrated by Chrissy Kristian, the Kids Kamp staff, POA staff, and a host of volunteers.
- C-2 Noted the Skull Creek fireworks display was canceled again for this year.
- C-3 Noted status of paving projects.
- C-4 Our Kids Kamp attendance continues to remain robust; we are just past the halfway point for our Kids Kamp calendar.
- C-5 Staff is focused on preparing the first draft of the 2024 Budget.
- C-6 Coffee with Peter is scheduled for Thursday August 3, 2:00 PM, at the Plantation House. Senator Tom Davis will be our special guest.
- C-7 As of July 14, the Capital Transfer fee funds total \$312,899.
- C-8 Noted the July edition of *Plantation Living* contained four additional pages.
- C-9 Trevor Scott our Tennis Professional will be introducing Pickleball on a limited basis on the two clay teaching courts on an experimental basis.
- C-10 Our final concert of the Summer Concert Series featuring Deas Guyz will be held at the Plantation House parking lot from 7:00-9:00 PM, Tuesday, July 18.
- C-11 Noted The Charles is closing units as they are completed. Sources indicate that two Waterway Gardens townhomes went under contract.
- C-12 We have collected over \$35,750 towards the Dolphin Head Memorial & Honorarium Program so far.



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**D: Set Board Agenda:**

Set the July 25, 2023, Board Agenda

**E: Executive Session**

➤ Personnel / Legal Matters