



# Hilton Head Plantation Property Owners' Association, Inc.

## **EXECUTIVE COMMITTEE MEETING MINUTES** **May 16, 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  
Rex Garniewicz – Alternate (*Absent with notice*)

### **STAFF:**

Peter Kristian – General Manager

### **AGENDA**

#### **A: Decision items:**

- A-1 Consider supporting the Greater Island Committee's Resolution on the 278 Bridge and Corridor project. Referred to the Board for consideration.
- A-2 Noted paving bids. Referred to the Board for consideration.
- A-3 Noted request to reclassify a pool operating expense for two Spring Lake Pool Pump repairs to a Reserve Expenditure. Referred to the Board for consideration.
- A-4 Noted recommendation from the Chair of the Maintenance Committee to accept the terms of the Palmetto Coastal Landscape Contract extension with updates to Schedules C and E. Referred to the Board for Consideration.

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

- B-1 We are tracking H.3253 Short Term Rentals which is a Bill currently before the State Legislature. The Bill as written will prohibit Municipalities and Counties from regulation Short Term Rentals. This Bill did not make the cross over date; however, the Bill will still be alive in 2024 for consideration. If the State legislature scores a success in this area, they may be tempted to outlaw private covenants that limit short term rentals. This would be an excellent topic to discuss with Senator Davis when he visits us in early August.
- B-2 Staff is working on the 2024 Budget.

- B-3 Noted a committee composed of Lori Schmidt, Ed Schottland, and Margie Lechowicz are working on a Board Code of Conduct proposal for the Board's consideration.
- B-4 Noted the status of the May 25 Coffee with Peter. Sherriff PJ Tanner will be our special guest.
- B-5 Noted status of Dolphin Head Renovation project. The Dolphin Head Project continues to take shape. A progress meeting was held with Nix's Construction, a representative of Wood+Partners, POA Staff and Board members Carlton Dallas and Jon Heron on Thursday, May 4. Work on the pour and play resilient surface for the playground is scheduled for June, the Deck and Picnic shelter work should begin shortly. Screen doors were discussed along with signage. Staff asked for general pricing and useful lives of the major components for the project so they can be incorporated into the POA's R&R schedule.
- B-6 Noted recommendation from the Finance Committee to purchase additional limits for our D&O Insurance Umbrella for an additional \$3,000,000 in coverage raising the total Umbrella to \$10,000,000 for an additional \$20,000 annual premium. The Executive Committee unanimously supported binding the additional \$3,000,000 in D&O Umbrella coverage.

**C: Information Items:**

- C-1 Noted the General Manager will be attending the Community Associations Institute's (CAI) National Conference from Wednesday May 17-20 in Dallas Texas. The GM will be hosting a conference session on State and Federal legislation affecting Community Associations.
- C-2 We continue to interview for Security Guard, Camp Counselor, and Lifeguard positions.
- C-3 David Mills installed a new computer module that has brought the second Lazy River motor back online.
- C-4 As of Thursday, May 11, we have collected \$173,493 Capital Transfer fees.
- C-5 All committees have been constituted and either held or have scheduled their first meeting.
- C-6 David is working with the company that manufactured our gas pumps and dispersal system to repair the computer that controls the key card system.
- C-7 We continue to work with our Coastal Engineering Firm for permits for the Pine Island projects.

- C-8 The POA Compound's Generator has been inspected and serviced. During this process it was determined that the transfer switch that changes the POA Compound's power source from street power to back up generator power was worn and defective. Staff has arranged for the fix at a cost of just under \$8,000. The work will need to be performed in the early morning so as not to disrupt the POA Compound's access to power. Staff intends to ask the Board to fund this repair from the R&R Fund as the generator is on this schedule. The Generator and associated transfer switch equipment were purchased in 2006 at a cost of \$27,000 with an approximate 20-year useful life. The Diesel engine and Generator are both functioning fine. This piece of equipment is vital to our Hurricane Plan as it provides back up power to the entire POA Compound which includes the Security Building, POA Service Center and the Maintenance Facility.
- C-9 Noted The Charles is in line to close on units. Waterway Gardens still has no movement.
- C-10 Upcoming events for June include the Spring Lake Pool Party scheduled for June 4.
- C-11 The July Coffee date was changed to 2:00 PM, Thursday, August 3, at the Plantation House to accommodate Senator Davis's schedule.
- C-12 We have resolved the issue 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 that documents the install was correctly executed. The Town has accepted the subject section of pipe into our Stormwater Management Agreement with the Town. As a result, we have paid JS Construction for the work and are in the process of seeking reimbursement from the Town for the work.
- C-13 Noted the 6x6 retaining wall in front of the Spring Lake Tennis Pro Shop has been replaced.
- C-14 Noted our underground fuel tanks have passed their annual DHEC Inspection.
- C-15 Beaufort County Mosquito Control has installed Mosquito "Dunks" in all of HHP's Storm Drain inlets.
- C-16 The General Manger gave a presentation on the Town of HHI's Committees and Board's to the members of the Leadership class for the Hilton Head/Bluffton Chamber of Commerce.
- C-17 Noted the Sucession Planning Committee of the Board held a preliminary meeting.
- C-18 The General Manager informed the Executive Committee that he was scheduled to be interviewed by Beaufort County officials for a potential position on the County's Greenspace Committee.

**D: Set Board Agenda**

Set the Tuesday, May 23, 2023, Board Agenda

**E: Executive Session**

Legal – Advice from counsel