

**HILTON HEAD PLANTATION  
MAINTENANCE COMMITTEE MEETING MINUTES  
Tuesday, May 9, 2023**

<b>Present</b>	<b>Absent</b>
David Pollock	Robert Gluszik – with notice
Roger Benning	
Ray Borg	
Mike Harris	<b>POA Staff</b>
Dave Morse	Peter Kristian, POA General Manager
Earle Nirmaier, alternate	David Mills, Director, POA Maintenance
Neal Post	
Edna Wilcher	<b>Guests</b>
	John Michnuk, PC On-site LS & Maint. Mgr.
	Ed Shottland, President HHP POA Board

**I. Administrative**

Chairman David Pollock called the meeting to order at 8:30 am. The agenda for this meeting and the minutes for the March 16, 2023 were both approved (motions by Neal Post, seconds by Dave Morse). David thanked everyone for volunteering to serve on the committee, and this being the first meeting with the new POA Board is serving, had everyone introduce themselves. New members are Edna Wilcher (has previously served) and Ray Borg. Ed Schottland, incoming President of the HHP POA Board, attended as a special guest. David encouraged everyone to read the guidelines for the Maintenance Committee, which were attached to the emailed meeting announcement.

**II. Operations Update**

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

- All spring flowers have been planted.
- Had to spend a lot of time picking up debris due to heavy winds for a week’s stretch.
- Pre-emergence has been applied to all irrigated turf. Spring fertilizer will be applied soon.
- Did some heavy pruning around Bear Lake on shrubs that had grown too large to be safely pruned in the usual manner.
- The full summer crew is now employed and we are into the full summer mowing schedule.

**B. General Managers Report (Peter Kristian).**

- The Dolphin Head Project is progressing nicely. The shell of the new main building is complete, with current work concentrating on installing all

electrical, plumbing, IT, HVAC before installing the insulation, drywall, etc. The forms around the playground perimeter are being installed in preparation for the concrete apron that will surround the play area. The “pour and play” surface is scheduled for June. Completion is predicted for mid to late summer.

- Have received \$16,000 in donations toward the Dolphin Head project, and the donation window is open.
- The pumps for the lazy river pool have been repaired.
- This month marks the 50<sup>th</sup> anniversary of Hilton Head Plantation.
- The comprehensive survey soliciting input for the next major project, and other things, is scheduled for 2024.
- A hurricane preparation meeting for residents is scheduled for June 12.
- Some residents have a misunderstanding regarding the proposal to DHEC for approving dredging sand that threatens to block the entry to Park Creek, and therefore are concerned that the objective to invite more boat traffic and docks in Park Creek. If we know of such residents, we should steer them to POA staff to get a proper description of the project goal.
- There’s a bill in the SC Senate that would prohibit municipalities from banning short term rentals. It hasn’t been passed and doesn’t directly affect gated communities as written, but could become a concern in the future.
- The guest at the May 25<sup>th</sup> Coffee with Peter is Sheriff Tanner, the July guest is SC Senator Tom Davis.
- At the request of a resident, beware of alligator signs are being installed at Howard Davis Pond where the large alligator hangs out.

### III. Project Update

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

- Supported the April 1<sup>st</sup> opening of the Spring Lake Pool, which required a lot of preparation.
- Made several improvements at the Spring Lake Tennis Courts, including adding retaining walls in front of the ProShop and trenching around the courts to provide better drainage.
- Replaced more decaying boards in the Spring Lake Pavilion decks.
- Installed memorial benches and added a large mirror in the Plantation House kitchen to support the Cooking Live demonstrations.
- Trimmed plant growth around the cell tower to support crane access.
- Installed new signs at the Seabrook Farm Gardens.
- Assisted with repairs to damaged drainpipe at 2 Headlands.
- Installed the new solar powered radar speed reading signs.
- Installed the new Beware of Alligator signs for Howard Davis Pond near the 3-point intersection.
- Repaired the hand rail over the bridge, which required aluminum welding; also, made repairs to the handrails at Spring Lake Pavilion and to the

- soccer goal posts.
- Installed new bleacher umbrellas at the Spring Lake Tennis courts.
- Did setups for Easter Sunrise service and band concerts
- Installed plants at Conservancy Court
- Installed counters at Whooping Crane Conservancy
- Changed drive controller on Spring Lake Lazy River pool pump
- Moved and serviced the woodhog machine
- Waiting for a new printed circuit board to get the POA fueling station back (long lead-time on order); also, station passed DHEC inspection.
- Interfaced with Town staff to get reimbursed for having our contactor, JS Construction, move a 54-inch drainage pipe so that the construction at Bayshore could proceed in a timely manner.

#### **IV. New Business**

##### **A. Discuss Palmetto Coastal Landscaping Contract**

- Palmetto Coastal made an offer to HHP POA to renew their contract with a 2 % per year inflation adjustment through 2028. Since the basic wording in the contract has existed since 2009, and HHP has been happy with Palmetto Coastal's performance, the Committee voted to approve their proposal upon updates being made to the pricing, period of performance, and applicable equipment lists (motion by Dave Morse, seconded by Neal Post). David Mills and David Pollock will make the relevant changes to prepare the contract for approval by the HHP POA Board.

##### **B. Discuss Estate Management Pond Maintenance**

- Service has been mostly OK, but less responsive recently and cost has gone up. Shawn, the previous contact person, has left and formed his own company. David Mills asked how the Committee felt about possibly rebidding the contract. It was generally felt that this might be a good time to do that. David will take the necessary action.

##### **C. Review General Committee and Maintenance Committee Guidelines**

- These guidelines were attached to the email meeting announcement. Chairman David Pollock asked the members to refresh their memories as appropriate.

#### **V. Old Business**

##### **A. Update on Pond Stocking of Grass Grass-Eating Carp**

1. Another 700 are being delivered today, in addition to the 900 already deployed to lagoons. David Mills will work with Estate Management to distribute.

##### **B. Discuss Coopers Hawk Drainage**

1. Residents complain of poor drainage along the front of their houses. This is an issue that we have looked at in the past, and David Mills and David Pollock revisited the area. The Town won't address the problem because

the ditch that is needed along the street to give drainage doesn't exist. So, property owners would have to pitch in to pay for improving drainage much as they did along Deerfield Drive. David Mills says the project should be done, and will get an estimate so that the work can be put in the 2024 budget.

**C. Discuss Dolphin Head Recreation Maintenance Needs**

1. This will be discussed in another meeting.

**Adjournment**

The meeting was adjourned at 10:00 am (motion by Dave Morse, seconded by Neal Post). The next regular meeting will be on Tuesday, June 13, 2023 at 8:30 am.

**Respectfully submitted,  
Roger Benning**