

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, November 14, 2023**

Present	Absent
Mike Harris	
Roger Benning	
Ray Borg	
Robert Gluszik	POA Staff
Neal Post	Peter Kristian, POA General Manager
Mark Shrum	David Mills, Director, POA Maintenance
Earle Nirmaier, alternate	
Edna Wilcher	Guests
	John Michnuk, PC On-site LS & Maint. Mgr.

I. Administrative

Chairman Mike Harris called the meeting to order at 8:28 am. The agenda for this meeting was approved (motion by Neal Post, seconded by Roger Benning). The minutes for the October 10, 2023 meeting were approved (motion by Neal Post, seconded by Ray Borg). Mike complimented David Mills on getting the rotted boards in the Conservancy repaired quickly, along with getting so many other things done with a small staff.

II. Operations Update

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

- Completed planting the winter flowers last week; will continuing to water them until we get some much-needed rain.
- Working alongside David’s crew spreading lots of mulch and continuing clean-up at Dolphin Head Recreation site in preparation for its opening.
- Cleaning cul-de-sacs.
- Vacuuming and blowing fall leaves.
- The over-seeded grass is up in spots, but is slow to germinate in others due to the dry conditions.

B. General Managers Report (Peter Kristian).

- Invited realtors to view Dolphin Head Recreation Area so they can include information and photos in their advertisements for houses in HHP.
- Revenue for the RV/Boat park is up to \$119K after the cleanup. The POA Board has approved installing a new gate lock for the area that has a separate code for each rented space. There are 16 spots available to rent.
- Security has hired two new guards, still has one opening for patrolling.

- Spring Lake tennis is making money, tennis memberships have doubled.
- Getting Dolphin Head ready to have pickle ball courts. Regarding some complaints, it is noted that the courts are suitable for recreational use, not competitive tournaments. The footprint was limited due to archeological artifact considerations.
- On November 16, there is a Coffee with Peter in the morning celebrating the 50th Anniversary of Hilton Head Plantation. Special guests include Hilton Head Island Town Mayor, Alan Perry, and Town Manager, Marc Orlando. Communications Director, Leah Davis, has put together a video that includes interviews with many of the past HHP POA Board Presidents.
- Also, on November 16, there are two Grand Opening times scheduled for HHP residents to view Dolphin Head Recreation, one for residents with last names A-L from 1:00 to 2:30 pm and one for last names M-Z from 3:00 to 4:30 pm.
- The HHP Volunteer Party is scheduled for Dec. 1 at Spring Lake Pavilion.
- The HPP Residents Survey seeking evaluations of services and priorities of next projects will be coming out soon.
- Candidates for the HHP Board are being sought, please submit your application if interested.
- Applications for the Holiday Hayride will open on Nov. 16 and fill fast.
- The Big Band will be giving their annual Holiday Concert on Saturday, Dec. 2.
- Dolphin Head Donations are about \$50K.
- The 2024 Budget has been approved with an annual assessment increase of \$30 for a developed property.
- The POA should end the year with a budget surplus of about \$350K to \$400K.
- The POA should be close to paying for the new Dolphin Head facility.
- The meeting with DHEC on October 18 regarding a requested permit for Pine Island sand replenishment went well. The resident concerns regarding calling the project navigation related vs. sand-scraping were addressed.

III. Project Update

A. David Mills – Recent and planned activities include:

- Has one new employee, who worked for John but became free during the winter. Hired as part time, but currently working more.
- Made a number of sign repairs.
- Planted a new sago palm at Purple Martin.
- His crew spent a lot of their time clearing underbrush and mulching to get Dolphin Head Recreation area ready for opening. Also, installed some benches, re-did some of the walk railings, will install additional bollard posts and rope to keep traffic off areas where water lines run underneath.

- Had to repair the Woodhog after it was damaged by 1-inch rebar that someone dumped in the yard debris. Also, had to truck debris to a landfill to make sure that any additional rebar would not be encountered.
- Made boardwalk repairs at the Conservancy.
- Making repairs to the upper deck of Spring Lake Pavilion.
- Will be able to repave the farm road this year, including making the road to the debris dumping site wider.
- Had to get one tractor clutch repaired.
- Striping of leisure paths crossings is scheduled for next week.
- Installed doggy bags at various locations.
- Christmas decorations are scheduled for after Thanksgiving.

IV. New Business

A. Discuss Irrigation Water Conservation in HHP

- If you see irrigation systems that are obviously malfunctioning or misadjusted (e.g., dumping a lot of water into the streets), you can pass this information to David Mills, who will give it to Covenants.
- But, there are no coded rules about this, so the information can be passed on as a courtesy, not as an enforcement.
- Note that the PSD recommended rule for even addresses watering on Tuesdays and Saturdays, and odd numbered addresses watering on Wednesdays and Sundays is encouraged but not enforced.

V. Old Business

A. Make Site Visits to Assess Requests from Residents to Remove Trees on POA Property

- For all three of the following locations, residents requested to remove selected pine trees at their own expense.
- **37 Pineland Road:** The trees in question were in a POA buffer area between properties. The consensus of members visiting was to approve the removal of one tree that was leaning towards the house.
- **35 Cypress Marsh Drive:** The consensus of those attending was to approve removal of both trees, but add the stipulation that yard debris that has been dumped onto POA property be removed and that further dumping must cease.
- **5 Half Hitch Court:** The trees in question are on a lagoon bank, and all the trees in the cluster were in the resident's request. The consensus of the members in attendance was to approve removal of one tree that leans towards the house.

Adjournment

The meeting was adjourned at 9:18 am by decree in order for those available to make the above site visits. The next meeting will be on January 9, 2024.

Respectfully submitted, Roger Benning