

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, FEBRUARY 27, 2024
9:00 AM – POA SERVICE CENTER**

I. CALLED THE MEETING TO ORDER

President Ed Schottland called the meeting to order at 8:58 AM.

Present were:

Ed Schottland
Carlton Dallas
Lori Schmidt
Jon Heron
Jordan Berliner
Rex Garniewicz
Mike Harris
Margie Lechowicz
Keith Schlegel

Absent were:

Staff Members:

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

II. PRESIDENT REMARKS

President Schottland:

- Thanked the Board members for their support, cooperation, and continued service to the Plantation community.
- Noted it's been an honor to serve on the Board.
- Noted that the Plantation have a lot of people working very hard to keep the community safe and inviting.
- Noted that he also attended all the committee meetings in February, except the Finance Committee.
- He recommended that the Board get name tags so when they are at events, the community will know and recognize the Board members.

III. APPROVE BOARD MINUTES

Carlton Dallas made a motion to approve the January 23, 2024, Board Meeting Minutes as presented. Lori Schmidt seconded, and the motion passed unanimously.

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IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the Year End Financials for 2023. He noted that the year end is closed out; however, there may be some minor changes. Decals and Daily Passes had a phenomenal year, Interest rate had a solid month for December. Tennis has been constant, Special Events had a good year, Franchise Fees are slightly down, Advertising finished strongly, Activities slightly over budget, and Security had a big finish; they did a lot of their things toward the end of the year. Security is fully staffed. He also noted that money will be transferred to the Weather Casualty Fund and the Repair and Replacement Fund. Todd stated that the Dolphin Head Recreation Area is paid in full. We finished the year with \$863,475 to the good.

V. GENERAL MANAGER'S REPORT

The Board authorized the General Manager to award the bid from Hilton Head Furniture Company to install the custom soundboards for Dolphin Head Recreation in an amount not to exceed \$9,981.33.

- Our advertising revenue for *Plantation Living*:

	<u>2023</u>	<u>2024</u>
January	\$12,150	\$15,605
February	\$12,440	\$14,285

- Thus far in 2024, we have collected approximately \$87,666 in Capital Transfer Fees.
- The 2023 Audit is underway.
- The Charles is completely settled. Waterway Gardens has three units occupied; they are having issues with Mt. Calvary Baptist Church.
- We have purchased two new outdoor TV Monitors for the gates which have a much higher resolution and should make them more visible during very sunny days.
- Noted this is the year that the Rules and Regulation receive a thorough review.
- The 2023 Annual Audit Report will be available at the Annual Meeting, online, and at the POA Service Center.
- The Annual Meeting is scheduled for 10:00 AM, Saturday, March 23, at the Plantation House.

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- The next Executive Committee meeting will be held 10:00 AM, Tuesday, March 19, at the Spring Lake Pavilion.
- The Annual Meeting of the Hilton Head Plantation Conservancy Foundation will be held 11:30 AM on Tuesday, April 16 at the POA Service Center.
- As of February 15, 2024, \$22,285 has been donated by property owners to the Hilton Head Plantation Conservancy Foundation. This compares with the \$23,565 that was collected in 2023.
- Deck Boards have been replaced at the Spring Lake Pavilion Dock.
- Noted staff has made several repairs and adjustments to the New Dolphin Head Rec Building.
- Resurfacing of the Spring Lake Pool Splash Pad is on the Board agenda for February.
- Staff is rebuilding the outfall platform along Oyster Reef Drive.
- Staff has filled several areas along Seabrook Drive where rutting on the road edges has occurred. Work on repairs to Main Street by the Town of HHI are almost complete. The Whooping Crane and Cypress Conservancy Board Walks have been cleaned and sealed.
- The Tennis Pro-Shop at the Spring Lake Recreation area now serves Coffee, soft drinks, and snacks. So even if you don't play Tennis, Pickleball, or Bocce; stop by for Coffee, a soft drink, or snack, and say hello to our Tennis Professional Trevor Scott and his Assistance Mark Hanna.
- The Tuscany trip scheduled for March 2024 has been extremely popular among the residents. So popular that we have secured a second bus for the trip. Collette Travel is working on finalizing details regarding flights, and hotel accommodations.
- We are teaming up with the Savannah Ghost Pirates Hockey Team for two nights of fun – Saturday, January 20 (playing Florida Everblades) and Saturday, February 17 (playing Jacksonville Icemen). Game time is 7:00 PM for both games, but the cost is slightly different for each game because of the location of the seats. For the January game, seating will be in Section 111 for \$30/ticket. For the February game, seating will be in Section 226 for \$40/ticket which will include a souvenir. We currently have sold 20 tickets for the January game and 21 tickets for the February game.

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- The Spring Lake pool will open for the season on April 1, 2024.
- The annual Easter Egg Hunt & Brunch has been scheduled for 9:00 AM Saturday, March 30, at the Surrey Lane ball fields. We will be working with the Country Club of Hilton Head to provide a wonderful brunch immediately following the egg hunt for families to attend. In case of inclement weather, however, we will hold the egg hunt indoors at the Spring Lake Pavilion. Cost is \$38/adult for the brunch, \$25/child for the brunch & egg hunt, and \$10/child for the egg hunt only. Children should be 12 years old and younger. All payments and/or changes to reservations must be made by the deadline – Friday, March 22. Refunds will not be given to “No Shows,” and anyone interested in attending the brunch should remember NO denim allowed. Sign-ups are underway.
- On Sunday, March 31, we will be holding our annual Easter Sunrise Service at the Dolphin Head Recreation Area at 7:00 AM. Reverend Jim Murphy will conduct the service, and the music will be led by the Mills brothers. Immediately following the service, we will offer refreshments for everyone. In case of inclement weather, the event will be held inside the Plantation House.
- On Wednesday, March 20, we will kick off the ever-popular Cooking Live program at the Spring Lake Pavilion. The sessions will begin at 11:00 AM, and the cost is \$7/person per session. Each person will be allowed to sign up for three of the six sessions. We have the following chefs signed up so far: March 20 – Mary Kay Gill with Chefs for Seniors/Hilton Head, March 27 – Chef Alan Ford and Chef Rafael Diaz from Poseidon, April 24 – Chef Adam Marshall and Chef Lisandro Hernandez from Nectar Hilton Head, and May 15 – Chef Daniel Mears from Fraser’s Tavern. Dates still to be filled – April 3 and May 1. Sign-ups are underway.
- On Tuesday, February 27 and again on Tuesday, April 2, we will be partnering with Susan Litherland, local AARP Instructor, to offer the AARP Driver Safety Course. Classes will be held from 12:00 PM to 4:00 PM both days at the Spring Lake Pavilion. Class participants will only have to attend one of the 4-hour classes. They will receive a course workbook, class instructions that include defensive driving techniques, proven safety strategies, new traffic laws and rules of the road. This class is designed for drivers ages 55+. Seating is limited to only 25 participants per class, and registration will open once the January newsletter is distributed. Cost is \$20/person for AARP members and \$25/person for non-AARP members. Checks should be made payable to AARP.

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Memorial & Honorarium Program

- The bronze engraved plaques from HH Signs for Dolphin Head have finally arrived.
 - Hilton Head Signs is also working on the 5-Levels of Giving Plaque as well as designing a wall display for the new Dolphin Head Rec Center with all of the old plaques.
 - The total amount of donations that have been submitted so far (this includes the purchase of outdoor items PLUS general contributions) is \$50,875.
 - The Green Thumbers have donated an Eastern Redbud down at Dolphin Head. We are just waiting for the plaque proof to be approved and then ordered.
 - Anne Kelly donated a Red Crepe Myrtle down at Dolphin Head as well. Palmetto Coastal has already taken care of the planting of this tree. The plaque that goes with this tree donation was just delivered to the POA Office earlier this week, and it needs to be installed.
- ARB – Received three submissions in December 2023. Four were approved and one was denied.

• **Monthly Revenue ARB and Covenant – December 2023**

New Construction:	0
YTD New Construction:	0
Building Permits Issued:	65
YTD Permits Issued:	65
Tree Permits Issued:	44
YTD Tree Permits Issued:	44

ARB – January 2024

Review Fees	\$2050
YTD Fees	\$3,750
Tree Permit Fees	\$775
YTD Fees	\$775
Tree Mitigation Fees	\$1372
YTD Fees	\$1332

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Covenants – January 2024

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$275	\$825	\$1,100
Fines Collected	\$550	\$425	\$975

- The new Security vehicle has been striped and is now awaiting installation of radar.
- Corporal Michael Howard has been chosen Security Officer of the Year by the Security Chief’s Association of Greater Hilton Head and was honored at their Security Chief’s Association meeting on January 19, 2024.
- The new RV/Boat Storage Gate has been installed. Williette has entered the individual pin numbers into the system for all who have leases. There are 15 spaces open in the RV/Boat Storage area all for smaller items. We do have a small waitlist for the larger RVs. Thus far in 2024, we have collected \$5,130.60 in rental fees for the RV/Boat Storage area.

Staff have also built and installed a new eight station Kayak rack in the RV/Boat Storage area that will be rented for \$100 per year. Thus far we have rented four spaces. Williette will be marketing and renting spaces for both the RV/Boat Storage Area and the Kayak rack space for interested property owners.

- Thus far in 2024, The Dolphin Head Rec. area has over sixty booked private events.
- Rex Garniewicz has graciously volunteered to work on the verbiage for the kiosk display case that will provide an account of the history of the site and give background on the artifacts discovered at the site. Rex has also donated a display case to house the artifacts recovered during the excavation of the Picnic Shelter footings.
- US 278 Corridor Improvement Project.
- The Board’s Annual Retreat and March Board meeting is scheduled to commence at 8:30 AM on Tuesday, March 26, at the Spring Lake Pavilion.
- Staff is working with two firms to try to resolve the concerns regarding acoustics at the new Dolphin Head Recreation Building.
- Staff continue to track the Corporate Transparency Act and the attempts to have Community Associations removed from the registration requirements.
- Noted the Mayor, Town Manager, and our two council representatives have been invited to the Board’s March 26, Board Orientation.

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- Staff continue to work with our Marine Consultants on securing the Sand Scraping Permit for the Pine Island Beach Project.
- The 2024 Resident Opinion Survey will be included with the April Edition of *Plantation Living*. We are encouraging everyone to fill out the survey.

Va. CORRESPONDENCE

"The Board Secretary received correspondence from an association and Pickleball Club member requesting clarification to our December 5, 2023, Board meeting minutes regarding a club's designation of a Petition candidate for the Board of Directors Stating the following: "The HHP Pickleball Club did not designate a candidate from the ranks of the H2P2, but was not chosen from our ranks. She made her own decision to run. Members of H2P2, along with a host of other members of the POA community, did participate in the candidate's petition drive but not as representative of H2P2." The Board unanimously agreed.

VI. ACCEPTANCE OF ACTION LIST

Lori Schmidt made a motion to accept the Action List as presented. Jordan Berliner seconded, and the motion passed unanimously.

VII. ACTION LIST

A. Bid Item(s):

1. Consider the bids for the Spring Lake Pool furniture.

Keith Schlegel made a motion to award the contract to Pool Furniture Supply in an amount not to exceed \$26,500 to allow for any contingencies to be funded from the Repair and Replacement Fund. Carlton Dallas seconded, and the motion passed unanimously.

2. Consider the bids for resurfacing the Spring Lake Splash Pad and repairing the water feature elements.

Margie Lechowicz made a motion to award the contract to Year Round Pool in an amount not to exceed \$35,000 to allow for any contingencies to be funded from the Repair and Replacement Fund. Keith Schlegel seconded, and the motion passed unanimously.

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3. Consider mobilization for a Pine Island Beach renourishment.

Margie Lechowicz made a motion to approve mobilizing heavy equipment to facilitate a mini renourishment of the Pine Island Isthmus at a cost not to exceed \$200,000, which will include \$100,000 from the Town of Hilton Head Island in the form of a reimbursement. Mike Harris seconded, and the motion passed unanimously.

B. Decision Item(s):

1. Consider and approve the recommendation of the Communications Committee to amend the guidelines for the *Plantation Living*.

*Carlton Dallas made a motion to approve the revised *Plantation Living* guidelines as presented. Rex Garniewicz seconded, and the motion passed unanimously.*

VIII. COMMITTEE REPORTS

The Committee Reports were accepted as presented.

IX. PROPOSED NEW BUSINESS ITEMS

It was noted that the Security Committee and Covenants Committee will be discussing LSVs.

X. EXECUTIVE SESSION

Lori Schmidt made a motion to go into Executive Session to discuss legal and personnel matters, at 10:50 AM. Keith Schlegel seconded, and the Board went into Executive Session.

Keith Schlegel made a motion to come out of Executive Session at 10:53 AM. Lori Schmidt seconded, and the Board came out of Executive Session.

XII. ADJOURNMENT

Rex Garniewicz made a motion to adjourn the Board meeting. Lori Schmidt seconded, and the meeting adjourned at 10:54 AM.

Ed Schottland, President

Lori Schmidt, Secretary