

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, MARCH 26, 2024
1:10 PM – SPRING LAKE PAVILION**

I. CALL TO ORDER:

Outgoing Board President Ed Schottland called the meeting to order at 1:10 PM.

Present were:

Carlton Dallas
Margie Lechowicz
Lori Schmidt
Ed Schottland
David Barnum
Rex Garniewicz
Mike Harris
Keith Schlegel

Absent were:

Jordan Berliner

Staff Members:

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

II. ELECTION OF OFFICERS

Outgoing Board President Ed Schottland congratulated the newly elected Board Member, David Barnum, and re-elected Board member Rex, as well as himself.

Outgoing Board President Schottland called for the Nomination of Officers.

President

Ed Schottland nominated Carlton Dallas for President; Margie Lechowicz seconded the motion. Rex Garniewicz nominated Ed Schottland for President. Ed Schottland thanked Rex for nominating him, but respectfully declined the nomination. Lori Schmidt moved to close the nominations. The motion passed 7:1 (Rex Garniewicz opposed) in favor of Carlton Dallas. Carlton Dallas was elected Board President.

Outgoing President Ed Schottland turned the meeting over to the newly elected Board President, Carlton Dallas.

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Vice President

Carlton Dallas nominated Margie Lechowicz for Vice President; Ed Schottland seconded the motion. Lori Schmidt moved to close the nominations. The motion passed 7:1 (Rex Garniewicz opposed) in favor of Margie Lechowicz. Margie Lechowicz was elected as Vice President.

Treasurer

Carlton Dallas nominated Lori Schmidt for Treasurer; Margie Lechowicz seconded the motion. Margie Lechowicz moved to close the nominations. The motion passed 7:1 (Rex Garniewicz opposed) in favor of Lori Schmidt. Lori Schmidt was elected Treasurer.

Secretary

Carlton Dallas nominated Ed Schottland for Secretary and Lori Schmidt seconded the motion. Margie Lechowicz moved to close the nominations. The motion passed unanimously. Ed Schottland was elected as Secretary.

III. PRESIDENT'S REMARKS

President Carlton Dallas:

- Thanked the Board for having the confidence in him to serve as President and asked for their support for the 2024/25 year.
- Thanked the new Board Members for their willingness to serve the community.
- Selected Chairs for each committee as listed below:

1. ARB	Jordan Berliner
2. Communications Committee	David Barnum
3. Covenants Committee	Rex Garniewicz
4. Finance Committee	Lori Schmidt
5. Maintenance Committee	Mike Harris
6. Nominating/Strategic Planning Committee	Margie Lechowicz
7. Recreation Committee	Ed Schottland
8. Security and Safety Committee	Keith Schlegel

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IV. APPROVE BOARD MINUTES

Keith Schlegel made a motion to approve the February 27, 2024, Board Meeting Minutes as presented; and March 5, Special Board and Post Audit Meeting as presented. Margie Lechowicz seconded, and the motion passed as corrected.

V. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation regarding the financial structure of the POA's financing system. Todd noted that we have collected the majority of the 2024 assessments. He noted that that the Capital Transfer fees are off to a great start, but we may not hit last year's numbers. He presented an HHP Investment Summary for March 2024 and a Capital spreadsheet summary dating back to 2007.

VI. GENERAL MANAGER'S REPORT

- Staff are planning the spring activities projects and preparing the Spring Lake Pool for an April 1st opening.
- Our advertising revenue for *Plantation Living*:

	<u>2023</u>	<u>2024</u>
January	\$12,150	\$12,150
February	\$12,440	\$14,285
March	\$14,110	\$14,760
April	\$14,720	\$15,285

- Thus far in 2024, we have collected approximately \$125,565 in Capital Transfer Fees.
- *Plantation Living* advertising continues to be strong.
- The HHP Conservancy Foundation will hold its Annual Meeting at 11:00 AM, on Tuesday, April 16 after the Executive Committee meeting at the POA Service Center.
- Thus far, we have collected \$22,860 in donations to the Hilton Head Plantation Conservancy Foundation. This compares with the \$23,565 that was collected in 2023.

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- The Waterway Gardens has three units occupied.
- The next Executive Committee meeting is scheduled for 10:00 AM, Tuesday, April 16, at the POA Service Center.
- Assessments are coming in strong.
- We have installed two new outdoor TV Monitors for the gates, which have a much higher resolution and should make them more visible during very sunny days.
- The 2023 Annual Meeting was held 10:00 AM, Saturday, March 23, 2024, at the Plantation House.
- The 2023 Audit has been completed, approved, and published. Hard copies are available at the POA Service Center, and online via the POA Website.
- Noted this is the year that the Rules and Regulations receive a thorough review.
- The Covenants Committee is looking at the issue of Low-Speed vehicles, which are presently permitted to be driven on the roadways within Hilton Head Plantation.
- The decking for the Whooping Crane Conservancy outfall along Oyster Reef Drive has been replaced.
- Resurfacing of the Spring Lake Pool Splash Pad is in progress.
- The area in front of the POA Service Center where the large declining oak tree was removed has been paved over for additional parking.
- The Whooping Crane and Cypress Conservancy boardwalks have been cleaned and sealed.
- The Spring Lake Racquet Club now serves coffee, soft drinks, and snacks at the Pro Shop. 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 Pro Trevor and his Assistant Mark Hanna.
- Spring Lake Pool will open for the season on April 1, 2024.

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- We will be teaming up with Tom Stevens of Sharper Edges to offer two separate Knife-Sharpener Events on Monday, April 22, at the Plantation House. There will be limited appointments available (25 spots per day), and those who have made an appointment will be asked to drop off their knives at the Plantation House between 8:30 AM to 11:00 AM on the day of their appointment.
- The annual Easter Egg Hunt & Brunch has been scheduled for Saturday, March 30, at 9:00 AM at the Surrey Lane ballfield. 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, which was 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.
- The Fishing Club is seeking volunteers to assist with their popular Kids Kamp Fishing Program on Tuesdays and Thursdays during the summer. Volunteers do not need to be members of the Fishing Club.
- On Wednesday, March 20, we 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. All six dates are SOLD OUT with the exception of March 20. We still have a few spots open for that date.

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- On Thursday, March 28, we will be teaming up with SOLE Financial Group to offer a free seminar on "Taxes and Retirement Income" at 10:00 AM at the Plantation House. Topics that will be covered include exploring tools and strategies, staying informed on tax rules, evaluating market realities, and preparing for inflation impact. Light refreshments will be served. So far, we have 49 residents signed up to attend.
- On Wednesday, April 10, we will be teaming up with Women's Worth Advisors for a free presentation entitled "Suddenly Alone – Achieve Financial Preparedness for Unexpected Changes." This seminar will take place at 10:00 AM at the Plantation House, and it will focus on being financially prepared to navigate life independently for women embarking on a successful journey into their future. Light refreshments will be served. So far, we have 9 signed up to attend.
- Pre-Registration for Kids Kamp kicked off on March 1. We currently have 188 kids enrolled for the full session with additional sign-ups each week. We are averaging 218 kids per week. The first seven weeks of Kids Kamp are closed, but we still have a few spots open in week 8.
- ARB – Received five submissions in February 2024. Five were approved.
- The Covenants Committee is considering a recommendation to ban Low Speed Vehicles on the Plantation's Roadways.

- **Monthly Revenue ARB and Covenant – February 2024**

New Construction:	0
New Construction:	0
Building Permits Issued:	73
YTD Permits Issued:	138
Tree Permits Issued:	59
YTD Tree Permits Issued:	103

- **ARB – February 2024**

Review Fees	\$1,150
YTD Fees	\$8,875
Tree Permit Fees	\$600
YTD Fees	\$775
Tree Mitigation Fees	\$495
YTD Fees	\$1375

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Covenants – February 2024

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$1300	\$1050	\$2,350
Fines Collected	\$300	\$500	\$800

- The Security Department is down two officers.
- Resurfacing the Spring Lake Pool Splash Pad is in progress.
- A Pine Island Beach renourishment is in progress.
- Thus far in 2024, The Dolphin Head Recreation area has over seventy booked private events.
- Rex Garniewicz has graciously volunteered to work on the verbiage for the kiosk display 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 displace case to house the artifacts recovered during the excavation of the Picnic Shelter footings.
- 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. A copy of the Board orientation Agenda is enclosed.
- Acoustic Panel have been ordered for the Dolphin Head Pavilion.
- A Federal Court has put the Corporate Transparency Act on hold for the immediate future.
- Noted the Mayor, Town Manager, and our two council representatives have been invited to the Board’s March 26, Board Orientation.
- Staff continues 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 online.
- New pool furniture has been ordered for the Spring Lake Pool.

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VII. ACCEPTANCE OF ACTION LIST

Lori Schmidt made a motion to accept the Action List as amended to add the signing the Board Code of Conduct Policy. Margie Lechowicz seconded, and the motion passed 7:1 (Rex Garniewicz opposed).

VIII. ACTION LIST

A. Decision Items:

1. Consider the adoption of the 2024/2025 Corporate Calendar.

Margie Lechowicz made a motion to approve the 2024/2025 Corporate Calendar as presented. Ed Schottland seconded, and the motion passed unanimously.

2. The Covenants Committee is considering a recommendation to ban Low-Speed Vehicles on the Plantation's roadways.

Rex Garniewicz made a motion to approve the revisions to the Rules and Regulations as follows Ed Schottland seconded:

Under Section II. Vehicles and Parking and would be inserted after #12 Golf Carts:

"13. Low-Speed Vehicles are not permitted on leisure paths. Low-speed Vehicles are not permitted on any portion of Whooping Crane Way or on Seabrook Drive between the Cypress Gate and the intersection with Dolphin Drive except as authorized by the Hilton Head Plantation Property Owners' Association Board of Directors."

Current rule #13 regarding PODS would become rule #14.

After discussion;

The motion passed 7:1 (Keith Schlegel opposed), with the understanding that this Policy will be reviewed further when the Covenants Committee begin revising the Rules and Regulations in 2024.

3. Board Code of Conduct Policy forms.

The Board Code of Conduct Policy form was passed out to each Board member. All members present signed their forms and returned them to the Recording Secretary Sharon White.

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XI. COMMITTEE REPORTS

Lori Schmidt made a motion to accept the Committee Reports as a group. Mike Harris seconded the motion; the reports were unanimously accepted.

XII. PROPOSED NEW BUSINESS ITEMS

The Board discussed new ways to be more transparent. Considerations: occasionally open Board meetings, Coffee with Peter (no GM Report) instead meet the Committee Chair and Staff Liaison; allow residents to come in and Chat with the Board. An event where the community comes out and meets the Board members, instead of Coffee with Peter – Chat with the Board, consider having a representative from the Gullah community come in and speak to the residents.

President Dallas noted that he will be implementing an Adhoc Committees to help with the upcoming Strategic Plan.

XIII. EXECUTIVE SESSION

Rex Garniewicz made a motion to go into Executive Session at 2:48 PM, to discuss legal and contract matters. Keith Schlegel seconded, and the Board went into Executive Session.

Margie Lechowicz made a motion to come out of Executive Session at 3:17 PM, Lori Schmidt seconded, and the Board came out of Executive Session.

XIV. ADJOURNMENT

Lori Schmidt made a motion to adjourn the Board meeting. Margie Lechowicz seconded, and the meeting adjourned at 3:23 PM.

Carlton Dallas, President

Ed Schottland, Secretary