

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, JANUARY 23, 2024  
9:00 AM – POA SERVICE CENTER**

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**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:**

- Noted the Thanked you notes from the Staff and Breakfast from Williette and Sharon, thanking the Board for their Christmas Bonus.

**III. APPROVE BOARD MINUTES**

*Lori Schmidt made a motion to approve the December 5, 2023, Board Meeting Minutes and Audit Meeting Notes as presented. Carlton Dallas seconded, and the motion passed unanimously.*

**IV. FINANCIAL REPORT**

Todd Lindstrom gave a brief presentation on the financials from 2023. He noted that accounting is staying on top of the assessments. Todd also stated that Daily Passes, Decals, and Tennis remain strong. Interest rates and Instruction Programs are doing well; late charges are slightly above average, and Facility usage is slightly over. He also noted that we are 600,000 to the good. Transfer fees are coming in strong.

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**V. GENERAL MANAGER'S REPORT**

- Staff is working on the winter projects and the Annual Meeting mailing.
- Our advertising revenue for *Plantation Living*:

	<u>2023</u>	<u>2024</u>
January	\$12,150	\$15,605
- In 2023, we have collected approximately \$605,441 in unaudited Capital Transfer Fees.
- *Plantation Living* Advertising topped out at \$178,090 unaudited for 2023.
- The 2023 Audit is underway.
- The Charles is completely settled. Waterway Gardens has three units occupied.
- 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.
- The Communications Committee has finalized their input for the 2024 Resident Opinion Survey.
- Four additional pages were added to the December edition of *Plantation Living* and we also added four pages to the January edition as well to accommodate additional copies and Ad sales.
- One of Hargray's Telephone Hubs failed and knocked the Tennis Pro Shop offline for phone service. Todd managed to bypass Hargray's system with a burner phone until Hargray repaired the damaged Hub.
- Deck boards have been replaced at the Spring Lake Pavilion Dock.
- The installation of the new gate system for the RV/Boat Storage Area is underway. We have worked with our attorney on the proper way to dispose of the abandoned and unclaimed items that were left in the storage area. Thus far, no one has claimed any of the remaining items.
- We are evaluating streets to include in the 2024 paving program.
- Staff will be stacking pool furniture for the winter.

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- The Maintenance Committee will be evaluating needed work for 2024 on our Leisure Paths.
- Palmetto Coastal crews responded to a heaving rain and wind event that hit the Island in early January 2024.
- We have completed the process of painting many of our faded crosswalks.
- 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.
- LouAnne Barrett is offering a series of art classes on Mondays, which began January 8, 15, 22, and 29 from 1:00 PM to 4:00 PM at the Dolphin Head Rec Center. These classes will be on the topic "Creating the Optical Illusion of Spatial Depth on a Two-Dimensional Surface." Cost is \$160/person for the entire 4-class session or \$49/half-day class.
- On Friday, January 12, we hosted a fun-filled Kids' Night Out PM at the Plantation House from 6:00 – 9:00 PM, featuring "The Super Mario Bros. Movie," which is rated PG. The festivities included a pizza dinner, fun games, and concluded with showing the movie. This event was open for all kids in grades K-5<sup>th</sup> for \$10/child. We maxed out with 40 kids in attendance.
- On Monday, January 15, we partnered with OneBlood to offer another Community blood drive from 9:00 AM to 4:00 PM in the Plantation House parking lot. OneBlood is a not-for-profit community asset serving hospitals in the South Carolina Lowcountry and Coastal Empire region. We had 35 appointments scheduled.
- 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 for both games is 7:00 PM, 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.
- We have installed (four) 4 new Veteran Memorial Bricks at the base of the flagpole in front of the Plantation House. Unfortunately, one of the bricks cracked in half when they were being placed in the ground, so we had to order a replacement brick. It has already been delivered, and our maintenance crew will plan to swap it out.

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- 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.
- The refrigerator that was re-used at the new Dolphin Head Rec Center stopped working and instead of spending the funds to do any expensive repairs, the decision was made to replace it with a new stainless-steel model that has an ice machine in the bottom freezer.
- 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:	7
Building Permits Issued:	41
YTD Permits Issued:	737
Tree Permits Issued:	19
YTD Tree Permits Issued:	630

**ARB – December 2023**

Review Fees	\$3000
YTD Fees	\$75,900
Tree Permit Fees	\$300
YTD Fees	\$10,250
Tree Mitigation Fees	\$607
YTD Fees	\$11,650

**Covenants – December 2023**

<b>Covenant Fines</b>	<b>Residential</b>	<b>Commercial</b>	<b>Total</b>
Fines Levied	\$475	\$1,550	\$2,025
Fines Collected	\$575	\$950	\$1,050
YTD Issued:	\$37,400		
YTD Collected:	\$30,725		

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- The Security Department is down two officers.
- Thus far 2024 has been one of the lowest years for criminal activity.
- 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.
- There are 20 spaces open in the RV/Boat Storage area all for smaller items. We do have a small waitlist for the larger RVs. Leasing income presently stands at \$123,130 for 2023. A new eight station kayak rack has been built and placed in the RV/Boat Storage area. Williette will be marketing and renting spaces on the Kayak rack to interested property owners for \$100 per year.
- The Dolphin Head historical sign has been installed at two location of the Dolphin Head Recreation site.
- We have received notice of a Petition Candidate to run for a Board seat.
- Rex Garniewicz has graciously volunteered to work on the verbiage for the kiosk display that will provide an account of the site's history 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 General Manager attended a meeting regarding this subject on Friday, January 19.
- The new security vehicle has been ordered.
- Staff is working with Nix Construction on a few follow-up punch list items as well as installing two additional parking lot lights. Staff has also asked an Acoustical Engineer to tour the inside of the new Dolphin Head Recreation Building to see if sound mitigation and damping devices can be installed.
- Staff is working on the Annual Meeting mailing and format, including the Annual Report, Ballot, and Candidate information. The Annual Audit will be emailed to members once the Board approves it. Hard copies will be available at the Annual Meeting on March 23, 2024.
- Staff continues to track the Corporate Transparency Act and the attempts to have Community Associations removed from the registration requirements.
- A new portable Speed Board has arrived and has been deployed on Seabrook Drive.

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- Noted the Mayor, Town Manager and our two council representatives have been invited to the Board's March 27, Board orientation.
- Staff continue to work with our Marine Consultants on securing the Sand Scraping Permit for the Pine Island Beach Project.
- Our next Coffee with Peter is scheduled for 10:00 AM on Thursday, February 22, at the Plantation House where the candidates for the Board will be introduced to the community.
- We have been notified by representatives from Wood+Partners that the Dolphin Head Project has been submitted for Award consideration by the American Society of Landscape Architects (ASLA) of South Carolina.

**VI. ACCEPTANCE OF ACTION LIST**

*Jordan Berliner made a motion to accept the Action List as presented. Margie Lechowicz seconded, and the motion passed unanimously.*

**VII. ACTION LIST**

**A. Decision Item(s):**

**1. Consider and approve the appointment of the 2024/2025 to the Election Committee members.**

*Margie Lechowicz recommended the appointment of John Gilbert to replace Chairwoman Margita Rockstroh, who passed away. John Gilbert will serve as 2024/2025 Election Committee Chairman along with the appointed members, Bob Clemens, Mary Stuart Alderman, and Richard Sims. Carlton Dallas seconded, and the motion passed unanimously.*

**2. Consider and approve the appointment of the 2024/2025 Nominating Committee members.**

*Keith Schlegel made a motion to approve the recommendation of the Nominating Committee Chairman Carlton Dallas and appoint: Jon Heron, Lois Wilkinson, Toney Mathews, Harry Meyers, Terry Conway, Jim Ogden, Dick Sell, and Werner Sicvol as Members of the 2024/2025 Nominating Committee. Jordan Berliner seconded, and the motion passed unanimously.*

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**3. Consider and approve the 2024 Resident Opinion Survey.**

*Carlton Dallas made a motion to approve Draft#1 as corrected. Keith Schlegel seconded, and the motion passed unanimously.*

**B. Information Item(s):**

**1. Noted the slate of candidates by the Nominating Committee for the 2023 Board election.**

Carlton Dallas noted that the Nominating Committee had a great selection of candidates, and after interviewing the candidates they selected four candidates to run for the Board. He also noted that Kathelene Williams petitioned to be a Board Candidate. She will also be on the Ballot as well.

**VIII. COMMITTEE REPORTS**

The Committee Reports were accepted as presented.

**IX. PROPOSED NEW BUSINESS ITEMS**

The General Manager noted that he had a conversation with a property owner regarding changing the bike path gate codes.

**X. EXECUTIVE SESSION**

*Keith Schlegel made a motion to go into Executive Session to discuss legal and personnel matters, at 10:40 AM. Rex Garniewicz seconded, and the Board went into Executive Session.*

*Rex Garniewicz made a motion to come out of Executive Session at 10:50 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 10:51 AM.*

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Ed Schottland, President

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Lori Schmidt, Secretary