

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, June 9, 2020**

Present	Absent
David Pollock – Chairman	Robert Gluszik, with notice
Roger Benning	John Vogt, with notice
Dave Morse	Mike Harris, didn't receive meeting reminder
Neal Post	John Eddy – alternate, with notice
Earle Nirmaier - alternate	POA Staff
	Peter Kristian, POA General Manager
	David Mills, Director, POA Maintenance
	Guests
	John Michnuk, PC On-site LS & Maint. Mgr.
	Jon Heron, POA Board Vice President

I. Administrative

Chairman David Pollock called the meeting to order at 8:35 am. The meeting was held at the Dolphin Head Recreation Center to allow proper social distancing due to the Covid-19 virus. The agenda was accepted by acclamation. The minutes for the May 2020 meeting were approved (motion by Dave Morse, seconded by Neal Post).

II. Operations Update

A. John Michnuk – work currently being done or recently completed

- Basically, they are in the summer maintenance mode mowing, trimming, etc.
- Fertilized all turf.
- Sprayed the Bluff walk for weed control.
- Spring Lake Pool was prepped for dealing with Covid-19.
- Spread pine straw in some areas in preparation for July 4th.
- Have been mowing around lagoons.
- Will start spraying for mosquitos on June 26th.
- Continue to check temperatures of staff every morning upon arrival.
- David Mills added that they took out a lot of the Bahia grass, and reseeded the ball fields.

B. Jon Herron, Regarding Updating the Strategic Plan

- Commented that he enjoyed leading the Maintenance Committee last year and thanked everyone for their service.
- Mentioned that the real estate market had skyrocket in June, with June home sales to date surpassing the entire month of April already. Believes home prices have jumped by 4 to 5 percent.

- Pointed out that the Strategic Plan for the Plantation is updated every two years. The document encompassing all committee areas is 68 pages long and can be found on the HHP web site. Suggested that people take a look at it, especially the introduction.
- This update will cover the 2022 – 2026 period.
- We should target completing the Maintenance portions in time to finalize it in the September meeting, then forward to the Board.
- Dave Morse commented that he was very impressed with the way Chrissy Kristian led the update for the Recreation Committee. The Maintenance Committee would like to invite her to the July meeting to follow the same approach. Peter thought that would be possible if we work around her commitments to the Kids Camp.

C. General Managers Report (Peter Kristian).

- Spring Lake Pool opened yesterday with lots of restrictions for dealing with Covid-19. These include reduced attendance, frequent sanitizing, and attendees signing a waiver.
- Kids Camp will be held, also with restrictions and the signing of a waiver.
- Two free concerts will be held, both by Deas Guyz.
- Tennis is operating with members and HHP residents only.
- The POA is resuming regular office hours 8:30 – 4:30.
- No Covid-19 cases in the Cypress.
- Will get \$100K from Town for Pine Island, can combine it with current money for renourishment.
- The planned community meeting to review Dolphin Head development plans is still on hold until large meetings are allowed. Have about \$1.2M for development, the Finance Committee recently recommended moving About \$400K over from the Weather Casualty Fund.
- There have been some complaints from nearby residents regarding people parking cars on the grass near the tennis ProShop.
- The next Coffee with Peter is scheduled for July 25th, but this might have to be postponed.
- Some people have been requesting that the word Plantation not be used in our community name. Changing our name would have significant impact on both legal fees and branding value. But, the question could be posed in a future survey to obtain resident sentiment.

III. Project Update

A. David Mills – Recent and planned activities include:

- A recent guest visitor knocked down 9 mailboxes. The POA tracked the person down. The property owner who called in the pass for the person has agreed to pay for the \$835 in damages.
- Lots of work was put into preparing the Spring Lake Pool to minimize risk for Covid-19 in addition to all the usual cleanup work.

- Met with Palmetto Hall to develop a plan for dealing with the fence being cut multiple times. A security camera that provides alerts was installed.
- Leisure path repair is on-going.
- Increased the parking space at the Hickory Forest Board Walk to accommodate its higher use during Covid-19. Some adjacent residents have complained about the increased use and even told residents who were using the path that it was private property.
- Made some repairs to the Whooping Crane Conservancy.
- Continue to investigate some sink holes on roads as they develop.
- Found out that the POA had agreed in 1998 to maintain a pond on Seabrook Landing that is totally on private property. The POA had always maintained the outfall from this pond, but not the pond.
- The drainage improvements along a portion of Deerfield Road will start soon. This work is being done by the Town.
- Paving on Seabrook Drive is scheduled to start June 10.

IV. New Business

A. Define Area Audits

1. Assignment Areas are mostly the same as last year. Specifically, Dave Morse (Area 1), John Vogt (Area 2), Robert Gluszik (Area 3), Mike Harris (Area 4), Roger Benning (Area 5), Neal Post (Area 6).
2. Roger Benning requested that the inspection sheets be sent out to members in a Word format so that observations can be typed in. Peter said that those could be provided by either Sharon or Leah.
3. David Pollock suggested that the completed inspections be turned in at the first of September.

B. Discuss Pine Warbler Drainage

1. David Mills said this needs to be the subject of a future field trip.
2. There is currently nowhere for the water to go from the problem area, so something needs to be added to get the water underneath the leisure path and the road.

V. Old Business

A. Make a Site Visit to 22 Herring Gull Pond Outfall

B. Make a Site Visit to 8 Sagebrush Lane to Discuss Drainage Improvements

C. Make a Site Visit to 15 Seabrook Landing Drive to Discuss Drainage Improvements

Adjournment

The meeting was not formally adjourned as the committee members went out to site visits about 9:30 am, with various members splitting off to meet other obligations. The final site visit concluded about noon. The next regular meeting will be on Tuesday, July 14, 2020 at 8:30 am.

Respectfully submitted, Roger Benning