

**HILTON HEAD PLANTATION  
MAINTENANCE COMMITTEE MEETING MINUTES  
Tuesday, November 10 2020**

<b>Present</b>	<b>Absent</b>
David Pollock – Chairman	Neal Post – with notice
Roger Benning	
John Eddy, alternate	
Robert Gluszik	<b>POA Staff</b>
Mike Harris	Peter Kristian, POA General Manager
Dave Morse	David Mills, Director, POA Maintenance
Earle Nirmaier, alternate	
John Vogt	<b>Guests.</b>
	Keith Miller, Palmetto Coastal LS & Maint. Mgr.
	John Michnuk, PC On-site LS & Maint. Mgr.

**I. Administrative**

Chairman David Pollock called the meeting to order at 8:30 am. The meeting was held at the Plantation House to allow proper social distancing due to the Covid-19 virus. David encouraged members to submit applications for the POA Board if they were interested. Applications are due Wednesday, Nov. 18. The agenda was approved (motion by John Vogt, seconded by Robert Gluszik). The minutes for the October 2020 meeting were approved (motion by Robert Gluszik, seconded by John Vogt).

**II. Operations Update**

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

- Planted winter flowers, they will need about two weeks to flourish.
- Applied pre-emergence on turf areas that have not been seeded.
- Edged roadways and leisure paths on the planned schedule that does half of the plantation each year. This is the year for the western half.
- Cleaned up around drains to accommodate heavy rains should they occur.
- Doing slope-mowing around lagoons, and above some roadways to prevent intrusion.
- Over-seeded winter rye along Whooping Crane and Seabrook.
- Starting to clean cul-de-sacs. These are also a good place to use some of the excess mulch.
- Continuing routine maintenance.
- He will plan and order spring flowers soon, as these require 3 to 4 months of lead time since they are grown from seed.

**B. General Managers Report (Peter Kristian).**

- The Volunteer Party is canceled due to Covid-19; volunteers have been

- invited to select a free bottle of wine in place of the party.
- The usual Christmas party for the kids is canceled, but alternate events are planned in place of this, including a “Santa in Snow Globe” if the weather cooperates.
- The annual Hayride is also canceled.
- The Halloween Pet Parade was well attended.
- Houses are selling very briskly; current inventory is only 27 houses on the market; there are 15 new homes under construction.
- Income from transfer fees is very good, currently about \$290K.
- Hilton Head Plantation has again won the Best Community on Hilton Head Island award.
- The Pine Island renourishment cost \$225K, with \$100K of this from the Town.
- The next Coffee with Peter is scheduled for Nov. 19 and will be outdoors.
- The POA Board approved resurfacing of the tennis courts and replacement of the wind screens. Resurfacing will be done in early 2021.
- The sign along Hwy 278 that noted model homes were available for viewing was destroyed by a vehicle running off the road. The POA has been compensated about \$40K in damages from insurance.
- Some new trees are being planted by the monopole.
- The budget is in good shape, will likely have about \$90K positive balance.
- POA office hours remain 8 am to noon.
- A developer is planning a 5-story condo unit on the Old Fort property.
- The third phase of the Grandview, called the Charles Place, is also proceeding.
- The general store by Skull Creek Marina, called BPI Launch, is owned by the same corporation that is pressing the county to approve the Bay Point development.
- HHP’s new web site will be launched soon.
- The POA Board gave approval to Wood+Partners to proceed with the next set of planning documents and to do the necessary land survey.

### III. Project Update

#### A. David Mills – Recent and planned activities include:

- Purchased a replacement dump truck. It is a 2012 model with 100K miles, but has a Cummings diesel engine and Allison transmission, but is in good shape and should hold up a long time.
- The Pine Island beach renourishment is completed.
- The electrical box that was damaged by a tree reported last month is operational, but the pedestal will need to be replaced in the future.
- Had to disassemble the A/C unit in the Spring Lake Pavilion to stop it from shutting itself off due to moisture condensation. The very unusual problem has been fixed.
- Repaired a water pipe leak at the Cypress gate guardhouse.

- The Town's drainage repair along Deerfield Road is finally complete.
- Replaced the upstairs cabinets in the Plantation House.
- Have done some repairs to split rail fences. Noted that the fence along the 13<sup>th</sup> hole of Dolphin Head golf course that needed repair was owned by the golf course, and they chose to remove it.
- Replaced both the front and back doors in the Spring Lake tennis ProShop.
- Removed, cleaned and stored the furniture on the upper deck of the Spring Lake Pavilion for the winter.
- Replaced the lights for the flag pole at the Plantation House.
- Cleaned up the debris from the HHP model home sign that was destroyed by a car running off Hwy. 278.
- Striping along Whooping Crane is scheduled to be done soon.
- Some minor paving repairs to roadways and leisure paths will be done from money left in the budget.

#### **IV. New Business**

##### **A. Discuss Options for High Maintenance Cul-de-Sacs**

1. David noted that there are a number of cul-de-sacs that, due primarily to their small size, suffer a lot of damage from trucks and landscapers' trailers. He gets frequent calls from adjacent residents.
  - i. Damage includes heavy rutting in some cases and damage to curbing in others.
2. A possible solution for these problem cul-d-sacs is to pave them over, or partially pave them.
3. After some discussion, David Pollock asked that Committee members bring a list of the cul-de-sacs within their inspection areas that might be candidates for future, detailed consideration.

#### **V. Old Business**

##### **A. Discuss the Findings of the Field Visit to 1 Pine Sky Court to Investigate the Drainage Issue Raised by the Resident**

1. Based on the conditions observed, the Committee determined that any remedial action is entirely the responsibility of the property owner.

### **Adjournment**

The meeting was adjourned at 9:45 am (motion by Mike Harris, second by John Vogt). The next regular meeting will be on Tuesday, January 14, 2021 at 8:30 am at the Plantation House.

**Respectfully submitted,  
Roger Benning**