

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, APRIL 27, 2021  
9:00 AM – SPRING LAKE PAVILION**

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**I.** President Jon Heron called the meeting to order at 9:00 AM.

**Present were:**

Jon Heron  
Lori Schmidt  
Jim Lucas  
David Pollock  
Jordan Berliner  
Rex Garniewicz  
Ed Schottland  
Ann Schwab  
Betsy Weppner

**Staff Members:**

General Manager:	Peter Kristian
Recording Secretary:	Sharon P. White
Director of Maintenance:	David Mills

**II. PRESIDENT REMARKS**

**President Heron:**

- Thanked everyone for coming and reminded them that they each have a mailbox at the POA Service Center.

**III. APPROVE BOARD MINUTES**

*David Pollock made a motion to approve the March 30, 2021 Meeting Minutes as corrected. Betsy Weppner seconded, and the motion passed unanimously.*

**IV. FINANCIAL REPORT**

Peter Kristian gave a brief presentation on the March financials for 2021. He noted that the Capital Transfer Fees are strong. He also noted that the Revenue Analysis shows that HHP is \$34,600 above the 2020 stats.

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**V. GENERAL MANAGER'S REPORT**

- Staff is busy with preparation for the Pool opening. Spring and Summer programs.
- Our advertising revenue for *Plantation Living*:

	<b><u>2020</u></b>	<b><u>2021</u></b>
January	\$12,950	\$12,305
February	\$13,375	10,800
March	\$14,575	\$12,675
April	\$13,035	\$12,710
May	\$11,980	\$12,050++

- The Capital Transfer fees collected thus far in 2021 total \$182,700.
- The 2021 Resident Survey was sent out on April 15, 2021. We have received approximately 900 completed surveys thus far; 831 online and 72 hard copy.
- Keith Ferda has announced his retirement. He has agreed to stay on as our Tennis Professional until his replacement is selected.
- The 2020 Annual Audit is available at the POA Service Center and online.
- Assessments have been coming in well. As of April 20, we have collected and posted \$5,011,000. Very strong collections and no concerns at this point.
- Our next Coffee is scheduled for Thursday, May 27, 4:00 PM, at the Plantation House parking lot weather permitting.
- As of April 22, 2021, over \$24,508 has been donated by property owners to the Hilton Head Plantation Conservancy Foundation. This compares with the \$21,921 that was collected in 2020.
- The Annual Meeting of the Hilton Head Plantation Conservancy Foundation was held on Tuesday, April 20, 11:30 AM, at the POA Service Center.

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- The Barcode reader at the Cypress Gate has been replaced.
- He noted that we preparations are underway for the Hurricane season.
- The Spring Lake Pool opened to a light crowd on a chilly April 1, 2021.
- Our 2021 Cooking Live Program continues on Wednesdays at the Spring Lake Pavilion at 11:00 AM. The remaining program is May 5 – The G-Free Spot. We allowed residents to sign up for three out of the six sessions, and the cost was \$5 per person per session. We are SOLD OUT for every date and now just taking names for a wait list. This year we limited it to only 25 participants per session instead of 35 participants as in years past.
- In lieu of the annual Easter Egg Hunt & Brunch, we once again offered Easter Basket Deliveries on Thursday, April 1 and Friday, April 2. The cost for each basket was \$12, and we ended up selling 159 Easter Baskets.
- The annual Easter Sunrise Service was held 7:00 AM, Sunday, April 4, at the Dolphin Head Recreation Area. Brian Parker, Youth Pastor for First Baptist Church Hilton Head Island, preached the message for the service, and the music was led by the Mills brothers. This year attendees had to bring their own chair and coffee, as we did not set up seating or offer refreshments. Thankfully, the weather cooperated, and we had over 300 residents/guests in attendance.
- The Rob Ingman Concert is scheduled for Monday, May 3 from 6:00-8:00 PM at the Dolphin Head Rec Area. In case of inclement weather, it will be held on Monday, May 10. This is a free outdoor concert open to all residents and their guests.
- Contact was made with 2020 staff regarding who is interested in coming back for the 2021 season. So far, we have 8 Kids Kamp Staff returning, 6 Lifeguards returning, and 12 Pool Attendants returning.
- We are planning another Food Truck Festival on Friday, May 21, from 4:00-7:00 PM in the Plantation House parking lot. Because of the great success of our first attempt in February, we are adding additional food trucks to this event including a dessert truck. So far, we have commitments from the following: Time to Eat Food Truck, The Thai Truck, Pizza Co. Food Truck, The Jamaican Food Truck, and Pops of HHI (dessert truck – gourmet popsicles). We are waiting to hear from another truck on their availability for this date/time. We have also scheduled Brad Swanson to play live music for us throughout the event.

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- Kids Kamp Registration is underway. We already have 226 kids registered for Kids Kamp for this summer with 155 being full session enrollees. Compared to June 3, 2020, we only had 156 kids in total signed up. So, enrollment is up 44% so far.
- The Kids Kamp t-shirts have been ordered for this summer. The design includes an image of the covered gazebo over the water at Spring Lake, and this year the t-shirts will be turquoise with white lettering.
- ARB - February submissions were as follows: fourteen (14) submissions were reviewed, and (34) administrative approvals were rendered.

**Monthly Revenue ARB and Covenant – March 2021**

Building Permits Issued:	92
YTD Permits Issued:	208
Review Fees Collected YTD:	\$38,575

**ARB March**

New Construction:	3
YTD New Construction Approved:	5
Tree Permits Issued:	86
YTD Tree Permits:	193

**Covenants February**

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$2,800	\$1,000	\$3,800
Fines Collected	\$1,950	\$325	\$2,275

- Crime Continues to be low on HHP.
- The General Manager Peter Kristian, Activities Director Chrissy Kristian, Jon Heron, and Todd and Kyle Theodore from Wood+Partners had a preliminary meeting with the Town of Hilton Head Island Staff to review the plans for the Dolphin Head Renovation Project on Monday, April 26.
- The current service agreement with Year-Round Pool ends on April 30, 2021, and the new pool company – Coastal Pool Management – will take over as of May 1, 2021.

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- Past Board President Dick Waltz passed away and his family has directed in lieu of flowers and other remembrances that individuals make donations to support the Dolphin Head Renovation project. We have already received a \$1,000 donation.
- A parcel of land that borders Seabrook Drive across from the Tailbird Oak is being considered for development as a single-family lot.
- The Communications Department is working with the ARB Department on a revision to the HHP maps. We hope to have new community maps available by the fall.

**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 and approve the bid for road resurfacing.**

*Jim Lucas made a motion to approve the recommendation of the Director of Maintenance to award the Mill and Overlay Road repair bid to JS Construction in an amount not to exceed \$261,000. Jordan Berliner seconded, and the motion passed unanimously.*

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

**1. Consider the proposed 2021/2022 Committee Members.**

*Jim Lucas made a motion to approve the proposed committee members as submitted. Lori Schmidt seconded, and the motion passed unanimously. The list of members is attached with the correction to Recreations Committees list.*

**C. Information Item(s) Only:**

**1. Noted copy of the Executive Committee 2021 Alternate Schedule.**

*A copy of the Executive Committee 2021 Alternate Schedule was included for information only. It was noted that if someone could not attend their scheduled meeting to please contact Sharon.*

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**VIII. UPDATE ON PINE ISLAND**

Noted that HHP did receive \$100,000 towards the renourishment of Pine Island Beach. It was also noted that the Board needs to stay in contact with the Town about making sure the money stays in their budget.

**IX. CONSIDER RETURNING THE BOARD MEETINGS TO THE POA SERVICE CENTER.**

It was the consensus of the Board to continue having their meetings at the Spring Lake Pavilion. This issue will be revisited at their May meeting.

**X. COMMITTEE REPORTS *(Approved as a Group)***

The Committee Reports were accepted as a group.

**XI. PROPOSED NEW BUSINESS ITEMS**

There was no new business proposed.

**XII. EXECUTIVE SESSION**

*Lori Schmidt made a motion to go into Executive Session to discuss legal and personnel matters at 9:57 AM. Jordan Berliner seconded, and the Board went into Executive Session.*

*Jordan Berliner made a motion to come out of Executive Session at 10:06 AM. Lori Schmidt seconded, and the Board came out of Executive Session.*

**XIII. OPEN SESSION**

*Rex Garniewicz made a motion to approve the legal agreement recommended by the POA's Legal Counsel as discussed in Executive Session. Jim Lucas seconded, and the motion passed unanimously.*

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**XIV. ADJOURNMENT**

*David Pollock made a motion to adjourn the Board meeting. Rex Garniewicz seconded, and the meeting adjourned at 10:08 AM.*

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Jon Heron, President

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David Pollock, Secretary