

**HILTON HEAD PLANTATION PROPERTY OWNERS
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JULY 27, 2021
9:00 AM – POA SERVICE CENTER**

I. CALL TO ORDER:

President Jon Heron called the meeting to order at 8:55 AM.

Present were:

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

Absent were:

Staff Members:

General Manager:	Peter Kristian
Assistant General Manager:	Todd Lindstrom
Recording Secretary:	Sharon P. White
Activities Director:	Chrissy Kristian
Communications Coordinator:	Leah Davis

II. PRESIDENT'S REMARKS

President Jon Heron:

- Noted that the Executive Committee meeting for August will be held Monday, August 16.
- Noted the General Manager and Vice President Lori Schmidt attended the Hwy 278 Corridor Improvement meeting. He also noted that he was disappointed with SCDOT response.
- Noted that he was pleased with how the community is doing.

III. APPROVE BOARD MINUTES

Jordan Berliner made a motion to approve the June 22, 2021 Board Meeting Minutes as presented. Lori Schmidt seconded, and the motion passed unanimously.

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IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the June Financial. He noted ARB fees are steady, Commercial Decals/Daily Passes on track, Tennis memberships continue to be strong, and the Capital Transfer Fees still coming in strong.

V. GENERAL MANAGER'S REPORT

- Staff is busy with preparation for the 2022 Budget, Hurricane preparations and summer programs.
- Our advertising revenue for *Plantation Living*:

	<u>2020</u>	<u>2021</u>
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
June	\$10,655	\$14,640
July	\$12005	\$14,845
August	\$11,600	\$13,300++

- The Capital Transfer fees collected thus far in 2021 total \$375,692.
- The 2021 Resident Survey closed on May 28. Leah has been busy inputting the few remaining paper copies of the survey and will have the Survey Report ready for the Board's July meeting.
- *Plantation Living* advertising continues to rebound from last year's impact from COVID-19.

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- Trevor Scott our new Tennis Professional has transitioned into his new duties. Keith's last day was on Wednesday, July 21; he will remain on call for any questions and/or guidance.
- Noted request to purchase the playground equipment for the Dolphin Head Renovation project by Monday, July 26, to avoid two price increases, one on July 27, 2021, and another on January 1, 2022. Unfortunately, we jumped the gun on this request, as the playground equipment needs to be approved by the Town of Hilton Head Island's Design Review Board.
- The Spring Lake Tennis Courts needed to be closed after Tropical Storm Elsa dropped over six inches of rain on HHP. The courts were closed for two days to be refurbished and reopened on Saturday, July 3rd.
- Castel Cleaning continues to clean the restrooms at the pool on the weekends. This service started the first weekend in May and will continue through the first weekend in October.
- The hammers on the Woodhog have been replaced and the machine has been returned to the POA's Maintenance Yard.
- A repair to the Bulkhead at the Dolphin Head Recreation Area has been completed.
- The striping of Whooping Crane Way has been completed.
- Recovery from Tropical Storm Elsa has been ongoing.
- **Miscellaneous** - Repaired wood rot at Plantation House right entrance windowsill, repaired broken handrails at Spring Lake Pavilion deck, repaired road signs, and map signs, replaced damaged chain post at Howard Davis Island, planted a Live Oak Tree at Spring Lake Tennis parking area, and installed memorial plaque.
- Summer USTA Tennis League has begun. Spring Lake will be fielding ten (10) teams in the Mixed and the Combo Leagues.
- On Saturday, June 12, we hosted our Caribbean Pool Party at the Spring Lake Pool from 1:00-3:00 PM. Steel-drummer, Melvin Dean, performed for the first hour of the party but left early because it started to sprinkle rain. We invited two food trucks – Jahmerican Jerk & Chef Donald's – to participate in this event along with Pops of HHI (the gourmet popsicles). All food sales were handled through the food trucks; however, staff organized games and handed out prizes for the kids in attendance.

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- On Thursday, July 15, we hosted another outdoor concert at the Plantation House parking lot featuring The Radio Sparks from Greensboro, NC.
- On Saturday, July 3, we worked with Fun Time to host our annual HHP Day Celebration from 12:00-3:00 PM in the Plantation House and parking lot areas. The event kicked off with the patriotic parade at noon. Festivities included; the pie and watermelon eating contests, the Dunk Tank, the Mechanical Shark, the Money Vault, and various games such as the Axe Throw, the Claw Box, Spin-the-Wheel, and the Frog Pond. We also offered a waterslide this year, even though it wasn't the Pirate Waterslide we were expecting. The dual-lane Tropical Waterslide was a big hit nonetheless. Staff sold concessions, including pizza, hot dogs, chips, sno cones, popcorn, cotton candy, and various cold drinks. Deejay Don Scott played a line-up of great music throughout the event. Overall, it was another successful HHP Day with one of the best turnouts ever!
- On Friday, September 10, we will be hosting a College Spirit themed Bingo Night at the Plantation House from 6:00-8:30 PM. Participants will be encouraged to wear their favorite college-team jersey or college colors to show their school pride. Cost is \$10/person which includes admission, refreshments, and one bingo card for the first round. Additional bingo cards can be purchased with a donation of \$1/card per round. The deadline to sign-up is Friday, September 3. Sign-ups began in July.
- Pool attendant coverage continues from open until close every day. Starting Memorial Day weekend, we have an overlapping Pool Attendant working on the weekends from 12:00-5:00 PM.
- On Wednesday, September 15, we will be teaming up with Karin Freeland, Certified Life Coach, to offer a free Zoom virtual presentation at 11:00 AM entitled "Managing Stress in a Stressful World." Karin will share four tips on getting control of our lives and making stress a thing of the past. Residents will be able to click on the link found on our website, or they can click on the link that will be sent in an email blast closer to the presentation date.
- **Bocce Ball & Shuffleboard Courts** - The Summer Women's League continues to be held every Thursday evening from 5:00-6:00 PM. Play began June 3 and will continue through September 2.
- The ice cream cart – POPS of HHI – will be stationed at the Spring Lake Pool on Saturday, July 31, from 12:00-4:00 PM to sell their gourmet popsicles. Cost is \$5/popsicle.

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- **Facility Stats 2020 vs 2021**

- Plantation House stats for June indicate a significant increase in attendance by 101%, as well as a major increase in the number of occasions by 43%.
- Spring Lake Pavilion stats for June indicate a slight increase in attendance by 8%, as well as a minor increase in the number of occasions by 3%.
- Dolphin Head Recreation Area stats for June indicate a significant increase in attendance by 240%, as well as an increase in the number of occasions by 222%.
- The Spring Lake Pool stats for June indicate a major increase in attendance by 77% versus June of last year. The peak attendance also increased by 118% with 294 people attending the pool at one time.
- ARB - April submissions were as follows: eight (8) submissions were reviewed, and (15) administrative approvals were rendered.

ARB Monthly Revenue – June 2021

Building Permits Issued:	68
YTD Permits Issued:	491

ARB June

Tree Permits Issued:	59
YTD Tree Permits:	344

Covenants June

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$2,100	\$1,250	\$3,350
Fines Collected	\$2,650	\$925	\$3,575
YTD Issued	\$24,525		
YTD Collected	\$18,500		

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People and conduct: 6 Abuse of guest passes/3 Resident Behavior

Pets: 3 dogs off leash

Parking: 125 parking in non-designated area, recreational vehicles/trailer overnight, no business signage

- We continue to experience gator calls for removal from pools, front and rear yards.
- The 2021 Resident Survey results have been completed and on the Board's Agenda for review.
- Chrissy Kristian and the General Manager met with Kyle Theodore at Wood+Partners on Friday, July 16, to review the revised playground design that moved several features further from a sensitive Historic area of concern.
- The Prestwick Court Pond has been dredged.
- The General Manager will be attending the Community Association Institute's National Conference from August 16 to 20. The General Manager will be making a presentation regarding Federal and State Legislative issues affecting Community Associations nationwide.
- The Woodhog has been repaired. The final bill came in at just under \$22,000. Staff contracted with JS Construction to transport our machine to Walterboro and back for needed repairs, as well as a loaner machine while our Woodhog was being repaired. The cost for all of JS Construction's services came in at \$3,000.
- The Communications Department continues to work on revising the HHP map. We hope to have new community maps available by the fall.
- The Fishing Club hosted Camp Leo on July 20, teaching their members how to fish and giving the campers a very worthwhile experience. Camp Leo is a Camp for the blind.

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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. Decision Item(s):

1. Consider and approve the expenditure of \$21,210.08 for repairs to the Woodhog.

Jim Lucas made a motion to approve the expenditure of \$21,210.08 for the repair of the Woodhog by Tidewater Equipment Company and \$3,000 for transport of the Woodhog and a temporary loaner Woodhog from the Maintenance Department's operating Account. Jordan Berliner seconded, and the motion passed unanimously.

2. Reaffirm the email vote to purchase the playground equipment for the Dolphin Head Renovation project.

Jim Lucas made a motion to reaffirm the email vote to approve the purchase of playground equipment for the Dolphin Head Project from Carolina Parks & Play in the amount of \$422,620.20 from the Capital Transfer Fund and subsequent storage costs not to exceed \$800 per month. Ann Schwab seconded, and the motion passed unanimously.

VIII. UPDATE ON DOLPHIN HEAD RENOVATION

The Town of Hilton Head Island Staff reviewed the preliminary plans for Dolphin Head Renovation project and reported back to the General Manager that the second design option (this is the design that shifts the location of the new building) would have a better chance of obtaining approval by the Town Staff. After discussion, the Board authorized the General Manager move forward and have Wood+Partners submit the second design to the Town for approval.

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IX. UPDATE ON THE 2021 RESIDENT SURVEY

The Board reviewed the Resident Survey and noted a job well done, and thanked Leah Davis, Commination's Coordinator, for her putting the survey together.

X. UPDATE ON HWY 278 CORRIDOR IMPROVEMENTS

The General Manager and Vice President of the Board, Lori Schmidt, provided testimony at the Public Hearing on July 22 regarding the US 278 Corridor project preferred SCDOT alternative.

XI. COMMITTEE REPORTS

The Committee Reports were accepted as a group.

XII. PROPOSED NEW BUSINESS ITEMS

No new business was presented.

XIII. EXECUTIVE SESSION

Lori Schmidt made a motion that the Board go into Executive Session and the Betsy Weppner seconded and the Board went into Executive Session to discuss legal matters at 10:09 AM.

Lori Schmidt made a motion that the Board come out of Executive Session and the Ed Schottland seconded and the Board came out of Executive Session at 10:30 AM.

XIV. ADJOURNMENT

Ann Schwab made a motion to adjourn the Board meeting. Betsy Weppner seconded, and the meeting adjourned at 10:35 AM.

Jon Heron

David Pollock