

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, MARCH 30, 2021
2:00 PM – SPRING LAKE PAVILION**

I. CALL TO ORDER:

Vice President Jon Heron called the meeting to order at 2:30 PM.

Present were:

Jon Heron
Jim Lucas
Lori Schmidt
Ann Schwab
David Pollock
Jordan Berliner
Rex Garniewicz
Edward 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

Guest(s):

Brad Hix of Wood+Partners
Kyle Theodore of Wood+Partners

II. ELECTION OF OFFICERS

Vice President Jon Heron congratulated the newly elected Board Members, Rex Garniewicz and Edward Schottland, and himself who was re-elected to the Board.

Vice President Jon Heron called for the Nomination of Officers.

President

Lori Schmidt nominated Jon Heron for President; Jim Lucas seconded the motion. Betsy Weppner moved to close the nominations. The motion passed unanimously.

Vice President

Jon Heron nominated Lori Schmidt for Vice President; Jim Lucas seconded the motion. Ann Schwab moved to close the nominations. The motion passed unanimously.

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Treasurer

Jon Heron nominated Jim Lucas for Treasurer; Jordan Berliner seconded the motion. Ann Schwab moved to close the nominations. The motion passed unanimously.

Secretary

Jon Heron nominated David Pollock for Secretary; Jim Lucas seconded the motion. Betsy Weppner moved to close the nominations. The motion passed unanimously.

III. PRESIDENT'S REMARKS

President Heron:

- Thanked the Board for having the confidence in him to serve as President and asked for their support for the 2021/22 year.
- Thanked the new Board Members for their willingness to serve the community.
- Selected Chairs for each committee as listed below:
 1. ARB Jordan Berliner
 2. Communications Committee Ann Schwab
 3. Covenants Committee Edward Schottland
 4. Finance Committee Jim Lucas
 5. Maintenance Committee David Pollock
 6. Nominating Committee Lori Schmidt
 7. Recreation Committee Rex Garniewicz
 8. Security and Safety Committee Betsy Weppner

IV. APPROVE BOARD MINUTES

Lori Schmidt made a motion to approve the February 23, 2021 Board Meeting Minutes as presented. Betsy Weppner seconded, and the motion passed unanimously.

V. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation regarding the financial structure of the POA's financing system. We have collected the majority of the 2021 assessments. He noted that that the Capital Transfer fees are off to a great start.

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VI. GENERAL MANAGER'S REPORT

- Staff is busy with preparation for the Pool opening. Spring 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	\$12,045++

- The Capital Transfer fees collected thus far in 2021 total \$147,347.
- The Ballots and Proxies for the 2021 Board Election and Annual Meeting were mailed. Early indications are that participation in on-line voting has increased over 2020.
- The POA will be sponsoring a Drive-Thru Easter Egg Hunt, which will begin on Friday, April 2 and run through Easter Sunday, April 4. An email blast will go out to residents asking them to submit their decorated yards to Leah Davis and a list will be published on Friday, April 2.
- The 2020 Annual Audit has been approved and will be available at the Annual Meeting, online, and at the POA Service Center.
- Assessments have been coming in well. We have collected and posted \$4,892,000 as of March 18. Very strong collections – no worries 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 February 13, 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 will be held on Monday, April 22, 11:30 AM, at the POA Service Center.

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- We believe we have narrowed down the issues with automated gate located at our Cypress entry to a defective batch of Bar Codes and the actual Bar Code Reader, which has been scheduled for replacement.
- The Maintenance Department has several projects to complete at the Spring Lake Pool during the off-season including repainting the frog in the splash pad, repainting the bathroom stalls, fixing the stenner pump in the splash pad, and winterizing the new Starfish feature.
- Minor road repairs at Surrey, Dolphin Head Drive at White Tail Deer and Cypress Gate entrance at Bayshore. Areas of road repair patch work at Pineland, Towhee, Myrtle Bank Lane, and Oyster Bay Place have been completed.
- In lieu of the annual Easter Egg Hunt and Brunch, we will once again be offering Easter Basket deliveries on Thursday, April 1 and on Friday, April 2. The cost for each basket is \$12, and the Easter Bunny will be making the deliveries on the day requested by the resident. When signing up, residents are asked to leave their address and cell phone number so we can notify the family when the Easter Bunny is on his way. Orders with payment must be received by the deadline: Wednesday, March 24; so far, we have sold 70 baskets.
- Our 2021 Cooking Live Program kicked off 11:00 AM on Wednesday, March 17, at the Spring Lake Pavilion. This year we will hold the sessions on Wednesdays instead of Tuesdays, and local chefs have been secured for all six dates including: March 17 – LuLu Kitchen, March 24 – Nectar Farm Kitchen, March 31 – Poseidon, April 7 – Chez Georges Bistro & Bar, April 21 – Driftwood Eatery, and May 5 – The G-Free Spot. We allowed residents to sign up for three out of the six sessions, and the cost was \$5.00 per person per session. We are SOLD OUT for every date with only one single spot left for the last date on May 5.
- Kids Kamp Pre-Registration is underway. We already have 80+ youngsters registered for Kids Kamp for this summer, which is well above average for this time of year.

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- We will be offering an outdoor concert down at Dolphin Head Recreation Area on Friday, April 9, from 5:00-7:00 PM. This is a free concert featuring Ken Kolbe and special guests – Nina Hand and Paul Uhls. Music will include a variety of Neil Diamond tunes, among others. Residents are invited to bring their own chair and picnic dinner and/or drinks and enjoy the music.
- On Saturday, April 24, we will be teaming up with the HHP Big Band to offer a free event – “The Spring Fling” – in the Plantation House Parking Lot from 2:00-4:00 PM. In case of inclement weather, the event will be moved to Sunday, April 25. Same time. The HHP Big Band will play some very dance-able tunes including hits from Bobby Darin, Stevie Wonder, Queen, Santana, Peggy Lee, Michael Bublé, Jimmy Buffett and, of course, Old Blue Eyes himself – Francis Albert Sinatra. Again, residents are invited to bring their own chair and picnic goodies and/or drinks and enjoy the music.
- The annual Easter Sunrise Service is scheduled for Sunday, April 4, at 7:00 AM at the Dolphin Head Rec Area. Brian Parker, Youth Pastor for First Baptist Church Hilton Head Island, will conduct the service, and the music will be led by the Mills brothers. Attendees should be prepared to bring their own chair and practice social distancing and, unfortunately, this year we will not be serving refreshments afterwards, but residents are encouraged to bring their own coffee and join us for the Easter service. In case of inclement weather, the service will be canceled.
- 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.
- ARB - February submissions were as follows: seventeen (17) submissions were reviewed, and (23) administrative approvals were rendered.

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- **Monthly Revenue ARB and Covenant – February 2021**

Building Permits Issued:	64
YTD Permits Issued:	116
Review Fees Collected YTD:	\$24,200

ARB February

New Construction:	0
YTD New Construction Approved:	4
Tree Permits Issued:	57
YTD Tree Permits:	107

Covenants February

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$3550	\$1175	\$4725
Fines Collected	\$1700	\$1350	\$3050

- The Security Department will be exploring new lighter weight uniform shirts.
- The General Manager and Chrissy Kristian Director of Activities met with Todd and Kyle Theodore from Wood + Partners on, March 1, to discuss possible design changes which would impact the placement of the new building, the playground, the event lawn space, and the basketball courts. We also met with the Town of HHI's natural Resource representative several weeks ago onsite at Dolphin Head, to ascertain specifics on which trees were specimen and which trees were significant which could cause issues with our original plan design and placement location of the new building itself. Because the current placement of so many specimen trees, the decision has been made to slightly alter the location of the building which, in turn, has less of an impact on those trees so we can move this project forward. If we stayed with the current design, it would be an uphill battle to get variances for all the trees that would need to come down or provide proof of a hardship to make that design work. Kyle and Todd Theodore are slated to make a presentation to the Board on March 30.

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- We are working with the Town of HHI's Staff to secure our reimbursement for the sand purchased for last year's Pine Island Beach renourishment.
- The 2021 Resident Opinion Survey has been approved by the Board of Directors and will be inserted into the April issue of *Plantation Living*. It will also be made available digitally on the Website and emailed to all residents.
- 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.

VII. ACCEPTANCE OF ACTION LIST

Jordan Berliner made a motion to accept the Action List as presented. David Pollock seconded, and the motion passed unanimously.

VIII. ACTION LIST

A. Decision Items:

1. Consider the adoption of the 2021/22 Corporate Calendar.

Jordan Berliner made a motion to approve the 2021/22 Corporate Calendar as presented. David Pollock seconded, and the motion passed unanimously.

2. Reaffirm the email vote to purchase a new Bar Code Reader.

Ann Schwab made a motion to reaffirm the email vote to purchase a new Bar Code Reader. Jordan Berliner seconded, and the motion passed unanimously.

B. Consider funding plan for the Dolphin Head Renovation project.

Kyle Theodore and Brad Hix gave a brief presentation on how the Dolphin Head Project.

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IX. COMMITTEE REPORTS

The Committee Reports were accepted as a Group.

X. PROPOSED NEW BUSINESS ITEMS

There was no new business to propose.

XI. EXECUTIVE SESSION

Ann Schwab made a motion to go into Executive Session at 3:15 PM, David Pollock seconded, and the Board went into Executive Session. Jordan Berliner made a motion to come out of Executive Session at 3:22 PM, Ann Schwab seconded, and the Board came out of Executive Session.

XII. ADJOURNMENT

Jordan Berliner made a motion to adjourn the Board meeting. Ann Schwab seconded, and the meeting adjourned at 3:22 PM.

Jon Heron, President

David Pollock, Secretary