

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, MAY 25, 2021
9:00 AM – SPRING LAKE PAVILION**

I. President Jon Heron called the meeting to order at 9:04 AM.

Present were:

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

Absent were:

Ann Schwab (*with notice*)

Staff Members:

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

II. PRESIDENT REMARKS

President Heron:

- Noted that David Pollock will serve as Chair of an Adhoc Committee that will review the bids for the Dolphin Head Renovation project and make recommendations to the Board.
- Noted that he will be going on vacation and Vice President Schmidt will have the helm while he is away.

III. APPROVE BOARD MINUTES

Lori Schmidt made a motion to approve the April 27, 2021 Meeting Minutes as corrected. Jim Lucas seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the April financials for 2021. He gave a brief summary on the POA insurance policies; noting that HHP was lucky to get an early renewal.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 25, 2021**

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	\$13,155++

- The Capital Transfer fees collected thus far in 2021 total \$235,000.
- The 2021 Resident Survey was sent out on April 15, 2021. We have received approximately 1,300 completed surveys thus far; 1,000 online and 300 hard copy. The survey will close on Friday, May 28.
- *Plantation Living* advertising continues to rebound from last year's impact from COVID-19.
- Keith Ferda has announced his retirement. He has agreed to stay on as our Tennis Professional until his replacement is selected. The selections process for Keith's replacement is in final stages.
- Staff has begun work on the 2022 Budget preparations.
- Assessments have been coming in well. As of May 20, we have collected and posted \$5,062,000. The toll warning notices went out as a reminder with the May billing. At the end of May, we will look at updating toll accounts.
- Our next Coffee is scheduled for Thursday, May 27, 4:00 PM, at the Plantation House parking lot weather permitting.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 25, 2021**

- Office hours at all POA facilities have returned to pre-COVID-19 level. Masks are no longer required; however, the limitation on customers in our lobby remains restricted to two people.
- We are happy to report that almost all the insurance policies have been renewed. Todd will give a full report to the Finance Committee as well as the Board. Once again, it was a challenging renewal process. As the umbrella market has gone haywire with the world happenings, we were fortunate to get reasonable quotes. This is an area that needs to be watched. We still have the Inland Marine policy to work on, which expires in June.
- The Spring Lake Pool furniture has been deployed.
- Pine straw is slated for the Spring Lake Tennis Complex.
- New Maintenance Contracts have been implemented for our three back-up generators – Main Gate, Cypress Gate, and the POA Office Compound.
- David is working on a sinkhole located on Cottonwood Lane.
- Flowers have been changed out to summer stock at all locations.
- Preparations for work and additional pathway repairs are in progress.
- DHEC has now mandated several new tests for our underground fuel tanks and are now also requiring completion of a monthly checklist to now include: An Overlift Prevention test, Spill Bucket Integrity test, and Tank Tightness test. These new requirements will be time sensitive.
- 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.
- 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.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 25, 2021**

- 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.
- On Saturday, June 12, we will be hosting our Caribbean Pool Party at the Spring Lake Pool from 1:00-3:00 PM. Steel-drummer, Melvin Dean, will be performing the music throughout the party, and we have invited two food trucks – Jahmerican Jerk & Chef Donald's – to participate in this event. All food sales will be done through them; however, staff will be offering games and prizes for the kids in attendance. In case of inclement weather, the event will be moved to June 13.
- 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.
- On Thursday, June 24, we will be hosting another outdoor concert at the Plantation House parking lot featuring Stee and The Ear Candy Band. The concert will be held from 7:00-9:00 PM, and staff will sell concessions. In case of inclement weather, the concert will be moved to Tuesday, June 29, from 7:00-9:00 PM.
- On Saturday, July 3, we will be working 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 will kick off with the patriotic parade at 12 noon, and festivities will include the pie and watermelon eating contests, the dunk tank, the mechanical shark, a variety of games such as the Axe Throw, the Money Vault, the Claw Box, Spin-the-Wheel, and the Duck Pond. We will also have a pirate waterslide this year. Staff will sell concessions including pizza, hot dogs, chips, Sno-cones, popcorn, cotton candy, and a variety of cold drinks. Deejay Don Scott will play a line-up of great music for us throughout the event.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 25, 2021**

- ARB - February submissions were as follows: fourteen (14) submissions were reviewed, and (34) administrative approvals were rendered.

Monthly Revenue ARB and Covenant – April 2021

Building Permits Issued:	69
YTD Permits Issued:	277
Review Fees Collected YTD:	\$43,975

ARB April

New Construction:	3
YTD New Construction Approved:	6
Tree Permits Issued:	68
YTD Tree Permits:	261

Covenants April

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$3,525	\$1,525	\$5,050
Fines Collected	\$2,625	\$950	\$3,575
YTD Issued	\$16,675		
YTD Collected	\$11,650		

- Crime Continues to be low on HHP.
- 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.
- Staff is working on preparations for the 2021 Hurricane Season.
- Senate Bill 147 has been signed into law and limits liability exposure from lawsuits that may arise out of COVID-19. We want to thank all the property owners who contacted their elected officials and encouraged them to support the bill.
- 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.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 25, 2021**

VI. ACCEPTANCE OF ACTION LIST

Jordan Berliner made a motion to accept the Action List as presented. Lori Schmidt 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 striping of Whooping Crane way bid to Coastal Carolina Striping in an amount not to exceed \$23,250. Jordan Berliner seconded, and the motion passed unanimously.

B. Decision Item(s):

1. Noted informal input on one suggested option for 278 Corridor projects.

Jordan Berliner made a motion to authorize the Board President to write a letter to the Town of Hilton Head Island, the Beaufort County Council, and SCDOT addressing concerns with the Hwy. 278 Corridor Project. Rex Garniewicz seconded, and the motion passed unanimously.

VIII. UPDATE ON PINE ISLAND

- The General Manager noted that HHP did receive \$100,000 towards the renourishment of Pine Island Beach. He also noted that the Board needs to stay in contact with the Town of Hilton Head Island officials to secure permanent funding for the Pine Island Beach.

IX. UPDATE ON DOLPHIN HEAD PROJECT

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.

X. CONSIDER RETURNING THE BOARD MEETINGS TO THE POA SERVICE CENTER.

It was the consensus of the Board to move their meetings back to the POA Service Center for June.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 25, 2021**

XI. COMMITTEE REPORTS

The Committee Reports were accepted as a group.

XII. PROPOSED NEW BUSINESS ITEMS

There was no new business proposed.

XIII. EXECUTIVE SESSION

The Board did not go into Executive Session.

XIV. ADJOURNMENT

Rex Garniewicz made a motion to adjourn the Board meeting. Betsy Weppner seconded, and the meeting adjourned at 10:09 AM.

Jon Heron, President

David Pollock, Secretary