

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Monday, July 19, 2021**

Present	Absent
David Pollock – Chairman	Cynthia Bolton-Gary – with notice
Roger Benning	Dave Morse -with notice
Robert Gluszik	Earle Nirmaier, alternate – with notice
Mike Harris	John Vogt -alternate – with notice
Neal Post	POA Staff
	Peter Kristian, POA General Manager
	David Mills, Director, POA Maintenance
	Guests.
	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 rescheduled from its normal second Tuesday time. The agenda was accepted (motion by Robert Gluszik, seconded by Neal Post). The minutes for the June 8, 2021 meeting were approved (motion by Mike Harris, seconded by Robert Gluszik). David mentioned that road re-surfacing and other projects were moving along and passed along a compliment that the flowers were looking good.

II. Operations Update

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

- Has completed a lot of clean-up after Tropical Storm Elsa, but some branches and debris continue to fall so work continues.
- Will be applying preventative fungicide to irrigated turf.
- Plan to spray for mosquitos this Friday, a week ahead of the planned schedule. This will basically deplete their insecticide supply and their supplier reports a nationwide shortage. John will explore other products and sources as alternatives as needed.
- Will be spraying weeds soon, sprayer has been repaired.
- Added another mechanic to help Henry, who has been overloaded.
- Flowers have been looking good, except some hibiscus which don't like too much water.
- Will be planning Fall flowers soon and get them ordered.

B. General Managers Report (Peter Kristian).

- The Town continues to negotiate with the Main Street Merchants Association about taking over maintenance of the part of Main Street west

of the circle. The sticky point is that the Town would like the street to be brought up to a reasonable standard of repair before taking over.

- The next Coffee with Peter is scheduled for July 31, with Tom Davis, our representative to the SC Senate, as the featured guest speaker.
- Jon Heron, POA Board President, and Peter met with Craig Winn, SCDOT engineer for the Hwy 278 Project, for more than two hours recently to talk about concerns about the DOT's favored design. SCDOT is very much enamored of their design. Peter and Jon highly recommend that HHP residents submitted written comments to the SCDOT.
- The POA has hired two new security officers, a housekeeper, and a receptionist to fill vacancies.
- The revised HHP map is ready for publication.
- A new flat screen monitor to replace the failed one at the Main Gate is here (from China). The failed one was 15 years old. The POA is ordering a backup to have on hand in case of another failure.
- Have submitted a proposal to the Town regarding continuing beach renourishment for Pine Island, and are working on submissions for DHEC approval for various options.
- The Dolphin Head Project is moving along, with some adjustments being made to handle response to some historical artifacts.
- Had a very big crowd at HHP Day celebration for Independence Day.
- Held two successful free concerts.
- Kids Camp is at its halfway point.
- The HHP Fishing Club helped with Camp Leo again.
- Keith Ferda will be wrapping up his tenure soon, having helped bring the new tennis pro up to speed, including recovery of tennis courts after Elsa.
- David Mills and Peter will be meeting with the Town this afternoon about the Storm Water Management Agreement.
- The recent collapse of the condo in Florida might have impacts on future structural inspections of high- rise public buildings, which could eventually include condos within HHP.

III. Project Update

A. David Mills – Recent and planned activities include:

- Supported HHP Day (Independence Day celebration) and two concerts.
- Prepared for and supported clean up after Tropical Storm Elsa.
- Planted a memorial live oak tree near the new parking lot at the tennis courts.
- Supported kids camp, including restoration of storage cabinets in the Plantation House.
- Repaired wood rot around a window in the Plantation House.
- Repairing wood rot on the deck at Spring Lake Pavilion.
- Replaced several posts that were knocked down in the post and chain along part of the General Howard Davis Island along Whooping Crane.

- Resurfaced the tennis courts as necessary after Tropical Storm Elsa.
- Completing the re-stripping of Whooping Crane Drive.
- Completed milling and resurfacing along several roadways as planned.
- The Wood Hog is back working, bill will be submitted to the POA Board.
- Repaired the retaining wall near Dolphin Head playground (by contractor).
- Dredged lagoon at Prestwick Court to restore proper drainage.
- Repaired vandalism damage to mailboxes and signs along Myrtle Bank and High Bluff roads.
- The Town raised the gates at the Main Street outfall without notifying the POA. This was not a warranted action for Tropical Storm Elsa and resulted in some lagoons within HHP being drained before it could the gates could be closed.

IV. New Business

A. Discuss Pine Tree Removal Request on POA Common Property at Bob Cat Lane

1. The owner of Lot 31 (physical address 21 Bob Cat Lane) would like to remove several pine trees in back of his lot before building on this lot. The trees in question are skinny, tall pines and are marked with ribbons. David Mills is OK with the request as the trees in question have no particular merit, and asks that Committee members observe the trees and submit their recommendation to him by email. The Committee members said that they would do this independently in view of variant personal schedules.

V. Old Business

A. Drainage Field Study at 18 Wing Shell Lane

1. See the Addendum for the June 8 meeting for a description of the problem and observations from a site visit. David has not had a chance to get a quote for any of the possible remedial actions at this time.

B. Site Visit to 28 Oyster Shell Lane Bluff Access

1. See the Addendum for the June 8 meeting for a description of the problem and observations from a site visit. David Mills obtained a quote of under \$20K from Desimone Construction to build a ramp that would support movement of maintenance equipment as discussed for a favored remedy. David Pollock will discuss this item with the POA Executive Committee when they next meet.

Adjournment

The meeting was adjourned at 10:05 am. The next regular meeting will be on Thursday, August 12, 2021 at 2:00 pm.

**Respectfully submitted,
Roger Benning**