

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, May11, 2021**

Present	Absent
David Pollock – Chairman	
Roger Benning	
Cynthia Bolton-Gary	
Robert Gluszik	POA Staff
Mike Harris	Peter Kristian, POA General Manager
Dave Morse	David Mills, Director, POA Maintenance
Earle Nirmaier, alternate	
Neal Post	Guests.
John Vogt -alternate	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 held at the Plantation House to allow proper social distancing due to the Covid-19 virus. David welcomed everyone, took a show of hands to see all who had been vaccinated, asked if everyone was comfortable not wearing masks, and would be OK moving to the POA office for meetings in the future since almost all had been vaccinated. Members agreed with this. Since we had one new member, Cynthia, David asked everyone to introduce themselves. The agenda was accepted (motion by Robert Gluszik, seconded by John Vogt). The minutes for the March 9, 2021 meeting were approved (motion by Neal Post, seconded by John Vogt). David mentioned that we would review the Strategic Plan as we go along to make sure we are in alignment, and noted that Maintenance is 20% of the POA’s budget. He also noted that there were a lot of maintenance equipment purchases last year, and that there likely would be a fewer this year. One item that has been identified is a replacement hydro-seeder. He also asked that members be on the lookout and report things that need attentions, for example, broken pavement and overhanging limbs.

At this point, John Vogt asked whether any thought had been given into future beautification of a couple of the roadway islands near the entry. David Mills said that these islands had irrigation available, so plantings could be supported. John Michnuk offered that Palmetto Coastal could provide some concept suggestions, on a time permitting basis. David Mills noted that any funding for such endeavors would have to be factored into the future budget.

II. Operations Update

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

- It has been very dry, but plants are still doing OK for now. Rain is

expected in the next couple of days, which will help.

- Installed spring flowers at the entries, Plantation House, etc. All are looking good except the hibiscus, which he plans to replace.
- Applied systemic fungicide to the irrigated turf this year, will monitor to see how that works out, he believes treating as a preventative is better than having to treat in a reactive mode.
- Will apply fertilizer to the irrigated turf in the next couple of weeks, using a product that includes an insecticide to control mole crickets, etc.
- Has two employees working on edging bike paths, cutting back overhangs, etc.
- Cut back some large Ligustrum as a safety precaution, which otherwise required the workers to climb ladders to trim.
- Continuing to do routine mowing, trimming, edging.
- Trimming lagoon banks (new operator, who is skilled, but just becoming familiar with the accesses and layouts).

B. General Managers Report (Peter Kristian).

- Met with the Town regarding the Dolphin Head project two weeks ago to go over the preliminary plans and will meet with them today to get feedback.
- Keith Ferda is retiring after 41 years; they have interviewed several people for replacement, will be calling some back for a second round.
- The striping on Whooping Crane is delayed due to a shortage of paint. The cost is \$23K.
- Work on the budget for 2022 is in progress.
- Kids camp will be shortened to 5 weeks this year due to schools getting out later and scheduled to start earlier than usual. Over 200 are signed up, which is a record number.
- Chrissy has several free concerts scheduled for the summer.
- The pool chairs are being cleaned now for use as part of the relaxations of the Covid-19 restrictions. Further relaxations to the restrictions are also coming.
- The POA office is open longer hours, but is still restricted to two visitors at a time for now.
- Regarding the 278 Corridor, the main concern is the restrictions to making left turns at Squire Pope, Wild Horse Road, and Gum Tree that are under consideration. These could have a huge negative impact on accessing HHP from off-island.
- Have had extensive negotiations with the Town, but looks like we can get approval for \$100K per year towards Pine Island renourishment in perpetuity. We should thank our council representatives for their support.
- Bill S147 limiting liability for Covid-19 for various entities (including coverage for gated communities) has been passed by both SC houses and signed into law by the Governor.
- HHP maps are being updated. If you know of any changes that should be

- made, please pass this on to Leah Davis, David Mills, or Peter.
- Approvals for condos at Old Fort Pub site are nearly finalized.
- The owner of some property on Seabrook Drive near the Cypress is seeking to get approval to allow one home to be built (some large oaks prevent it being suitable for more).
- Resident surveys are due on May 28. Many residents have responded, mostly on-line.
- Dick Waltz, who was president of the POA Board when Peter was hired, passed away; he was 92 years old.
- The POA plans to hire one additional staff person, who would off-load some of Sharon White's duties so that Sharon can provide support to David Mills in addition to being executive assistant to Peter.
- Inventory is currently down to only 3 homes for sale in HHP.

III. **Project Update**

A. **David Mills – Recent and planned activities include:**

- Continued routine maintenance of tennis and bocce courts.
- Made several repairs to the perimeter fence due to vandalism.
- Added irrigation to new tree areas.
- Added pine straw around the pool area.
- Made repairs to the lazy river pool pump.
- Lent support to the new pool maintenance company as they come up their learning curve.
- Investigated a sink hole on Hickory Forest and repaired the damage.
- Pressure washed part of the Plantation House.
- Bush hogged the access shelves along drainage ditches.
- Repaired several lagoon aerators.
- Have been cleaning some drainage ditches.
- Completed major road repair work on Whooping Crane, plus some smaller repairs to various other roads.
- Continuing root repair on leisure paths under a contract that has remained at the same price over the last 3 years. Might need to get new bids.
- Noted that the golf courses don't do much maintenance work outside of grooming their fairways, greens, etc. So, getting them to properly maintain their lagoons and bordering landscape is a continuing issue. This led to some discussion about how to remedy the problem, and whether or not the Committee members could help. But, for the time being, David gets best results be dealing with his counterparts.

IV. **New Business**

A. **Discuss Stairway to Bluff at 27 Dolphin Point Lane**

1. Approval was granted to add a handrail and improve an existing set of stone steps to provide safer access to the Bluff at 27 Dolphin Point Lane (motion by John Vogt, seconded by Cynthia Bolton-Gary).

B. Discuss Drainage Problem at 18 Wing Shell Lane

1. The resident has reported flooding in her yard and seeks help. The grade level of the yard appears to be lower than the roadway. A site visit will be scheduled to follow the June meeting.

C. Discuss Maintenance Equipment Needed for 2022 Budget

1. See opening administrative remarks.

D. Review and Select Maintenance Audit Inspection Areas

1. Will discuss at the June meeting.

E. Review the Strategic Plan and Outline Our Specific Goals

1. See opening administrative remarks.

V. Old Business

A. Discuss the Slow Drainage on Roadways – Field Study

1. See the addendum to the March 2020 meeting for a summary of the field study.

Adjournment

The meeting was adjourned at 9:50 am (motion by John Vogt, second by Robert Gluszik). The next regular meeting will be on Tuesday, June 8, 2021 at 8:30 am.

**Respectfully submitted,
Roger Benning**