

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, FEBRUARY 22, 2022  
9:00 AM – POA SERVICE CENTER**

---

**I. CALLED THE MEETING TO ORDER**

President Jon Heron called the meeting to order at 9:07 AM.

**Present were:**

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

**Absent were:**

**Staff Members:**

General Manager:	Peter Kristian
Assistant General Manager:	Todd Lindstrom
Recording Secretary:	Sharon P. White

**II. PRESIDENT REMARKS**

**President Heron:**

- We are now working with our coastal Engineering Firm on new permitting for beach renourishment, extension of our boardwalk, and possible breakwaters.
- Noted that we are moving forward with two agreements from with the Town of Hilton Head Island – a change in the Town's Land Ordinance to include Pine Island in the Town's definition of a beach; this item passed its second reading. The second agreement is to provide HHP with \$100,000 a year for 2022 through 2024 for beach renourishment.
- Thank everyone for their support throughout the year and noted that he is sad that his term is ending as President.

**III. APPROVE BOARD MINUTES**

*Ed Schottland made a motion to approve the January 25, 2022, Board Meeting Minutes as corrected. Lori Schmidt seconded, and the motion passed unanimously.*

**IV. FINANCIAL REPORT**

Todd Lindstrom gave a brief presentation on the financials. He noted that ARB fees, Daily Passes and Decals are coming in strong, and tennis lessons are up and remains strong. He also noted that the Franchise Fees are up.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
FEBRUARY 22, 2022**

---

**V. GENERAL MANAGER'S REPORT**

- Staff is busy with assessment collections, the 2021 Audit, and preparations for the Annual Meeting.
- Our advertising revenue for *Plantation Living*:

	<u>2021</u>	<u>2022</u>
January	\$12,305	\$15,190
February	\$10,800	\$13,915
March	\$12,675	\$14,250++

- The Capital Transfer fees collected thus far in 2021 totaled approximately \$704,000, in 2020 our total was \$527,834.
- The Annual Report has been finalized.
- *Plantation Living* advertising continues to rebound.
- The Ballots and Proxies for the 2022 Board Election and Annual Meeting have been mailed.
- Noted staff recommendations for Community Service Awards. Please provide any suggestions to the General Manager.

**COMMUNITY SERVICE AWARD SUGGESTIONS**

- NJROTC – (Veterans Day Observances/Retirement)
  - Women's Club – (Food Drives)
  - Train Club – (Special Events Support)
  - Mary Montour and Layne Carver – (Alligator Attack)
  - Palmetto Coastal – (Fall Harvest Party and Hayrides)
  - Farm Club – (Oktoberfest)
  - Fishing Club – (Kids Kamp, Camp Leo, and Stocking Lagoons)
- New home sales continue to be brisk, which continues to feed the Capital Transfer Fee coffers.
  - As of Tuesday, February 15, 2022, we have collected \$4,871,384 in assessments; they are coming in strong. Total Assessments billed is \$5,092,640.
  - **2022 ASSESSMENTS** – The Assessment mailing went out Thursday, December 31, 2021.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
FEBRUARY 22, 2022**

---

- The 2022 Annual Meeting will be held 10:00 AM on Saturday, March 26, at the Plantation House.
- Chrissy Kristian has been accepted into the May 2, 2022, PCAM Case Study, which is the next step to receive a Professional Community Association Management designation.
- The General Manager and two colleagues gave a presentation to Community Association lawyers on two new Public Policies related to the Chapin Tower south building collapse in Surfside, Florida.
- A new light has been installed at the Seabrook and Dolphin Head Wye.
- Repairs to the pavement failure have been corrected at the exit to the Main Gate.
- Repairs to a bad patch on Oyster Reef Drive have been scheduled.
- The umbrella shade we ordered for the zero-entry area of the pool area has been delivered to our pool company. They will be swapping out the old umbrella shade for the new one before we open on April 1.
- Our Cooking Live Program will kick off 11:00 AM, Wednesday, March 16, at the Spring Lake Pavilion. We will continue this program on the following Wednesday dates: March 23, March 30, April 6, April 20, and April 27. Cost to attend is \$5/person, and we are limiting this to 30 residents per date. Residents are also limited to attend three out of the six sessions to allow others a chance to attend. We've confirmed the following chefs participating: Luke Lyons from Frankie Bones, Private Chef Lynn Michelle with Benny Hudson Seafood, and Kim Baretta with Memory Matters. Jen is working on confirming other chefs for this program. Sign-ups began after the February newsletter was distributed.
- The Pre-Registration forms, standard Registration forms, and the Kids Kamp Brochures for 2022 were delivered to the office. In addition, a mass mailing was prepared with all the Pre-Registration details for Kids Kamp this year and mailed out on February 10th.
- The February newsletter had the 2022 details for the Kids Kamp program. Pre-Registration will kick off on March 1; applications and brochures for Kids Kamp are available at the POA Service Center.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
FEBRUARY 25, 2022**

---

- Plans are underway for a St. Patrick's Day event on Friday, March 18, from 6:00-8:30 PM at the Plantation House. We have the music entertainment lined up with The Wild Irish Bros. (Tom Dorsel, Chris Dorsel, and Eddy Harding), but we are having a difficult time securing a caterer for this event. Roy's Place Café and Catering will be providing food. Corn Beef or Tilapia is on the menu!
- Our first Food Truck Festival for the year has been scheduled for Friday, February 25, from 4:00-7:00 PM in the Plantation House parking lot. We will offer this event rain or shine, and the following food truck vendors have confirmed their participation for this event: Big Dog Tacos, Mother Smokin' Good, Benjamin's, and Chef Donald's Southern Cuisine. No RSVP is required, and we are hoping for a beautiful weather day for this event.
- USTA Team Tennis is scheduled to start in February with 28 teams participating.
- **ARB** – Approved 5 Submissions in December 2021.

**Monthly Revenue ARB and Covenant – December 2021**

Building Permits Issued:	65
YTD Permits Issued:	812

**ARB December**

Tree Permits Issued:	0
YTD New Construction:	15
YTD Permit Issued:	48
YTD Tree Permits:	688

- **Covenants December 2021**

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$675	\$2,100	\$2,775
Fines Collected	\$900	\$2,650	\$3,550
YTD Issued	\$43,450		
YTD Collected	\$34,250		

- The Security Department has secured a new truck and has completed the process of installing the stripes and other equipment.
- The new shirts and pants for the Security Department finally arrived. We will roll this change out with some advance publicity.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
FEBRUARY 22, 2022**

---

- We continue to work with Wood+Partners the Dolphin Head Recreation Area Renovation Project. Representatives of Wood+Partners have been invited to the Board's March 29<sup>th</sup> meeting to discuss the status of the permitting process and provide an update.
- Work to resurface six of the Spring Lake tennis courts has been completed.
- We are moving forward with two agreements with the Town of Hilton Head Island - a change in the Town's Land Management Ordinance to include Pine Island in the Town's definition of a beach. This item passed second reading on February 15. The second agreement provides HHP with \$100,000 a year for 2022, 2023, and 2024 for Beach Renourishment. This item passes First Reading on February 15. This would be a bridge to 2025, when the Town is scheduled for its next total beach renourishment.
- The US 278 Corridor Improvements project will hold an open-house public information meeting on March 3, 2022, at the Island Recreation Center located at 20 Wilborn Road, Hilton Head Island, from 4:00-7:00 PM.

The purpose of the meeting is to:

- Provide a project update
  - Demonstrate how your feedback has been incorporated to modify the Recommended Preferred Alternative presented at the Public Hearing last year
  - Ask for YOUR comments, feedback, and concerns
  - Prefer to view materials online? ALL public information meeting materials will be [online](#) February 24 through March 26, 2022.
- The Bayshore Phase II project is scheduled to get underway in the spring.
  - A new Server for the POA's Main Office has been installed.
  - A beach renourishment at Pine Island has been completed, some minor grooming and clean up remains.

**VI. ACCEPTANCE OF ACTION LIST**

*Jim Lucas made a motion to accept the Action List as presented. Betsy Weppner seconded, and the motion passed unanimously.*

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
FEBRUARY 22, 2022**

---

**VII. ACTION LIST**

**A. Decision Item(s):**

- 1. Affirm the email vote to approve the change in pricing for the Director of Maintenance vehicle purchase.**

*Jim Lucas made a motion to affirm the email vote to authorize the purchase of a Toyota SR-5 pickup truck in the amount of \$37,528 to be funded from the Major Repair and Replacement Fund. David Pollock seconded, and the motion passed unanimously.*

**VIII. DOLPHIN HEAD RENOVATION PROJECT**

The General Manager noted that we continue to work with Wood+Partners on the Dolphin Head Area Renovation Project. Representatives of Wood+Partners have been invited to the Board's March 29<sup>th</sup> meeting to discuss the status of the permitting process and provide an update. Jim Lucas presented a Dolphin Head Project spreadsheet noting that if everything goes as planned; HHP will not have to borrow money from themselves.

**IX. UPDATE ON PINE ISLAND BEACH**

The General Manager noted that the Pine Island Renourishment project was complete. He also noted that there was about 7,000 tons of new sand delivered so far.

**X. COMMITTEE REPORTS**

The Committee Reports were accepted as presented.

**X. PROPOSED NEW BUSINESS ITEMS**

There was no new business proposed.

**XI. EXECUTIVE SESSION**

*Ed Schottland made a motion to go into Executive Session to discuss legal and personnel matters, at 10:15 AM. Betsy Weppner seconded, and the Board went into Executive Session.*

*Ann Schwab made a motion to come out of Executive Session at 10:29 AM. Betsy seconded, and the Board came out of Executive Session.*

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
FEBRUARY 22, 2022**

---

**XII. ADJOURNMENT**

*Jordan Berliner made a motion to adjourn the Board meeting. Dave Pollock seconded, and the meeting adjourned at 10:30 AM.*

---

Jon Heron, President

---

David Pollock, Secretary