

**HILTON HEAD PLANTATION PROPERTY OWNERS  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, JULY 26, 2022  
9:00 AM – POA SERVICE CENTER**

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**I. CALL TO ORDER:**

President Lori Schmidt called the meeting to order at 9:03 AM.

**Present were:**

Lori Schmidt  
Ed Schottland  
Carlton Dallas  
Jordan Berliner  
Ann Schwab  
Betsy Weppner

**Absent were:**

Rex Garniewicz  
Jon Heron  
Dave Pollock

**Staff Members:**

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

**II. PRESIDENT'S REMARKS**

**President Lori Schmidt:**

- Noted that she will be out of town and that Vice President Ed Schottland will be overseeing the August Executive Committee meeting.

**III. APPROVE BOARD MINUTES**

*Ann Schwab made a motion to approve the June 28, 2022, Board Meeting Minutes as presented. Jordan Berliner seconded, and the motion passed unanimously.*

**IV. FINANCIAL REPORT**

Todd Lindstrom gave a brief presentation regarding the June 2022 Financials. He noted that on the revenue side we are \$80,000 to good and \$223,000 for the year. He noted that Commercial decals, Tennis, and Instructional Programs are all doing well. Tennis is doing well. Todd also noted that thus far \$546,936 have been paid towards the Dolphin Head Renovation and there is about 3.5 million remaining.

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**V. GENERAL MANAGER'S REPORT**

- Staff is focused on summer activities and planning.
- 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	\$14,425
April	\$12,710	\$15,590
May	\$12,660	\$14,545
June	\$14,460	\$13,465
July	\$14,845	\$12,315++

- Thus far in 2022, we have collected approximately \$306,131 in Capital Transfer Fees.
- Due to a full court press for Lifeguards and Kamp staff we were able to hire for both positions right up to the deadlines.
- *Plantation Living* advertising continues to exceed 2021 numbers.
- We were able to invite some folks on the Kids Kamp waiting list to enroll.
- Office Staff has been helping out with Crossing Guard Duty in the morning and early PM.
- Staff had to upgrade our Photo ID computer.
- A Gas Card program has been initiated for full-time staff members based on their miles of commuting to work.
- Staff has started work on the 2023 Budget.
- Chrissy Kristian completed her PCAM Case Study paper. Her work will be evaluated over the next few months for proficiency.

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- We have completed our registration with the Secretary of State's office for the Whooping Crane Conservancy Foundation.
- A resident has requested the Board consider changing the prohibition against motorcycles. This item has been referred to the Covenants Committee for review.
- Our paving contractor is mobilizing
- A bearing for the slope mower finally arrived after close to a month delay in securing the proper part.
- David serviced one of the Spring Lake Pavilion's AC units when a blower motor failed just before a planned Saturday Wedding.
- The Annual Cleaning Week is scheduled for the week of August 22-26.
- The Town of Hilton Head Island completed work on a stormwater management pipe repair in the Crooked Pond neighborhood in the area of Edgewood Drive and Stillwater Lane.
- Repairs to several lagoon aerators are in process.
- The Spring Lake Pool Summer Kick-off Party was moved to the rain date of Sunday, June 5, from 1:00-3:00 PM due to inclement weather. Since we had to utilize the rain date, we had deejay Alan Palchak provide the musical entertainment for this event. We also had three food trucks participate plus a dessert cart join us including Mother Smokin Good, Time to Eat, Jahmerican Jerk, and POPS of HHI. We ended up with over 200 residents in attendance, and the weather was perfect. We offered a variety of games and handed out lots of fun prizes to all the kids there.
- The community Hurricane Meeting was held on Wednesday, June 8, at the Plantation House.
- On Thursday, August 18, we will be working with Amy Covington, local Edward Jones financial advisor, to offer a free "Market Update" workshop at 10:00 AM at the Plantation House. Sign-ups will begin once the June newsletter is distributed.
- On Wednesday, September 7, we will be teaming up with Ellen Glazer of Encompass Health to offer a free seminar on "Navigating the Healthcare Journey" at the Plantation House at 10:00 AM. Sign-ups will begin in July once the newsletter is distributed.

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- The Kids Kamp Cookie Social was held on Sunday, June 12, from 1:30-3:30 PM at the Spring Lake Pavilion. This I was a meet-and-greet which allows families and children to meet the Kids Kamp staff for the 2022 season.
- On Monday, June 20, we hosted another outdoor concert at the Plantation House parking lot featuring Stee and The Ear Candy Band. The concert was well attended.
- On Monday, July 4, we will be teaming up with a new company (Firehouse Nutz Extreme Events LLC) to offer a variety of games and inflatables for our annual July 4<sup>th</sup> – HHP Day Celebration from 12:00-3:00 PM, at the Plantation House and Spring Lake Pool Recreational Area. They will be providing a Dunk Tank, a Paw Patrol Moon/Bounce Slide combo, an 18' Fiesta Dual Waterslide, as well as a variety of games such as Basketball Hoops, Battle Axe, Baseball, High Striker, Pitch & Burst, Shark Bite, Jacob's Ladder, Roller Bowler, and Coin Toss. Our new deejay for this year will be Andy Pinckney, and arrangements have been made with Amazing Event Rentals for the rental of two huge tents for the parking lot. Ticket sales began in June.
- On Wednesday, July 13, we will be hosting another outdoor concert at the Plantation House parking lot with locals' favorite band – Deas Guyz. In case of inclement weather, the concert will be moved to Thursday, July 14. Concessions will be sold by staff.
- Hattie Taylor from the Green group caught a 24-inch Catfish during the second week of Kids Kamp.
- We are teaming up with the Collette Travel group to plan a special HHP group trip to Iceland in 2023. The tour name – "Iceland's Magical Northern Lights" Tour is scheduled for January 28 through February 4, 2023. An informational meeting was held on Tuesday, June 7, for residents to learn more about the itinerary and costs associated with the trip. We ended up with 51 residents in attendance for this informational meeting.
- ARB - Approved eight (8) Submissions in May 2022.

**Monthly Revenue ARB and Covenant – May 2022**

New Construction:	3
YTD New Construction:	6
Building Permits Issued:	65
YTD Permits Issued:	308
Tree Permits Issued:	53
YTD Tree Permits Issued:	257

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**ARB May**

Review Fees	\$7,200
YTD Fees	\$28,850
Tree Permit Fees	\$925
YTD Fees	\$5,200
Tree Mitigation Fees	\$837
YTD Fees	\$3,117

**Covenants – May 2022**

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$875	\$950	\$1,825
Fines Collected	\$675	\$1,550	\$2,225
YTD Issued:	\$8,850		
YTD Collected:	\$9,850 <i>(includes fees from 2021)</i>		

**Monthly Revenue ARB – May 2022**

Building Permits Issued:	82
YTD Permits Issued:	359
Review Fees Collected YTD:	\$57,250

- Crime continues to be low.
- The Dolphin Head Pavilion and Recreation area has officially shut down. Power along with water and sewer service has been cut off.
- Habitat for Humanity has picked up the oven/stovetop as well as the microwave from the Dolphin Head Recreation building. The refrigerator has been removed and stored.
- Nix Construction is in the process of mobilization and securing any last-minute paperwork. We hope to see activity commencing in earnest shortly.
- Staff continues to work on a perimeter fence issue between Main Street business and the Bear Creek Golf course.
- Representatives of the Hilton Head/Bluffton Chamber of Commerce will be our special guests for our Saturday, July 30, Coffee with Peter. The Chamber will do a presentation on the symbiotic relationship and benefits of tourism as it relates to full time residents of Hilton Head Island.

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- State Senator Tom Davis will be our special guest for our September 29, Coffee with Peter.
- The Bayshore Phase II project is underway just outside our Cypress Gate.
- Fake alligator story on social media.

**VI. ACCEPTANCE OF ACTION LIST**

*Carlton Dallas made a motion to amend the Action List and to include changing the Executive Committee meeting date. Jordan Berliner seconded, and the motion passed unanimously.*

**VII. ACTION LIST**

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

- 1. Consider the recommendation to change the August Executive Committee meeting from Tuesday to Wednesday, August 17<sup>th</sup>.**

**Betsy Weppner made a motion to approve changing the Executive Committee meeting date to Wednesday, August 17<sup>th</sup>, at the Spring Lake Pavilion. Ann Schwab seconded, and the motion passed unanimously.**

- 2. Consider the recommendation from the Covenants Committee to update the Rules and Regulations.**

**Jordan Berliner made a motion to adopt the amended Rules and Regulation as corrected. Betsy Weppner seconded, and the motion passed unanimously.**

**III. UPDATE ON STRATEGIC PALN**

**Mr. Schottland thanked everyone for getting their SWOT Analysis to him within a reasonable time. He noted that he will be reviewing the SWOT Analysis for duplicates. He asked that each committee begin working on and completing their Objectives and Goals for the Strategic Plan for his review.**

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**COMMITTEE REPORTS**

Rex Garniewicz made a motion to accept the Committee Reports as a group. Jordan Berliner seconded; the motion passed unanimously.

**XI. PROPOSED NEW BUSINESS ITEMS**

No new business was presented.

**XII. EXECUTIVE SESSION**

**Ed Schottland made a motion that the Board go into Executive Session and the Carlton Dallas seconded and the Board went into Executive Session to discuss legal matters at 10:23 AM.**

**Jordan Berliner made a motion that the Board come out of Executive Session and the Betsy Weppner seconded and the Board came out of Executive Session at 11:00 AM.**

**After the Board came out of Executive Session the Board President Lori Schmidt noted that the Executive Committee would like the Board to approve extending the General Managers contract through April 30, 2025.**

**Carlton Dallas made a motion to approve extending the General Managers contract until April 30, 2025. Jordan Berliner seconded, and the motion passed unanimously.**

**XIII. ADJOURNMENT**

*Ann Schwab made a motion to adjourn the Board meeting. Betsy Weppner seconded, and the meeting adjourned at 11:01 AM.*

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Lori Schmidt

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Carlton Dallas