

**HILTON HEAD PLANTATION PROPERTY OWNERS
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JUNE 28, 2022
9:00 AM – POA SERVICE CENTER**

I. CALL TO ORDER:

President Lori Schmidt called the meeting to order at _____ AM.

Present were:

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

Absent were:

Staff Members:

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

II. PRESIDENT’S REMARKS

President Lori Schmidt:

- _____

III. APPROVE BOARD MINUTES

_____ made a motion to approve the May 24, 2022 Board Meeting Minutes as presented or corrected. _____ seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief discussion on May Financial. He noted that ARB fees are up, Tennis memberships continue to be strong, Kids Kamp registration was cutoff due to high enrollment, Capital Transfer Fees are booming.

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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.
- New home sales continue to be brisk, which continues to feed the Capital Transfer Fee coffers.
- 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.

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- 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.
- 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.
- The Maintenance Department has been busy transitioning to a summer mowing and work schedule.
- 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 Spring Lake lagoon used to teach Kamper's how to fish has been de-weeded using a mechanical weed harvester.
- 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.

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- 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 once the July newsletter is distributed.
- The Kids Kamp Cookie Social was held on Sunday, June 12, from 1:30-3:30 PM at the Spring Lake Pavilion. This was a meet-and-greet which allows families and children to meet the Kids Kamp staff for the 2022 season.
- The Kids Kamp training week was held this past week (June 6-10). Arrangements were made to have the First Aid and CPR training taught by the HHI Fire & Rescue Department on Wednesday, June 8. April Fletcher-Clark (with CAPA) also came out on Thursday, June 9, to offer the mandated reporter training.
- 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 4th – 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.

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- 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.
- Details for the Friday special events for Kids Kamp are underway. For week 1, we plan had the ever-popular Color Run. For week 2, we have Jill Moore (naturalist and owner of Moore 2 Life) scheduled to come out and speak with the kids about Lowcountry 101 to include a presentation on animals of the lowcountry. For week 3, we are trying to make arrangements with the owners of POPS to come out and offer gourmet popsicles for the kids. If they are unavailable, we still plan to give out a variety of popsicles and frozen treats. For week 4, we are working with the HHP Train Club to possibly have some train sets on display for the kids to see. For week 5, we will plan to have our annual summer Kids Kamp pool party (weather-permitting). For week 6, we will try and put together a fun Harry Potter Bingo or Trivia Game. For week 7, it is TBD. For week 8, it will be our End-of-Kamp Show on Friday, August 5.
- 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

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.
- State Senator Tom Davis will be our special 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

Lori Schmidt made a motion to accept the Action List as presented. Jordan Berliner seconded, and the motion passed unanimously.

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VII. ACTION LIST

A. Decision Item(s):

1. Consider the proposed Repair and Replacement items for inclusion in the draft 2023 Budget.

Jim Lucas made a motion to approve the proposed Repair and Replacement Items for inclusion in the draft 2022 Budget. Loris Schmidt seconded, and the motion passed unanimously.

2. Consider the proposed 2022/2023 HHP Election Calendar.

The Board of Directors approve the 2022/2023 HHP Election Calendar as corrected.

3. Consider the proposed Capital Expenditures for 2023.

Jim Lucas made a motion to approve the Capital Expenditures for 2022; to include transferring any revenue over \$300,000 over expenses for 2021 to the Capital Fund. Jordan Berliner seconded, and the motion passed unanimously.

4. Consider the proposed 2023 Budget Guidelines.

_____ made a motion to approve the proposed Budget Guidelines as presented. _____ seconded, and the motion passed unanimously.

VIII. UPDATE ON STRATEGIC PALN

The Town of Hilton Head Island Staff reviewed the preliminary plans for Dolphin Head Renovation project and reported back to the General Manager that the second design option (this is the design that shifts the location of the new building) would have a better chance of obtaining approval by the Town Staff. After discussion, the Board authorized the General Manager move forward and have Wood+Partners submit the second design to the Town for approval.

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IX. UPDATE ON DOLPHIN HEAD RENOVATION

X. COMMITTEE REPORTS

The Committee Reports were accepted as a group.

XI. PROPOSED NEW BUSINESS ITEMS

No new business was presented.

XII. EXECUTIVE SESSION

_____ made a motion that the Board go into Executive Session and the _____ seconded and the Board went into Executive Session to discuss legal matters at _____ AM.

_____ made a motion that the Board come out of Executive Session and the _____ seconded and the Board came out of Executive Session at _____ AM.

XIII. ADJOURNMENT

_____ made a motion to adjourn the Board meeting. _____ seconded, and the meeting adjourned at _____ AM.

Lori Schmidt

Carlton Dallas