

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, MAY 23, 2022
9:00 AM – POA SERVICE CENTER**

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

Present were:

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

Absent were:

No one

Staff Members:

General Manager:	Peter Kristian
Asst. General Manager:	Todd Lindstrom
Recording Secretary:	Sharon P. White
Director of Activities:	Chrissy Kristian

II. PRESIDENT REMARKS

President Schmidt:

- Thanked everyone for the work their doing with the committees.

III. APPROVE BOARD MINUTES

Ann Schwab made a motion to approve the April 26, 2022, meeting minutes as corrected. Jordan Berliner seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the April financials for 2022. He noted that HHP revenue started out in good shape for 2022. Decals and Daily Passes and Tennis are doing good.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 23, 2022**

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	\$13,030++

- The Capital Transfer fees collected thus far in 2021 total \$235,000.
- Thus far in 2022, we have collected approximately \$243,585 in Capital Transfer Fees.
- The Lifeguard Orientation was held on Friday, May 13, at 4:30 PM at the Spring Lake Pool. Kids Kamp Training Week is scheduled for the week of June 6. Arrangements have already been made to have the first aid and CPR training taught by the HHI Fire & Rescue Department on Wednesday, June 8, starting at 9:00 AM. April Fletcher-Clark (with CAPA) has also been secured to come out on Thursday, June 9, at 10:00 AM to offer the mandated reporter training.
- *Plantation Living* advertising continues to exceed 2021 numbers.
- Kids Kamp Cookie Social is scheduled for Sunday, June 12, from 1:30-3:30 PM at the Spring Lake Pavilion. This is a meet-and-greet which allows families and children to meet the Kids Kamp staff for the 2022 season.
- *Plantation Living* was published using a more cost-effective paper stock. Thus far staff has not received any negative comments on the use of the new paper.
- New home sales continue to be brisk, which continues to feed the Capital Transfer Fee coffers.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 23, 2022**

- As of Wednesday, May 18, 2022, we have collected \$5,282,474 in assessments; they are coming in strong. Total Assessments billed is \$5,092,640.
- The General Manager received two national awards at the Community Associations Institute's (CAI) National Conference in Orlando, FL. One for Excellence in Designations for being in a lead position for a rewrite of the Code of Conduct for those holding CAI Certifications and Designations such as the Professional Community Association Manager (PCAM) Association Management Specialist (AMS) Reserve Specialist (RS) Certified Manager of Community Associations (CMCA) Certified Insurance and Risk Management Specialist (CIRMS) etc. The second award was for leading the Task Forces that developed Public Policies on Reserves, Structural Engineering Inspections, and building requirements for certain high-rise condominiums. This work was a direct reaction to the tragic disaster where the Champlain Towers South collapsed in Surfside Florida in June of 2021 resulting in the death of 98 souls. Many of the General Manager's colleagues were also recognized for their contributions towards these efforts.
- Staff has started work on the 2023 Budget.
- The General Manager contacted Senator Tom Davis and asked if he could gently inquire into the status of our DHEC Coastal Zoning Certification (CZC) permit, which is the only hold up to the State issuing us a Storm Water Management permit and will subsequently check the necessary box for the issuance of the Town of Hilton Head Island permit. Senator Davis obliged our request and the CZC is in route.
- The POA's Insurance program was reviewed in detail by the Finance Committee at this May meeting.
- Our paving program is scheduled to kick off in June.
- Our Coastal Engineering Firm continues to work on permitting for beach renourishment, extension of our boardwalk, and possible breakwaters.
- Deck boards on the leisure path bridges at Spring Lake and High Bluff Road and Whooping Crane Way have been replaced.
- The Town of Hilton Head Island is scheduled to begin work in June 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.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 23, 2022**

- The community Hurricane Meeting is scheduled for 5:00 PM on Wednesday, June 8, at the Plantation House.
- The Spring Lake Pool Summer Kick-off Party is scheduled for Saturday, June 4, from 1:00-3:00 PM. DeeJay Bill West will provide the musical entertainment for this event, and we have three food trucks lined up, plus a dessert cart to join us. The food trucks and dessert cart include Mother Smokin Good, Time to Eat, Jahmerican Jerk, and POPS of HHI. In case of inclement weather, we will move this event to the next day – Sunday, June 5.
- On Monday, June 20, we will be hosting another outdoor concert at the Plantation House parking lot featuring Stee and The Ear Candy Band. The concert will be held from 7:00-9:00 PM, and staff will sell concessions. In case of inclement weather, the concert will be moved to Tuesday, June 21, at the same time.
- 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 will begin 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.
- The Bocce Club's Spring Season for 2022 has ended; a Bocce Banquet was held on Saturday, May 14, from 4:30-7:30 PM at Spring Lake.
- We are working with 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 3, 2023. An informational meeting will be held on Tuesday, June 7, for residents to learn more about the itinerary and costs associated with the trip. Sign-ups for attending the informational meeting began in April.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 23, 2022**

- **Congratulations to our Spring Lake Tennis Pro, Trevor Scott, and his team for winning the Pro League of Hilton Head Island Match!**

Patrick O’Keefe – Sea Pines Racquet Club

Nick Grafton – The Landings Club

Josh Lieberman – Restore Hyper Wellness

Trevor Scott – Spring Lake Racquet Club

Mark Hanna – South Carolina Yacht Club

Emile Dumas – The Island Club

This event attracted over 200 spectators to the Spring Lake Tennis Facility.



- ARB - Approved 4 Submissions in April 2022.
- **Monthly Revenue ARB and Covenant – April 2022**

New Construction:	0
YTD New Construction:	3
Building Permits Issued:	64
YTD Permits Issued:	243
Tree Permits Issued:	44
YTD Tree Permits Issued:	204

ARB April

Review Fees	\$3,150
YTD Fees	\$19,775
Tree Permit Fees	\$1,425
YTD Fees	\$4,275
Tree Mitigation Fees	\$1,366
YTD Fees	\$2,232

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 23, 2022**

Covenants – April 2022

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$1,250	\$925	\$2,175
Fines Collected	\$1,325	\$225	\$1,550
YTD Issued:	\$7,025		
YTD Collected:	\$7,625 <i>(includes fees from 2021)</i>		

- The bids for the Dolphin Head renovation project were submitted to Wood+Partners on Friday, May 6. Two companies submitted bids – Nix Construction and Graves Construction. The Dolphin Head renovation project Ad hoc Committee will be reviewing the bids and will be making a recommendation to the Board.
- The Charles and Waterway Gardens residential building projects continue to make progress.
- Our May 26, Coffee with Peter is scheduled for 4:00 PM at the Plantation House. Our guests will be Mayor John McCann and Town Manager Marc Orlando. We will also introduce the two candidates for the PSD Board open seat due to the resignation of Bob Manne. We will introduce Ezra Callahan and Andy Paterno who are both running for Bob’s unexpired term in a special election.
- 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.
- The General Manager served as the Town of Hilton Head Island Representative on the County Council’s Transportation Advisory Committee. The resulting memo to the County Council is attached for the Board’s information.

VI. ACCEPTANCE OF ACTION LIST

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

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 23, 2022**

VII. ACTION LIST

A. Bid Item(s):

1. Consider the bid for the Dolphin Head Renovation Project.

Jon Heron gave a brief presentation from the Ad hoc Committee regarding the Dolphin Head Renovation Project.

After discussion:

Ed Schottland made motion to approve the recommendation from the Ad hoc Committee and award the Dolphin Head Renovation bid to Nix Construction for \$3,958,500 with a 10% contingency for the project. Jordan Berliner seconded, and the motion passed unanimously.

B. Decision Item(s):

1. Consider the recommendation to purchase four Ballistic Vests for the Security Department from the Repair and Replacement Fund.

Carlton Dallas made a motion approve the purchase of four Ballistic Vests in an amount not to exceed \$3,231.85 to be funded from the Repair and Replacement Fund. Ed Schottland seconded, and the motion passed unanimously.

VIII. REVIEW STRATEGIC PLAN ASSUMPTIONS

Mr. Schottland thanked each committee Chair for allowing him to attend their meeting to discuss the Strategic Plan. He asked that each committee follow the outline given for completing the Strategic Plan. The Board went over and updated the Introduction and Assumptions of the 2024-2028 Strategic Plan.

IX. UPDATE ON HIGHWAY 278 CORRIDOR PROJECT

The Town is still debating over how many bridges they need one or two.

X. UPDATE ON PINE ISLAND

David Mills secured HHP \$100,000 reimbursement check from the Town of Hilton Head Island for our January renourishment. Working to layout a long-range plan using dredging to remove materials and tackle it as a navigation issue. HHP is working on expanding the boardwalk as well.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
MAY 23, 2022**

XI. COMMITTEE REPORTS

The Committee Reports were accepted as a group.

XII. PROPOSED NEW BUSINESS ITEMS

The General Manager noted that he and the Assistant General Manager have considered giving employees who live off Island gas cards. It was noted that it is hard to keep good help with the gas prices. The Board authorized the General Manager and Assistant General Manager to come up with a Plan that would work best for Hilton Head Plantation employees.

XIII. EXECUTIVE SESSION

The Board did not go into Executive Session.

XIV. ADJOURNMENT

Ann Schwab made a motion to adjourn the Board meeting. Rex Garniewicz seconded, and the meeting adjourned at 11:50 AM.

Lori Schmidt, President

Carlton Dallas, Secretary