

**HILTON HEAD PLANTATION  
MAINTENANCE COMMITTEE MEETING MINUTES  
Tuesday, August 16, 2022**

<b>Present</b>	<b>Absent</b>
David Pollock	Earle Nirmaier, alternate, with notice
Roger Benning	Neal Post, with notice
Robert Gluszik	
Mike Harris	
Dave Morse, alternate	<b>POA Staff</b>
John Vogt	Peter Kristian, POA General Manager
	David Mills, Director, POA Maintenance
	<b>Guests.</b>
	John Michnuk, PC On-site LS & Maint. Mgr.

**I. Administrative**

Chairman David Pollock, called the meeting to order at 8:30 am. He commented that he was sorry that he had to miss the July meeting, but it was the right decision after being exposed to Covid. He also had met with Betsy Wepner, chair of the Security Committee, regarding employee concerns about some working conditions in the two security gate houses. While conditions such as dust and high humidity due to having to have the doors open most of the time cannot be eliminated, David Mills has scheduled mitigation work such as replacement of moldy duct work, extra cleaning, and upgrades to the electrical wiring. With regard to making major upgrades, Peter expressed reluctance to making costly investment in the old buildings, which really are outdated and should be replaced. Unfortunately, replacing the Guard Gates receives very low priority in the resident surveys for future capital improvements. The agenda was accepted by acclamation. The minutes for the June 14, 2022 meeting were approved (motion by Dave Morse, seconded by Mike Harris).

**II. Operations Update**

**A. John Michnuk’s Report – work currently being done or recently completed**

- The extremely hot weather experienced up until about a week ago caused difficult working conditions; they took extra precautions to avoid heat related health problems for their workers.
- The frequent heavy rains also caused some decorative plants to die; he replaced these with other types of flowering plants.
- There were a number of gusty winds, causing downed branches and trees, one of which was totally covered in poison ivy.
- There have also been a rash of dead critters, including possums, racoons, and deer, which had to be removed.

- They sprayed for mosquitos on July 29 and will spray again on August 26.
- Sprayed weeds along the Bluff.
- Trimmed a number of pear trees along Dolphin Head.

**B. General Managers Report (Peter Kristian).**

- The Dolphin Head Project is moving along, the old building is gone and other site preparation work is being done by JS Construction.
- An arrangement is in place with an archaeologic firm in case it is needed.
- The largest ever Kids Camp has been completed, with very few problems incurred.
- Working on next year's budget, which will increase due to rising costs in salaries and materials.
- Surveying work is in progress for the extension of the Pine Island Boardwalk and future beach renourishment.
- There is no news regarding the law suit by Grandview residents, it might have been settled.
- The Charles units have all been sold.
- The owners of the Driftwood Eatery have petitioned the Town for rezoning to allow for the development of residential units in addition to the restaurant. The Town has put the request on hold until hearing from HHP. Residents near this have expressed strong opposition.
- State Senator Tom Davis will be the guest at the September Coffee with Peter.
- Beaufort County Council has approved placing a 1% sales tax referendum on the November ballot to fund acquiring land or development rights to ease population growth.
- The next two months are peak hurricane season.
- Any repaving of Dolphin Head Drive and Skull Creek Drive will not be done until after the developments that affect them are completed.

**III. Project Update**

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

- Improved drainage ditches along Myrtle Bank in preparation for culvert cleaning to be paid by property owners. Spoke to property owners and have their concurrence (with one still questionable). Have a total of 9 culverts to be cleaned, including some along Knollwood Drive.
- Town replaced 200 feet of drainage pipe along Conservancy Court.
- Improved drainage at the tennis courts alongside courts 8 and 12 by digging a ditch.
- Need to replace some underground wiring that feeds portions of the tennis courts; these wires have been patched numerous times in the past.
- Repaired several lagoon aerators.
- Fabricated several new signs.

- Made minor electrical repairs at Spring Lake Pavilion.
- A lightning strike killed several pine trees at Hickory Forest, so had to do trimming and spraying for pine boors in the area.
- Sprayed cattails in several lagoons.
- Spreading mulch at Oyster Reef and along power lines.
- Starting road repair and repaving along Whooping Crane Road near the front gate.
- The impellor part to repair one of the Lazy River pumps should be arriving today.

#### **IV. New Business**

##### **A. Meet with Golf Course Superintendents in HHP to Discuss Drainage Maintenance**

1. Superintendents from three of the golf courses joined the meeting at 9:30. These were: Jim Jeffrey from Dolphin Head, Dan Neus from Country Club of Hilton Head, and Max Jordan from Bear Creek.
2. David Pollock and David Mills gave brief descriptions of the purpose for meeting with them.
3. Peter gave a brief history of how the Town of Hilton Head agreed to take over major drainage maintenance, and noted that the attorneys for Club Corp caused the Town to not agree to take over drainage maintenance at the Country Club of Hilton Head.
4. Dan described some discussions he had with a property owner along the 4<sup>th</sup> hole who had complaints about water pooling in his yard after heavy rains, but said the water pools disappeared after a day or two. His position is that there are no issues with drainage in CCHH property.
5. David Morse commented that he thought the debris blown into the lagoon near him has caused the lagoon to become very shallow. Bear Creek's superintendent said that he has instructed his crews to not blow debris into the lagoon.
6. David Mills told the superintendents that he has the drainage drawings from the Town, which he will share with the superintendents. The superintendents were interested in following up on this as it was generally agreed that a lot of the drainage swales and contours may have disappeared over the years, so the original drainage design intent is no longer obvious.
7. The three superintendents agreed that they will continue to communicate with David Mills on storm drainage issues as they occur. David will continue to be responsible for communication with the Town of Hilton Head when needed.

#### **V. Old Business**

##### **A. None**

## **Adjournment**

The meeting was adjourned at 10:22 am (motion by Dave Morse, seconded by Mike Harris). The next regular meeting will be on Tuesday, September 11, 2022 at 8:30 am.

**Respectfully submitted,  
Roger Benning**