



**Hilton Head Plantation
Property Owners' Association, Inc.
Security and Safety Committee Meeting Minutes – September 2022**

Call to Order:

Betsy Weppner called the meeting to order at 8:58 am on September 8, 2022 at POA offices.

Attendance:

Members Present:

Betsy Weppner, Chairperson
Scott Croye
James Doherty
Mike Dreuth
Tim Henderson
Jim Murphy
Keith Schlegel

Absent with Notice:

Dean Morrison
Paul Underwood
Ex-Officio Member:
Major Warren Gaither
Peter Kristian

Absent without Notice:

None

POA Staff:

Captain Vanessa Green

Guest:

None

Approval of Meeting Minutes:

Meeting minutes from August 2022 were reviewed and approved as presented.

Announcement from the chair:

1. Work on repairs has begun at the gate buildings. Chemicals have been applied to eliminate potential mold. Trenches have been dug at Visitor Gate to redirect and improve water flow. Duct work will be examined, portions replaced with infra-red mold reduction technology. Painting is expected to begin in the next few weeks, done on late shift to minimize disruption. Future deep cleanings will be done 3 times per year to improve building work conditions. Betsy Weppner noted that Officers are pleased their working conditions are being improved.
2. Review of Ride Along and Welcome Center completions by Committee Members.
3. Strategic Plan updates will be reviewed by HHP Board at their next meeting.

Old Business:

1. Jim Murphy expressed concerns that he had raised previously regarding the placement of gasoline storage and propane tanks near the gate buildings, specifically the potential for a car accident. Major Gaither advised that gas cans were placed within a box, new propane tank recently installed will limit risk, further that a pole/ bollard was installed about 10 years ago at the Cypress Gate following a car accident. No further followup was requested.
2. Major Gaither reviewed Security Department Activities report for August 2022, noting that following a hit and run, HHP Security Officer recognized the vehicle, contacted Beaufort County Sheriff's Office and accompanied to the residents address and issue a ticket.
3. Major Gaither reviewed the status of letters sent to HHP Golf Course Managers regarding Security Officers continually finding unsecured buildings, requiring two Officers to leave patrol and investigate the property, then secure the buildings. Captain Green noted that two of the four courses acknowledged the letters, adding that there have been 10 incidents of buildings not secured in the past two weeks after letters were sent seeking these businesses to ensure their facilities are locked and secured. Security has coordinated with the General Manager in sending these letters at the recommendation of this Committee, and plan to monitor further for two additional

months before recommending further action which may include recommendation of fines. All parties desire to be good neighbors, however the high volumes of incidents is taking significant Officer time away from other duties.

New Business:

1. Major Gaither reviewed staffing, noting that a valued employee left for a trucking job, a dispatch Officer has given notice, and a new Officer had been hired this morning. Pay scales remain an issue, HHP is competing with many other gated communities and town/ county positions.
2. Betsy Weppner proposed shifting the communication of Safety and Security Committee documents from paper to electronic and was unanimous supported. This change will save not only paper and print costs but eliminate the time Officers have spent delivering to Committee Members. Several printed copies available at Committee Meetings as needed.

General Manager's Report:

Peter Kristian reported on numerous items including:

- Wet weather has delayed road striping at the Gate, and work at the Dolphin Head project.
- It was noted that there had been several incidents within HHP dealing with people suffering some mental health issues. HHP residents need to be aware that these issues require patience and medical followup.
- Two (2) month trial at Surrey Field to permit dogs off leash will begin October 1.
- Budget work continues, inflation impact will likely cause larger expenses for next year compared to recent history.

Adjournment:

Motion to adjourn was made and accepted at 9:40 am.