

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Thursday, March 16, 2023**

Present	Absent
David Pollock	John Vogt – with notice
Roger Benning	
Robert Gluszik	
Mike Harris	POA Staff
Dave Morse	Peter Kristian, POA General Manager
Earle Nirmaier, alternate	David Mills, Director, POA Maintenance
Neal Post	
	Guests
	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 had received a complaint concerning the condition of a house and yard where a tree had fallen on a roof and other debris had accumulated. Peter Kristian explained that the house in question belonged to a deceased (over two years ago) owner, that the POA’s attorney had looked into it and advised that the POA should not get involved. David also commented on the letter received from Pam Wall thanking David Mills and the POA for addressing some drainage issues that were discussed at the February meeting. David Mills commented that any remaining issues would need to be addressed by the Fernwood HOA or the affected property owners. Chairman Pollock also thanked all the current Maintenance Committee members for their service as this is the last meeting before the changeover to the next session following the election of new POA Board members.

II. Operations Update

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

- Finished cleanup and other landscaping work around the Spring Lake Pool in preparation for the April 1st opening.
- Cleaned up pine cones and other plant debris along Whooping Crane Drive.
- Has done some spot mowing, mostly of weeds in some areas.
- Continued pruning along leisure paths and trails in the Conservancy.
- Trimmed plants around the traffic circle to improve visibility.
- Current flowers look good, but new ones are coming and will be installed in April as scheduled.
- Did lots of mulch grinding, sometime doing it twice a week to keep up with all the yard debris as residents are cleaning up after the hard freezes.

B. General Managers Report (Peter Kristian).

- Hargray has a major outage of their fiber optic network causing loss of internet and phone lines.
- Work on the Dolphin Head Rec Center is progressing nicely, with remaining slabs being poured. In addition to the audio-visual equipment, the Pavilion will be upgraded to provide a WiFi hub, which incurs some additional cost above what was planned.
- The current sign at Dolphin Head that explains the history of the Myrtle Bank Plantation will be replaced by one to be fabricated by the same person who made the signs for the Whooping Crane Conservancy and others.
- The annual audit is completed and is clean. Significant carried-over money (about \$500K) can be used towards the Dolphin Head Project.
- Peter will be meeting with managers from Shipyard and other areas to discuss possible ways of getting the Town to make progress towards resolving various issues that are currently stagnating progress on finalizing plans for the Hwy 278 project.
- The POA is getting close to meeting the number of responses to achieve a quorum for the current election cycle.
- Revenue from both the Spring Lake Tennis Center and advertising are up.
- The next resident survey is scheduled for 2024.
- Management of the Charles says that they will begin closings on the lower floor units on April 1.
- There currently have been no sales of the new units at Waterway Gardens.
- The POA Board voted to return the pool maintenance contract to YearRoundPool.
- The POA Annual Meeting is scheduled for Saturday, March 25, 2023 at 10:00 am at the Plantation House.
- Sheriff P. J. Tanner is the guest speaker at an upcoming Coffee with Peter. Peter is working on lining up guest speakers for other upcoming Coffees.
- New collections of Capital Transfer Fees are slowing down due to increasing interest rates.

III. Project Update

A. David Mills – Recent and planned activities include:

- Completed Pine Island beach renourishment.
- Refurbished the Spring Lake bocce courts.
- Repaired the resident automatic-gate at the Cypress entry.
- Cleaned up after paving projects on Pineland Road.
- Cleaned up after drainage projects on Bear Creek and Wild Turkey.
- Cleaned existing debris and spread pine straw around tennis courts at Spring Lake. Also, completed repair of water coolers.
- Moved the fence around the Dolphin Head project to allow for the beach

renourishment.

- Added sand at Spring Lake playground.
- Trimmed crepe myrtles.
- Chemically cleaned boardwalk to reduce slipperiness and replaced some boards in the Cypress Conservancy.
- Mulched the accessible vines that have been cut along Whooping Crane Way; vine cutting along Whooping Crane is now complete.
- Fixed broken door latches from break-ins at the Plantation House, repaired front deck, and repaired A/C.
- Patched the roof at the Spring Lake Pavilion.
- Cleaned outfall structure at Honey Locust and replaced riser boards.
- Removed a dead river-birch tree at Ellenita.
- Ground stumps at various locations, including tree removal at Old Fort Island.
- Spot cleaned carpets in the Spring Lake Pavilion.
- Pot hole repair and sink hole repairs are on-going, with a basin at Knollwood scheduled for next week.
- Trimming lagoon banks at Barksdale, Stonegate, and Bear Lake.
- Cleaned up debris piles that were dumped by residents.
- Made various yield and bike path stencil sign repairs along leisure paths.
- Prep work for seeding after the Myrtle Warbler drainage work was completed.
- Installed new memorial benches.

IV. New Business

A. Discuss Oak Tree Removal at the POA Center

- Two water oaks at the front of the POA Center are nearing the end of their expected life cycle and either need trimming or removal. Information from Island Tree on costs, and their arborist recommendation for removal, was provided with the meeting's agenda packet. It would be more cost effective to remove them at this point. Committee members viewed the trees after the meeting adjourned. Resolution will be discussed further at the next meeting.

B. Discuss Plant Replacements at the Plantation House

- Some yaupon hollies near the Plantation House are about 30 years old and are dying from a fungus. Since this area has irrigation, they would be relatively easy to replace. Committee members were encouraged to view the yaupons following the meeting. These will be discussed further at the next meeting.

C. Discuss Ponds for Restocking Grass Eating Carp

- Maintenance has budgeted \$10,000 to be used for purchasing sterile grass eating carp and/or restocking ponds with game fish. Members of the POA Fishing Club agreed with the proposal to use all of this year's funds towards purchasing sterile grass eating carp. David Mills said the money would buy between 1400 and 1500 sterile carp. He has a candidate list of

ponds, knows the recommended carp per acre, and the acreages of the various ponds. He will use that information together with further recommendations from the POA Fishing Club to determine the distribution of the carp to various ponds.

V. Old Business

A. Drainage Update for Storm Water Discussions at February Meeting

1. Pam Wall, one of the representatives from an informal HHP Storm Water Working Group that expressed their drainage concerns at the February meeting, sent a nice letter to Peter Kristian and David Mills thanking them for action taken to address her drainage issues. She is hopeful that the action taken so far will help with her drainage problems, and she will continue to push her Fernwood HOA to address issues that are outside of the HHP POA's responsibility as advised.

Adjournment

The meeting was adjourned at 9:42 am (motion by Neal Post, seconded by Mike Harris). The next regular meeting will tentatively be on Tuesday, May 9, 2023 at 8:30 am after the post-election committee is formed.

**Respectfully submitted,
Roger Benning**