

**HILTON HEAD PLANTATION  
 MAINTENANCE COMMITTEE MEETING MINUTES  
 Tuesday, June 13, 2023**

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

**I. Administrative**

Chairman David Pollock called the meeting to order at 8:30 am. The agenda for this meeting were approved (motion by Dave Morse, seconded by Robert Gluszik), and the minutes for the May 16, 2023 Meeting were approved (motion by Neal Post, seconded by Mike Harris).

**II. Operations Update**

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

- Had to do a lot of cleanup after a tropical system passed through, including dealing with some large limbs and downed trees, as well as picking up debris and cleaning storm drains.
- More storms are expected soon.
- Otherwise doing mostly regular maintenance and mowing.
- Are waiting on a part for the slope mower, which is expected soon.
- Will be spraying for mosquitos the last day of the month.

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

- The Dolphin Head Project is moving along nicely. Current work includes laying the resilient playground surface, which is a multiple step process and fascinating to watch. Other work includes dry walling, laying the underlayers in preparation for the metal roof, working on the walkway, and installing some of the doors. Completion is still targeted for the September timeframe.
- Kids Kamp started yesterday and is off to a good start.
- Work is starting on the POA budget for next year.

- Roadwork will be starting in mid-July.
- The Town is moving very slowly on its approval process for the Highway 278 project. Traffic congestion is causing staffing problems for a lot of island businesses, as well as causing some off-island service business to not serve previous customers on the island.
- Peter and David are meeting with Jeff Buckaloo, a Town employee who has had responsibility for beach renourishment, on Thursday. There is a concern that someone else might be taking over this role.
- The Hurricane Preparedness meeting held yesterday was attended by 140 people, many of them new residents.
- SC Senator Tom Davis will be the guest at the Coffee with Peter on August 3<sup>rd</sup>.
- The Communication Committee is starting the preparation of the Resident Survey. The Maintenance Committee will be asked for input.
- Year Round Pool is doing a good job maintaining the pool.
- The spectator stands are being replaced at the Spring Lake Tennis Center.
- The Charles is about to open.
- It appears that none of the Waterway Gardens units have sold to date.

### III. Project Update

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

- The gas pumps worked briefly with new circuit boards, but are now not working again. Need new circuit boards again, but there might be other problems in the system.
- The emergency generator of the POA office needs a part that has been quoted for a 14-week delivery time. Without the fix, only part of the emergency electrical circuits work, which is a big concern in the hurricane season.
- Cleanup of the kids fishing pond has progressed very slowly, David is not happy with the current lagoon service.
- A few more bales of pine straw are needed to complete mulching the area near the Plantation House in preparation for the July 4<sup>th</sup> events.
- Have helped to fix some drainage issues for the Bayshore II project. Still waiting for reimbursement for previous work.
- Have been trimming some low hanging limbs along roadways.
- Refurbished the Drayton Park sign.
- Built and installed “Don’t Feed Alligators” signs.
- Bush-hogged along the power line in preparation for mulching.
- The top of a tree fell on the Whooping Crane Conservancy boardwalk causing damage which had to be repaired.
- Have been servicing some of the aerators.
- New plants and signs have been installed at the entrance to the Plantation House.
- The yaupon hollies by Court 9 have been removed to allow a better view

- of the tennis play on that court.
- The bleachers at the Spring Lake Tennis courts are being refurbished.
- Planned work to stencil and make repairs to the leisure paths has been held up by rain.
- Repaired a swing at the Spring Lake Recreation Center.
- Helped prepare for the opening of Kids Kamp.

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

##### **A. Discuss Drainage Improvements at China Cockle Lane and High Bluff**

- The area where China Cockle Lane intersects High Bluff Road is highly prone to flooding in moderate to high rainfall. This problem probably was created when the leisure path near the intersection was installed some years ago. David Mills suggested that an engineering survey be conducted, a drainage solution be formulated, and a cost estimate generated so that a remedy can be included in the budget for next year. The Committee voted to approve this suggestion (motion by Roger Benning, seconded by Dave Morse).

##### **B. Discuss Drayton Park Sign Replacement**

- The sign at Drayton Park has recently been refurbished. A nearby resident complains that the sign does not match others within HHP. But the design, like many other community signs, was intended to be unique to the community.

##### **C. Discuss Open Space Trimming at 19 China Cockle Way.**

- A resident near 19 China Cockle Way reported that someone has been trimming trees and brush on POA property that impede the view of the sound from the back of the house at 19 China Cockle Way. David Mills will look into this, speak to the residents of China Cockle Way, and ask them to stop the trimming if they are doing it as it has not been authorized.

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

##### **A. No Old Business on the Agenda**

### **Adjournment**

The meeting was adjourned at 9:44 am (motion by Neal Post, seconded by Dave Morse). The next regular meeting will be on Tuesday, July 11, 2023 at 8:30 am.

**Respectfully submitted,  
Roger Benning**