

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, October 10, 2023**

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

I. Administrative

Chairman Mike Harris called the meeting to order at 8:30 am. He apologized for some confusion in getting his minutes from the last meeting distributed. The agenda for this meeting was approved (motion by Neal Post, seconded by Dave Morse). The minutes for the September 12, 2023, Meeting were approved (motion by Dave Morse, seconded by Ray Borg), with minor corrections that it was Robert Gluszik instead of Neal Post that asked about an adjustment for a neighbor’s sprinkler, and that Gluszik was misspelled on one place.

II. Operations Update

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

- Still cleaning up occasional debris from the last storm, mostly in cul-de-sacs where residents deposit debris.
- Applied pre-emergence to non-over-seeded grass areas.
- Seeded winter rye grass at front and back entrances. Hydro-seeding along Whooping Crane Way is done and will be completed along Seabrook Drive today. Noted that they will not be able to mow seeded areas until the seeds germinate.
- Have been cleaning up palmetto fronds and spraying weeds adjacent to and in the construction area of Dolphin Head in preparation for its opening.
- Replaced some flowering plants that weren’t holding up well; new plants for winter will be received the week of November 6th.
- Regarding noise of equipment, John noted that some electric blowers are noisy, too. They try to keep their equipment in good operating condition. But he said many contracting landscapers don’t replace the mufflers on their equipment, which contributes a lot to the noise level of those

machines. Overall, he said the technology is not there yet for having battery life suitable for running whole days. He has seen a lot of residents switch to battery operation for their own lawns, and that works fine.

- David Mills has talked to his former counterpart in Sea Pines. They had some discussions there regarding equipment noise issues, but nothing has been put in place and the issue might well not come up again.
- As a committee, we decided not to pursue the noise issue any further.

B. General Managers Report (Peter Kristian).

- There is an upcoming hearing regarding the requested permit from DHEC for sand-scraping at Pine Island. This is scheduled for October 18 at 6 pm at Buckwalter Recreation Center, on Buckwalter Parkway in Bluffton.
- Peter commented that he learned in his visit to Hawaii that they import their beach renourishment sand from either Australia or California, having no workable local source. Since sand replacement is very expensive, they have built protective barriers at Waikiki Beach to preserve the sand.
- Cleaning the RV/Boat storage is complete. About 12 to 16 owners of boats or trailers could not be identified, even through contacting DHEC. They are now examining the legal means of selling or otherwise disposing of these items. About 30 spaces are now available for rent.
- The Spring Lake Pool closes on Oct. 31. A few residents have inquired about heating the pool, but this is not practical.
- One pump at the pool is down (bad bearings).
- Beaufort County School Superintendent Dr. Frank Rodriguez is speaking Wednesday, Oct. 11 at 10:00 AM at the Plantation House about the requested school bond referendum that will be on the November ballot.
- The HHP POA budget for 2024 has been approved. The assessment fee for a developed property will increase by \$30 per year.
- Revenue from advertising has increased nicely lately.
- The POA Volunteer party will be Dec. 1.
- The POA is ordering one more speed board, which will be more easily movable than the current two.
- Peter said that this is probably David Morse's last meeting as he is moving to Greenville. Peter thanked him for his many years of service to the HHP community, including serving on the Maintenance Committee, head of the Fishing Club for many years, and service on the Land Trust. He especially thanked Dave for all the things that he was instrumental in doing for kids through the Fishing Club over many years.
- There will be a POA walk-through inspection of the new Dolphin Head facility on Thursday, October 12. There are still a few items to be finished up, but the scheduled completion date was extended to Oct. 14. Tours for residents might start around Nov. 16. HHP Clubs will get first preference for scheduling, and hopefully the facility will be available to reserve around Dec. 1.

III. Project Update

A. David Mills – Recent and planned activities include:

- Cleaning up the RV/Boat storage area has largely consumed him.
- He is short-staffed, one full-time is down to 2 days per week and others available less, too; he is actively recruiting.
- Repaired washouts at the tennis courts after storm, etc.
- Assembling new benches and other for Dolphin Head Rec. Center.
- Made repairs on Spring Lake Pavilion and Conservancy walkways and handrails.
- Has been supervising various paving projects.
- Repaired some water ceiling damage at the Plantation House; suspects a small roof leak, which is difficult to locate.
- Regarding a question about paving the roadway into the POA yard debris dump site, this is planned, but might not happen until early 2024.
- Peter mentioned that the Town is planning to reroute storm water that is currently going into a lagoon at the Cypress. The change is necessary because the lagoon's outfall is not accessible (goes under a house) for repair. The Town is planning to use new technology, called "Big Bore Technology", for putting a large (about forty-inch) pipe deep (about ten feet) underground. David is involved because he is the coordinator for these projects, even though the POA is not directly involved. Peter will keep us advised as the project will be fascinating to watch.

IV. New Business

A. Collect 2023 Area Audits

- All have been turned in except Area 5, as Roger Benning had been on travel. This will be completed by next week.
- Area's assignments were as follows: Area 1 Dave Morse, Area 2 Edna Wilcher, Area 3 Robert Gluszik, Area 4 Ray Borg, Area 5 Roger Benning, and Area 6 Neil Post.
- Dave Morse mentioned that his area was in exceptionally good shape, a compliment to David Mills' team. David Mills, in turn, thanked the Maintenance Committee for their extra pair of eyes on identifying things for repair, saying that the process is very useful.

B. Discuss Tree Removal on Common Property

- David has had several property owners ask about tree removal on common property adjacent to their houses. The standard answer is that unless the trees are diseased or damaged, this would be done at the property owner's expense, if permission is granted by the Maintenance Committee.
- Specifically, inquiries were made for: #37 Pineland, 6 trees; #5 Half Hitch, 5 trees; and #35 Cypress Marsh, 2 trees.

- David will mark the trees in question, measure them, and have the POA's arborist examine them. The committee will make a site visit to view these at the November meeting.

V. Old Business

A. Discuss Driveway Culvert Cleaning/Replacements Update

- David had negotiated a price for doing this in batch mode at \$200 per driveway.
- In his recent call, that same contractor now quotes an asking price of \$500 per driveway of about 20 feet length.
- As that price is viewed as too high for most residents, David will shop around to see if he can find a lower price.

Adjournment

The meeting was adjourned at 9:50 am (motion by Ray Borg, seconded by Earle Nirmaier). The next regular meeting will be at 8:30 am on Tuesday, November 14, 2023.

**Respectfully submitted,
Roger Benning**