

Hilton Head Plantation Maintenance Cmt.
Meeting Minutes of September 12, 2023 8:30 AM

Attending:

Neal Post	Roger Benning, excused
Dave Morse	Earl Nirmaier
Ray Borg	Mark Schrum
Edna Wilcher	Bob Gluszik
Peter Kristian ex-officio	Mike Harris
David Mills ex-officio	John Michnuk guest
Leah Davis guest	

Chairman opened the meeting at 8:31

Request to approve the minutes by the Chair Motioned by Dave Morse 2nd Bob Gluszik passed

Request to approve agenda Motion by Ray Borg 2nd by Earl Nirmaier passed

Quorum was announced by chair

Introduction of newest POA Maintenance Cmt member Mark Schrum. Each person introduced themselves as did Mark. Mr Schrum stated that he was happy to serve.

Meeting proceeded with the monthly report of John Michnuk of Palmetto Coastal:

They are performing usual maintenance tasks and mowing. Placing pre emergence out and flowers as needed. They have been working to clean up storage area and boatyard/RV storage Getting ready for the November change out. They are catching up with the mowing due to the recent tropical storm.

Chair asked that everyone give John and his Palmetto Coastal team, a round of applause for their quick HHP cleanup after the recent tropical storm.

Peter introduced Leah Davis POA Communications Director. She asked committee for input for the upcoming property owner's survey. Ms Davis asked for input on wording also on the questionnaire. It was reported that the response rate for the questionnaire was that 63% of the property owners responded.

General Manager's report

Peter Christian announced the progress on Dolphin Head reported that completion looks like the end of September maybe a little later. Pathways and hard surfaces are complete. They have determined there will be 3 pickleball courts instead of just 2. Playground is complete, but need to be cleaned, and is being done. Mark Schrum reported that he has already seen 2 children on the play area. Peter continued to report that work remains to be done on the building; such as the kitchen area, millwork, bathroom plumbing, deck, siding and screen porch, signage. Kitchen counter tops are being redone in accordance with stipulations in the contract. He also told the Committee that David will be meeting with Nix Construction to review the placement of the sprinklers. And plant materials. He announced that all will receive notice on the Hearing date and time, regarding issues with DEHEC on Pine Island.

He continued that the New Comer's Meeting went very well and was well attended. Also we will have Dr. Rodriguez coming to speak in the future about the upcoming school referendum.

The boat yard status was reported that remarkable progress is being made. It has been a challenging endeavor. Neal Post suggested maybe a storage rack for kayaks? This will be given consideration.

Reference was made to the survey as possibly the Plantation House, as possibly the next big project after the "pay off" of the Dolphin Head project?

Peter continued that road maintenance was ongoing and the "Big Bopper" were repaired.

Director of Maintenance David Mills' report began with they have pressure washed the usual annual 6 locations. He also reported of the Big Bopper" repair at Spring Lake Pool and road work being performed on High Bluff near Oyster Reef.

Edna mentioned that deck board were out at Cypress. David thanked her. He continued to let us know that the teeth parts of the grinder, that we waited 5 weeks for is the wrong part. He has reordered. He followed up to tell us the Fire Suppressor system in the Plantation House has been repaired, and was paid for by the Club that caused the issue initially. It did allow us to have it improved. The responsible party had to spend over \$1000 clean up and repair. David Mills continued to report that they have been doing tree trimming, working on drainage on Wild Turkey run, cleaned AC condensation lines at P House and main gate, generator repair, rear door repair at P. House, closet door repair upstairs P. House, set up evening concert, repaired washouts at Spr. Lake Tennis Center, replaced signs at Seabrook and Skull Creek, Repaired DH sign with (LED) Slopemaster mower still down waiting on part. Assisted with lining Pickleball courts at DH, Low limb trimming as needed and cleaned up tree debris on Misty Morning.

Neal Post asked question about errant sprinklers of his neighbor. David stated that an adjustment to the head can be easily done. Neal to offer that suggestion.

Discussion began on culvert clean-out. After review of drainage system state and impact; It was agreed that we may have to have the Board, draft a letter that can be sent to property owners that have need of this service, to be done at a reduced cost to the homeowners and explain to them the reason for such service. The Board will have to approve letter being sent before any action can take place. This would have to be done in stages. David suggested that the Headlands area may be the starting point.

David continued to report the pipe cleaning contractor will update us on performing this culvert clean-out service task in HHP. Costs may be \$200 per homeowner.

Reminder from chair that 6 map zones reviews should be completed by our next October 12th meeting. Bob Guszik asked if we had information back from Sea Pines regarding the very noise heavy individual lawn care companies. We have not gotten anything back as yet. Chair spoke with our Palmetto Coastal leadership and may ask John to provide us this thoughts at our next meeting. David Mills thought he may be able to ask Sea Pines as to their commercial lawn equipment noise policies.

David Mills reported about our recent committee visit to Oyster Bateau visiting the property on growing screen plants. He said, the property owners have agreed to planting screening plants from lists provided by the POA by Spring 2024.

Bob Gluszik asked if we may have a new roster and contact information of all current committee members? David agreed

David stated there was an adjustment for 17 Wild Turkey Run as to that issue.

Earl suggested a change in the page numbers of the report.

Chair asked if anyone had any further questions or concerns?

Meeting adjourned by chair by acclamation.

Meeting adjourned at 10:47 AM

Respectfully submitted by
Mike Harris, Committee Chair

