

**HILTON HEAD PLANTATION  
MAINTENANCE COMMITTEE MEETING MINUTES  
Tuesday, February 13, 2024**

<b>Present</b>	<b>Absent</b>
Mike Harris	Robert Gluszik – with notice
Roger Benning	Edna Wilcher- with notice
Ray Borg	
Neal Post	<b>POA Staff</b>
Earle Nirmaier, alternate	Peter Kristian, POA General Manager
Mark Shrum	David Mills, Director, POA Maintenance
	<b>Guests</b>
	John Michnuk, PC On-site LS & Maint. Mgr.
	Ed Schottland, President POA Board

**I. Administrative**

Chairman Mike Harris called the meeting to order at 8:30 am. The agenda for this meeting was approved (motion by Roger Benning, seconded by Mark Shrum). The minutes for the January 9, 2024 meeting were approved (motion by Neal Post, seconded by Ray Borg). Mike Harris thanked David Mills for taking the time on top of his busy schedule to travel to Greenville, SC, to help former committee member Dave Morse deal with some things that needed to be done following Dave’s wife recent death. David Mills added that if we committee members have time to call Dave Morse, he knows Dave would greatly appreciate it. A celebration of life for Dave’s wife, Bev, is tentatively scheduled for Saturday, April 27 at Dolphin Head. Ed Schottland thanked all the Committee Members for their service, noting that his time as President is ending. He encouraged us to sign up to continue to serve.

**II. Operations Update**

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

- Refreshed some flowers at the front that weren’t doing well with snap dragons. Also repaired flower beds that the deer had munched near the flag pole by the Plantation House.
- Continuing in-between-seasons work cleaning outfalls and drainage ditches. This work is done in the cold seasons as there is less threat from snake bites, insects, etc.
- Applied pre-emergence (Barricade and Spectracide) to irrigated lawns. Also, applied Snapshot around new plantings at the Plantation House to try to keep weeds down.
- Cleaned and mulched various cul-de-sacs.
- Added more regular service cleaning up leaves, etc., in the RV/Boat storage area.

- Continuing to perform routine maintenance.
- New flowers will arrive on April 2.

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

- The POA Board has approved adding two more lights in the parking areas at Dolphin Head.
- Have received a bid for improving acoustics in the new Dolphin Head Rec Center, but as bid is \$18,500, are getting a second bid.
- Had a Zoom meeting two weeks ago with all the relevant players, including DHEC, Town of Hilton Head, our consulting firm, and representatives of HHP to address future maintenance of Pine Island. One of the key items that was addressed is explaining HHP's need to maintain the beach protection now and as needed in spite of the Town taking over long range renourishment and by other potential means.
- Every user of the RV/Boat Storage now has their own gate code. Security cameras have also been installed.
- The POA is readying the 2024 election materials.
- There are now about 10 thousand recipients of the POA email blasts, including a lot of non-residents.
- The upcoming survey questions have been approved. The three major choices for the next large property upgrade are: replacement of the Plantation House, amenity upgrades for bocce, pickleball, etc., and replacement of the security gate houses.
- Six tennis courts were resurfaced and various upgrades were made at the tennis ProShop.
- Two new employees were added, one at the plantation house and one tennis pro.
- Committee interest forms for the coming year need to be submitted soon.
- Hargray is upgrading their connections to the tennis ProShop and the POA office building to fiber optics.
- Ninety-five people have signed up to go to Tuscany with the tour group arranged by the POA.

## **III. Project Update**

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

- David's new part time employee is leaving, so he is seeking a replacement.
- The house-keeper was out sick last week.
- Dealt with recent storms, including take-down and rehangng tennis wind screens, plus various cleanup.
- Installed new urinal at Security and made upgrades to the bathroom used by Palmetto Coastal.
- Moved the new speed board for Security, might be moving it again soon.
- Made fence repairs near the HH High School.

- Cleaned the drainage pipe near the ballfield lagoon.
- Made a kayak rack for the RV/Boat Storage area, which is available for people to rent.
- Trimmed encroachments along streets using a light-duty trimming head that was sent to HHP in error, while awaiting the heavy-duty trimming head that was ordered. The light-duty trimming head will either be returned or kept if it is offered at a very low price.
- Removed some downed trees and added mulch along the bank of the small lagoon at the corner of Seabrook Drive and Santa Maria. This lagoon is owned by the County Club of Hilton Head, but they did not clean it up even though they were asked several times. Authors' note: the previous eye-sore is now very attractive.
- Added various plantings at the new Dolphin Head Rec Center, including some to provide privacy for the house that is near the basketball area.
- Cleaned up the Woodhog. Still have to complete its yearly mechanical maintenance.
- Repaired another Lazy River pump.
- Added HarTru to the tennis courts that were not resurfaced.
- Repaired the Kubota tractor.
- Cleaned Conservancy walkways carefully in order to not pollute the swamp water.
- Adjusted doors at the new Dolphin Head building that were hard to operate due to wood swelling and sticky hinges.
- Repaired the "stairs to nowhere" along the Bluff.
- The outfall near the 14<sup>th</sup> and 15<sup>th</sup> holes on the Dolphin Head Golf Course needs major repairs.
- Pine Island renourishment is scheduled for six weeks from now; this will use about 3000 tons of trucked sand.
- David and Peter will be marking leisure paths for repair soon. David will give committee members a marking paint at the next meeting so they can inspect and mark areas within their respective inspection areas.

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

##### **A. Discuss Property Owners Involvement in the Coopers Hawk Drainage Project**

- a. The drainage ditch that is needed currently is non-existent. The POA will dig the ditch, but the property owners will need to pay for culverts and repair of their driveways. When a similar drainage improvement was made along Deerfield, the cost was about \$500 per driveway.
- b. Mike Harris and David will put together a letter to be sent to each affected property owner.

## **V. Old Business**

### **A. Make a Site Visit to Barksdale Pond**

1. The property owner at 4 Barksdale Court noted that some erosion has occurred under the turf along a portion of the lagoon bank.
2. It is not apparent what causes the erosion since there is not much flow in the lagoon. It might be due to alligators, as there are several in the lagoon.
3. David will probe along the bank to assess if the erosion has created a hazard and recommend what, if anything, needs to be done.

## **Adjournment**

Committee members departed the meeting about 10 am to make the site visit to Barksdale Pond. The next meeting will be on Tuesday, March 12, 2024.

**Respectfully submitted,  
Roger Benning**