

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, January 9, 2024**

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

I. Administrative

Chairman Mike Harris called the meeting to order at 8:34 am. The agenda for this meeting was approved (motion by Robert Gluszik, seconded by Roger Benning). The minutes for the November 14, 2023 meeting were approved (motion by Ray Borg, seconded by Neal Post). Mike asked Peter Kristian if there was any further information about a pistol that had been found in the Hickory Forest area; there wasn't. Peter Kristian updated the committee about things that he learned talking to Dave Morse recently (Dave moved last fall after being a long-time Maintenance Committee member).

II. Operations Update

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

- Have been busy with clean-up of leaves and other debris.
- Completed bush-hogging, which is getting to be less; down to 25 lots.
- Have been edging roadsides and leisure path. Do half of the plantation each year. This year doing along Seabrook to Ribault Island, Santa Maria, then down to Dolphin Head.
- Will clean up drainage ditches next.
- Have had to replant some flowers near front gate, as deer have been pulling some of the winter plants up.
- Mowed lagoon banks with slope mower. Will use the same machine to cut back encroachments.

B. General Managers Report (Peter Kristian).

- Putting together the Resident Survey. Board needs to approve, expect to send out in April.

- Looking at Transfer Fees collected, expect to be very close to paying off the Dolphin Head Project.
- The SL Tennis ProShop had a failure in the Hargray hub, causing loss of communication for several days.
- Installing a couple of more parking lot lights at Dolphin; also, having an acoustic engineer evaluate the inside of the new building.
- A petition candidate, thought to be a pickle ball advocate, will be on the POA Board candidates in addition to those selected by the Election Committee.
- The Pickle Ball Committee wanted to sponsor a separate candidate forum; request was denied.
- The Bocce Committee wants more bocce courts, primarily so they can host a tournament. They were willing to raise and donate funds, but this is not consistent with normal business practice.
- The problems with the control system for the POA's gas pumps has finally been resolved, thanks in large part due to David Mill's diligence.
- David Mills also contributed his time to playing the Santa role for the kids.
- After the DHEC hearing last fall, the POA answered one round of questions. The POA received another letter with questions to be answered within 30 days just before Christmas; the POA negotiated to have 45 days to respond.

III. **Project Update**

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

- Added “Play at Your Own Risk” signs at the Dolphin Head basketball/pickleball site.
- Purchased new display monitors for both the front and back gates. These are outdoor monitors with higher contrast.
- Striped leisure paths for improved safety at crosswalks, etc.
- Continuing sign repairs and cleaning.
- Purchased some mitigation plants, mostly for Dolphin Head, also have some donated plants to install.
- Continuing winter projects including trimming low hanging limbs, cleaning ditches, and edging some roadsides.
- Repaired a roof leak at the Plantation House.
- Installed doggy bag dispensers and collection cans at Dolphin Head.
- Constructed a dog wash station at entrance to Pine Island using leftover Epay wood.
- Repaired two cuts in the perimeter fence.
- Cleaned up after an auto accident at 43 Oyster Reef Drive.
- Completed paving of the farm road to debris dump site.
- Completed 2023 leisure path repairs (spent about \$40K as budgeted).
Noted that it costs about \$44 per linear foot to replace sections of leisure paths. A figure worth noting is that as there are about 10 miles of leisure

- paths in HHP, it would cost over \$2M to replace all the paths.
- Completed cut-and-patch roadwork repairs on Whooping Crane.
 - Replaced some more rotted boards in the Spring Lake Pavilion deck.
 - Put up and took down Christmas decorations.

IV. New Business

A. Discuss Leisure Path Inspections and Scheduled Repairs

- a. Committee members will inspect leisure paths twice a year
- b. David will provide paint spray cans to make it easy to mark area that need attention.

B. Discuss Landscape Contractor Debris Disposal Regulations and Enforcement

- a. If you see contractors blowing debris onto POA or adjacent property, call Security as the safe way to report it. That also puts it on report for future enforcement.

C. Schedule Site Visit to Barksdale Pond (4 Barksdale Court)

- a. The Committee will visit this site after the next meeting.

V. Old Business

- A. There was no old business.**

Adjournment

The meeting was adjourned at 9:54, motion by Ray Borg, seconded by Edna Wilcher. The next meeting will be on Tuesday, February 13, 2024.

**Respectfully submitted,
Roger Benning**