

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JANUARY 28, 2020
9:00 AM – DOLPHIN HEAD RECREATION AREA**

I. CALL TO ORDER:

President Toney Mathews called the meeting to order at 9:00 AM.

Present were:

Toney Mathews
Lois Wilkinson
Jim Lucas
Audrey King
Bob Clemens
Jordan Berliner
Jon Heron
Lori Schmidt
Ann Schwab

Staff Members:

General Manager:	Peter Kristian
Assistant General Manager:	Todd Lindstrom
Recording Secretary:	Sharon P. White
Activities Director:	Chrissy Kristian

Guests:

Todd Theodore, Wood+Partners
Tom Parker, Parker Design Group

II. PRESIDENT'S REMARKS

President Toney Mathews:

- Welcomed and thanked everyone for attending the meeting and for all the hard work they continue to do for the community.

III. APPROVE BOARD MINUTES

Bob Clemens made a motion to approve the December 3, 2019 Board Meeting Minutes as corrected. Ann Schwab seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave an overall review of the 2019 Financials. He noted that the Revenue to date was \$150,000 to the good. He also noted accounting was in the process of closing out the Expenses and that we should end the year in the positive. He noted that assessments are coming in strong.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JANUARY 28, 2020**

V. GENERAL MANAGER'S REPORT

- Staff is busy with assessment collections, the 2019 Audit, and preparations for the Annual Meeting.

- Our advertising revenue for *Plantation Living*:

	<u>2019</u>	<u>2020</u>
January	\$13,650	\$12,950
February	\$13,065	\$13,415++

- The Capital Transfer fees collected in 2019 totaled \$416,265. We are on another record pace. Thus far Capital Transfer Fees collected in 2020 is \$14,344.
- The Annual Report has been finalized and sent to the printer.
- We have upgraded *Plantation Living* to all color issues for 2020.
- The Ballots and Proxies for the 2020 Board Election and Annual Meeting are being finalized.
- A very successful Volunteer Appreciation Party was held at the Spring Lake Pavilion.
- As of Wednesday, January 22, we have collected \$3,200,000 in assessments; they are coming in strong.
- **2020 ASSESSMENTS** – The Assessment mailing went out late December 2019. Returns are coming in strong.
- Noted a proposed amendment to the HOA ACT to prohibit Community Associations from using foreclosures to collect past due assessments.
- Noted the Board is scheduled to update the Strategic Plan this year.
- Noted the General Manager will be on leave February 27 through March 7.
- Staff has been in discussions with officials at DHEC regarding the removal of landscape debris on Pine Island that is limiting access during high tide, creating a path through the Pine Island vegetation and extending the boardwalk.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JANUARY 28, 2020**

- Our next Coffee is scheduled for Thursday, February 20, 10:00 AM, at the Plantation House. We will use this as an opportunity to introduce the candidates running for the Board.
- New podiums have been built for all three gates.
- Spring Lake Pool has been winterized.
- The annual Holiday Hayride was held on Saturday, December 14, with the help of Palmetto Coastal staff. We offered three rides – 6:00 PM, 7:15 PM, and 8:30 PM. The cost was \$5/person, and residents were able to view all the beautifully decorated homes along the hayride route, which included Myrtle Bank Road, Pineland Road, Field Sparrow Road, Deerfield Road, Bear Creek Drive, Foxbriar Lane, and Tall Pines. Each hayride was maxed out with 40 spots.
- On Friday, January 10, we hosted our annual Kids Night Out from 6:00-9:00 PM, at the Plantation House. This year's movie was "Toy Story 4" and we offered a hot dog dinner for the kids and did some fun games before showing the movie. Kids were encouraged to come dressed as their favorite Toy Story character. The event was open to all kids in grades K-5th grade, and the cost was \$7/child.
- On Monday, January 13, we teamed up with OneBlood for a community blood drive from 10:00 AM - 3:00 PM, in the Plantation House parking lot. There were 27 units collected with 20 units as the goal.
- On Tuesday, January 21, we worked with Allen Freeman, Certified Financial Planner with CFG Wealth Management, to offer a free seminar on "The Art of Living Well in Retirement." The seminar was held 10:00 AM, at the Plantation House. Allen discussed the two big risks that retirees face today, as well as discussed, the relationship between current retirement income and portfolio assets and security of income.
- We will once again be partnering with Susan Litherland, local AARP instructor, to offer two classes of the AARP Driver Safety Course. The first class will be held on Wednesday, January 29, from 12:00 PM to 4:00 PM, and the second class will be held on Wednesday, February 26, from 12:00 PM to 4:00 PM. Both classes will be held at the Spring Lake Pavilion, and those registered should arrive 15 minutes early for check-in. Cost for AARP members is \$15/person, and the cost for non-AARP members is \$20/person. Class participants only need to attend one of the four-hour classes – NOT both. We currently have 31 residents signed up for the January class, and 12 for the February class.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JANUARY 28, 2020**

- On Wednesday, February 5, we will be teaming up with Barbara Moschitta, Registered Dietitian, for a free workshop on Diabetes at 10:00 AM at the Plantation House. This 90-minute presentation will cover the following topics: Diabetes/Pre-Diabetes Goals for prevention and management, Reducing risk factors, Healthy Eating and Lifestyle Habits, and Stress Management and Healthy Coping with Chronic Disease. Barbara will also share a light activity to get participants up and moving at the end of the presentation during the Stress Management component followed by a short Q & A session.
- On Friday, February 7, we will be offering our first-ever Vegas Casino Night at the Plantation House from 6:00-9:00 PM. We will be working with Meeting Dynamics, Inc. to set up a Craps table, Roulette table, Vegas Blackjack tables, Texas Hold'em Poker tables, and a Wheel of Fortune. We will be playing with "fun money" and participants will have a chance to win some great prizes. Frankie Bones Catering will be offering an assortment of heavy Hors d'oeuvres. Coffee and soft drinks will also be provided but residents can BYOB if they wish. We limited this event to 125 people, and the cost is \$43/person. Hargray has offered to be our main sponsor for this event, and Chris Tassone has donated a SERG gift card to add to our prize table. This is such a popular event as it has already sold out.
- Cooking Live is scheduled to kick off Tuesday, March 10, at 11:00 AM. The Cooking Live will be held on Tuesdays beginning 3/10, 3/17, 3/31, 4/21, and 4/28. We have started to reach out to local restaurants and chefs about participating; more details to come. Cost will be \$5/person, and residents will be permitted to sign up for four out of the five dates. Sign-ups will begin in February.
- On Friday, March 13, we will be offering a St. Patrick's Bingo Night at the Plantation House from 6:00-8:30 PM. The evening will include a fun night of bingo plus a delicious corned beef and cabbage dinner catered by Roy's Place Café & Catering to celebrate St. Patrick's Day. The cost is \$25/person and includes admission, dinner and soft drinks, and one bingo card for the first round. Additional bingo cards are available for \$1 donation per bingo card per round. Deadline to sign-up is Friday, March 6. Sign-ups began in January.
- The Bocce Club's organizational meeting for their spring season will be held at the Plantation House on Saturday, February 8.
- Spring USTA is off to a big start. Twenty-six teams will participate in the Spring League, beginning in February. A newly formed 70 and over men's interclub will also begin in mid-February. A Chili and Soup Round Robin will be held on February 7.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JANUARY 28, 2020**

- ARB - December's submissions were as follows: Fifteen (15) submissions were reviewed. Ten (10) administrative approvals were rendered.

- Monthly Revenue ARB and Covenant – December 2019

Building Permits Issued:	25
Y.T.D Permits Issued:	551

December

New Construction:	1
Y.T. D. New Construction:	12
Tree Permits Issued:	24
Y.T.D. Tree Permits:	1,138

- A subcommittee of the Covenants Committee is reviewing the present Rules and Regulations regarding mopeds and scooters with engines of 50 cc's or less for a possible revision recommendation to the Board.
- Crime continues to be very low.
- We are working with Wood+Partners on creating a conceptual design for the Dolphin Head Recreation Area Renovation Project. The General Manager, the Director of Recreation, and the Recreation Committee reviewed the first initial design shared by Todd Theodore and Tom Parker. Minor tweaks will be made before sharing this first conceptual design with the Board on Tuesday, January 28.
- Work to resurface six of the Spring Lake Tennis Courts is in progress.
- Noted the Town of Hilton Head Island's work to revise the Island's Noise Ordinance regarding the use of grinders.
- New pool furniture and a new starfish is on the Repair and Replacement list to be order this year.
- Noted a new plaque will be installed on a piece of revetment that was moved to the upper area of the Bluff by Hurricane Matthew.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JANUARY 28, 2020**

VI. ACCEPTANCE OF ACTION LIST

Jordan Berliner made a motion to accept the Action List as presented. Lori Schmidt seconded, and the motion passed unanimously.

VII. ACTION LIST

A. Bid Item(s):

- 1. Consider the presentation and provide feedback for the renovation of the Dolphin Head Recreation Area.**

Todd Theodore and Tom Parker made a presentation to the Board regarding the design of the new Dolphin Head Recreation Area. The Board provided Mr. Theodore and Mr. Parker with feedback on their presentation and requested they return to the February Board meeting with the feedback incorporated into their proposed plans. It was the consensus of the Board that once they receive the quote for the various changes requested, they will schedule a community meeting for review and input. The project will then be sent to the ARB for consideration.

B. Decision Item(s):

- 1. Consider the recommendation from the Election Committee Chairman Debra Cook to appoint the 2020/2021 committee members.**

Jordan Berliner made a motion to appoint Debra Cook, Lynn Gerlach, Susan Henderson, Tim Henderson, and Mary Schend as members of the Election Committee. Audrey King seconded and the motion passed unanimously.

- 2. Consider the recommendation from the Nominating Committee Chairman Lois Wilkinson to appoint the 2020/2021 committee members.**

Lori Schmidt made a motion to appoint Jim Collett, Terry Conway, Toney Mathews, Harry Meyers, Jim Ogden, Dick Sells, Doug Skelly, and Werner Sicvol, as members of the Nominating Committee. Bob Clemens seconded, and the motion passed unanimously.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JANUARY 28, 2020**

3. Consider allowing Staff to bid on auction items to replace the POA's dump truck and possibly obtain a front-end loader.

After discussion;

Jim Lucas suggested having a two-step process; the Staff, working with Maintenance Committee member Mike Harris, who has experience dealing with auctions, will attend the auction in hopes of purchasing a dump truck, if successful; try to also purchase a front-end loader as long as the price for both purchases don't exceed \$65,000.

Jon Heron made a motion to allow Peter and David to work with Mike Harris regarding the online auction to purchase a dump truck and front-end loader in an amount not to exceed \$65,000. Bob Clemens seconded, and the motion passed unanimously.

C. Information Only:

1. Noted the slate of candidates by the Nominating Committee for the 2020 Board election.

Nominating Committee Chairman Lois Wilkinson gave a brief presentation on how the committee selected the 2020 Board candidates. The Nominating Committee submitted George Haley, Armando Linde, David Pollock, Ann Schwab, and Betsy Weppner as candidates for the Board.

VIII. COMMITTEE REPORTS

Jim Lucas made a motion to approve the committee reports as submitted. Jordan Berliner seconded, and the motion passed unanimously.

IX. PROPOSED NEW BUSINESS ITEMS

There was no new business to discuss.

X. EXECUTIVE SESSION

Jim Lucas made a motion to go into Executive Session to discuss legal and personnel matters, at 11:10 AM. Ann Schwab seconded, and the Board went into Executive Session.

Jordan Berliner made a motion to come out of Executive Session at 11:20 AM. Bob Clemens seconded, and the Board came out of Executive Session.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JANUARY 28, 2020**

XI. ADJOURNMENT

Lori Schmidt made a motion to adjourn the Board meeting. Ann Schwab seconded, and the meeting adjourned at 11:20 AM.

Toney Mathews, President

Audrey King, Secretary