

**HILTON HEAD PLANTATION PROPERTY OWNERS  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, JULY 28, 2020  
9:00 AM – PLANTATION HOUSE**

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**I. CALL TO ORDER:**

President Lois Wilkinson called the meeting to order at 9:02 AM.

**Present were:**

Lois Wilkinson  
Jon Heron  
Jim Lucas  
Ann Schwab  
Jordan Berliner  
Audrey King  
David Pollock  
Lori Schmidt  
Betsy Weppner

**Staff Members:**

General Manager:  
Assistant General Manager:  
Recording Secretary:

Peter Kristian  
Todd Lindstrom  
Sharon P. White

**Guest(s):**

Carlton Dallas

**II. PRESIDENT'S REMARKS**

**President Lois Wilkinson:**

- Noted that Carlton Dallas a member of the Name change committee was in attendance.

**III. APPROVE BOARD MINUTES**

*Ann Schwab made a motion to approve the June 23, 2020 Board Meeting Minute, as corrected. Betsy Weppner seconded, and the motion passed unanimously.*

**IV. FINANCIAL REPORT**

Todd Lindstrom gave a brief presentation on the June Financial. He noted that the income side is strong even though some were affected by the Coronavirus. Revenue year-to-date is positive.

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**V. GENERAL MANAGER'S REPORT**

- Staff is adjusting to a new "normal" with the Coronavirus.
- Our advertising revenue for *Plantation Living*:

	<u>2019</u>	<u>2020</u>
January	\$13,650	\$12,950
February	\$13,875	\$13,415
March	\$14,720	\$14,575
April	\$16,025	\$14,655
May	\$14,545	\$11,980
June	\$14,845	\$10,980+
July	\$15,740	\$11,000

- Thus far in 2020, we have collected \$184,638 in Capital Transfer fees.
- A Community Hurricane Meeting has been scheduled at the Plantation House for Thursday, June 25, at 6:00 PM., has been cancelled due to the Town concerns about their staff being exposed to the Coronavirus.
- Staff is working on the 2021 Reserve Budget for presentation to the Board.
- Advertising continues to be a bit slower as the summer approaches. There have been more inquiries for advertising in the past few weeks and we are hoping that things are starting to turn around.
- The staff continues the process of redesigning the POA's Website. Leah Davis has received hundreds of photos from residents for possible use on the POA new Website.
- The POA's phone system crashed on Tuesday, evening June 15. Staff has been working with our IT provider to bring the system back online.
- **2020 ASSESSMENTS** – As of June 16, we have collected and posted \$5,461,622 in assessments. Bear Creek Golf will have another installment payment due by the end of the month.

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- Staff continues to work on tree removal requests as Hurricane Season gets into full swing, so does the concern about potentially dangerous trees.
- Work on the Royal James drainage ditch project will commence shortly.
- Staff has work on several small drainage projects.
- The Town of Hilton Head Island's 2020/21 Budget contains \$100,000 for the renourishment of Pine Island Beach.
- The Rob Ingram concert has been rescheduled for Thursday, September 3 from 6:00 – 8:00 PM at the Dolphin Head. The rain date is scheduled for September 10, same time same place.
- We are making plans for July 4th – HHP Day with the help of Fun Time. The event is scheduled at the Plantation House from 12:00-3:00 PM on Saturday, July 4th, and will kick off with the Patriotic Parade. Fun Time will be bringing two tents to help provide shade, and they will also be bringing all the equipment and game rentals, including the Dunk Tank, the Tropical Waterslide, the Claw Box, the Money Vault, as well as the Pig Racers. New activities include the Western Shootout game, Bubble Breeze, Spin the Wheel, and the Bushel Basket Toss. DeeJay George Grady will also be playing music for us throughout the event. Several modifications have been implemented due to the pandemic.
- Kids Kamp registration is underway. We currently have 125 kids enrolled as full session sign-ups and an additional 62 kids for weekly sign-ups for a grand total of 187 kids enrolled, which is down 30% from last year. In early June of last year, we had a total of 223 kids enrolled.
- All USTA, Interclub and Team Tennis has been cancelled until the fall when the situation will be reevaluated.
- The ARB is working diligently to update the ARB Guidelines for the Boards consideration.

**Monthly Revenue ARB**

- Administrative Approval Fees - \$6250
- Total ARB Fees collected - \$4,000
- ARB Fines collected - \$100
- Tree Mitigation collected - \$1,717
- Tree Permits collected - \$1,675

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- Staff is slowly bringing programs and some events back to some semblance of normalcy.
- Work has begun on repaving the section of Seabrook Drive between just south of Skull Creek Drive and Dolphin Head Drive.
- Staff is working on bids for the Pine Island Beach renourishment project.
- We are anticipating work to begin on the Deerfield Road drainage project shortly.

**VI. ACCEPTANCE OF ACTION LIST**

*Betsy Weppner made a motion to accept the Action List as presented. Lori Schmidt seconded, and the motion passed unanimously.*

**VII. ACTION LIST**

**A. Decision Item(s):**

**1. Consider the recommendation of the Covenants Committee to include the Reciprocal Agreement with Sea Pines in the Rules and Regulations.**

*Ann Schwab made a motion to approve the recommendation of the Covenants Committee to include the Reciprocal Agreement with Sea Pines in the Rules and Regulations. To read as follows:*

Hilton Head Plantation and Sea Pines share a reciprocal covenant alliance whereby each community recognize the others Residential Property Owner (RPO) decal and allows entry into each other's community. This reciprocal agreement does not apply to Sea Pines Property Owners ID cards. Authorized clearance issued does not give Sea Pines Property Owners the privilege to use Hilton Head Plantation amenities, fish in lagoons, or to use beach access and parking facilities.

*Betsy Weppner seconded, and the motion passed unanimously.*

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**2. Consider the Deerfield Drainage Project request.**

The Deerfield Drainage project is in progress and is being conducted by the Town of Hilton Head Island. The project is designed to allow positive storm water drainage for several properties along Deerfield Road that were subject to street flooding during heavy rain events. Part of the project requires the replacement of culvert pipes at the proper elevation under several driveways. These culvert pipes are the responsibility of the property owners and as such each property owner will be billed \$1,000 for each section of driveway pipe installed. The Town has requested that HHPPOA pay for the culvert pipes as they do not want to be in the business of billing each property owner and collecting the funds.

*Jim Lucas moved to authorize the HHPPOA Staff to pay for the eight (8) culvert pipes necessary for the project and then have Staff bill each property owner accordingly. If a property owner fails to pay, the funds will become due and payable as part of each property owner's assessment. Staff is given latitude to spread the repayment over several years if such an expense presents a hardship to a property owner to pay in a single payment. David Pollock second, and the motion passes unanimously.*

**VIII. UPDATE FROM COMMITTEE ON POSSIBLE NAME CHANGE – Jon Heron**

Vice President Jon Heron gave a brief presentation to the Board regarding the work of the Name Change Survey Committee. During the discussion, it was noted that the Board does not have hard numbers for the actual costs to implement a name change if that is the desire of the property owners. It was the sense of the Board that estimates should be explored, but only if the survey indicates that information on the cost of a name change is needed before property owners can make an informed decision. It was noted that a few property owners had indicated pledges of funds to offset the costs for a possible name change. It was the sense of the Board that such representations could not be relied on for fruition.

Mr. Dallas, who is a member of the Name Change Survey committee, complimented the Board on the management of the community. Mr. Dallas thanked Mr. Heron for his leadership, chairing the committee. Mr. Dallas noted the Board should consider the following input - the requirements to change the governing documents, the cost of such an endeavor, the current political climate, and doing our best to avoid controversy and negative media coverage.

After discussion;

*Jim Lucas made a motion to approve the HHPPOA Resident Survey for the name change as amended. Ann Schwab seconded, and the motion passed 7:2.*

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**IX. COMMITTEE REPORTS**

The Committee Reports were accepted as a group.

**X. PROPOSED NEW BUSINESS ITEMS**

No new business was presented.

**XI. EXECUTIVE SESSION**

Ann Schwab made a motion that the Board go into Executive Session and the Lori Schmidt seconded and the Board went into Executive Session to discuss legal matters at 10:38 AM.

Ann Schwab made a motion that the Board come out of Executive Session and Lori Schmidt seconded and the Board came out of Executive Session at 10:56 AM.

**XII. ADJOURNMENT**

*Ann Schwab made a motion to adjourn the Board meeting. Lori Schmidt seconded, and the meeting adjourned at 10:57 AM.*

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Lois Wilkinson

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Ann Schwab