

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, August 11, 2020**

Present	Absent
David Pollock – Chairman	
Roger Benning	
John Eddy - alternate	POA Staff
Robert Gluszik	Peter Kristian, POA General Manager
Mike Harris	David Mills, Director, POA Maintenance
Dave Morse	
Neal Post	Guests.
Earle Nirmaier, alternate	Keith Miller, Palmetto Coastal LS & Maint. Mgr.
John Vogt	

I. Administrative

Chairman David Pollock called the meeting to order at 8:30 am. The meeting was held at the Plantation House to allow proper social distancing due to the Covid-19 virus. David stated that he wanted to make sure that we had time to discuss the SWOT Analysis, so suggested covering that just after the Operations update by Palmetto Coastal. The agenda was approved with that modification. The minutes for the July 2020 meeting were approved (motion by Dave Morse, seconded by Robert Gluszik).

(Note: To preserve the usual outline, these minutes follow the original agenda order, so the SWOT discussion is in Old Business.)

II. Operations Update

A. Keith Miller – work currently being done or recently completed

- Much of the work is routine summer maintenance, trimming trees, etc.
- Planned fall and winter plantings and are having suppliers grow the plants.
- Adjusted boards for lowering the lagoon water levels in preparation for the threat from approaching Hurricane Isaias.
- Applied pesticides as needed.
- Applied fertilizers according to schedule.
- Noted that it is time to stop trimming azaleas to preserve spring flowering.
- Mike Harris complemented Palmetto Coastal for doing an excellent job on litter control, noting in particular their picking up cigarette butts in a parking area.

B. General Managers Report (Peter Kristian).

- The Short-Term Rental lawsuit by a few property owners has been settled out of court. Due to the non-disclosure agreement of that settlement, details cannot be disclosed. But several properties will be allowed to rent for some period of time.

- All POA staff members have been tested for Covid-19 recently using a blood test that gave quick turn-around time. Staff continues to exercise social distancing and other due caution in fulfilling their duties.
- A standup community meeting for Wood+Partners, Inc. to review the plans for Dolphin Head Recreation Area project is scheduled for Sep. 9. It will be held outdoors at Dolphin Head.
- The next Coffee with Peter is scheduled for Sep. 24.
- If the Board approves, a survey will be sent to residents on Sep. 1 asking for feedback on the request from some residents to change the name of HHP so that the word “Plantation” is not used.
- There have been several thefts from cars recently, including thefts of 3 guns and ammunition. In all cases, the cars were left unlocked. Even after several notices went out for these with a reminder for people to hide valuables and lock their cars, security has observed valuables still left in plain view.
- The Town of Hilton Head is proceeding with possible modification of Land-Use Regulations to allow for the increase of Work-Force Housing. Nearby areas that could be approved for “bonus density” include all of Main Street and the vicinity of Gum Tree Road.
- Spring Lake Tennis has added 40 new memberships recently, largely due eligibility-to-play restrictions connected to Covid-19.
- Collection of money from Transfer Fees is going very well due to the surge in property sales attributed to Covid-19.
- Preparations for Hurricane Isaias went very well.
- Staff and Board are working on the 2021 budget.
- Have asked SCDOT to smooth the paving of the acceleration lane out of Whooping Crane Road onto Hwy. 278, which has been rough for some time.

III. **Project Update**

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

- Spent a lot of time prepping lagoon levels, pool furniture, tennis courts, etc., for the approaching storm Isaias, and then returning things to normal.
- Finished striping and installing reflectors on Seabrook Road and Oyster Reef Road.
- Worked with Palmetto Electric to protect cables on Deerfield Road.
- Cleared a path to access parts of the perimeter fence.
- Installed a new sign that properly identifies Sweet Bay Lane, the road that leads into the Spring Lake Cluster housing area.
- Doing some road repair on Tall Pines.
- Plan to repave about 1000 feet of leisure path.
- Replaced some decaying wood on the Spring Lake Pavilion deck.
- Doing some bench and limited deck repair at Dolphin Head.
- Repainting cross walks and leisure path markings.
- A 30-inch diameter oak tree near the front entrance flag pole split and damaged other nearby trees. In all, 3 oaks and 1 Savannah Holly tree had

to be removed.

- The Town is working on the drainage repair/improvement project on Deerfield Road.
- Working on plans and seeking DHEC permission for replenishment of sand on Pine Island. Funds include \$100K from HHP and \$100K from the Town of Hilton Head. Work will not be conducted until after the hurricane season.

IV. New Business

A. No New Business.

V. Old Business

A. SWOT Analysis Review and Discussion

1. There was lengthy discussion around a number of the items identified in the old version of the SWOT and those added as possible new items by various members of the Committee since the July meeting.
2. David Pollock will draft a new version and send out to the Committee for comments, with the goal of approving the final document in the September meeting.
3. There was also limited discussion about the Strategic Plan for the Maintenance Committee. The schedule for updating was not discussed.

B. Discuss Pine Warbler Circle Drainage – Site Visit

1. The issue here is that water collects at the end of this street across from the Oyster Reef Gulf Club parking even in moderate rains, flooding the street with several inches of water. There is essentially no drainage ditch or culvert to carry the water away.
2. The two basic alternatives would be to create drainage on the same side of the road emptying into a nearby lagoon, or bury a culvert under the newly paved Oyster Reef Road and hook into an existing drainage pipe there.
3. David believes the former is the preferred way and the Committee members on-site concurred.
4. Accordingly, David will get an estimate for implementing that approach and make a further recommendation.

C. Discuss 10 Sweetwater Drainage – Site Visit

1. Water accumulates in the yard of #10 when the water table is high in the adjacent Conservancy.
2. The site visit revealed that the former owner of #10 has recently added a sump hole with an electric pump that can pump water back into the adjacent Conservancy to help alleviate the problem. She evidently felt this would make it easier to sell her home. The new owner has not reported a problem.

3. The visit further revealed that that the berm that runs in back of adjacent properties has a gap back of #12. The gap appears as though it might have been there for some time, as the area where it likely existed has been incorporated into that property's yard.
4. It was also noted that if there is a continued problem at #10, it could be relieved by the owner of #10 adding fill dirt in the backyard or building a berm along the edge towards #12.
5. Because of the several factors listed above, the Committee feels comfortable taking no action at this time.

Adjournment

The meeting was adjourned at approximately 10:12 am (motion by Dave Morse, second by Robert Gluszik). The next regular meeting will be on Tuesday, September 8, 2020 at 8:30 am.

**Respectfully submitted,
Roger Benning**