

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

<b>Present</b>	<b>Absent</b>
Jon Heron – Chairman	Edna Wilcher
Roger Benning	
John Eddy - alternate	<b>POA Staff</b>
Robert Gluszik	Peter Kristian, POA General Manager
Mike Harris	David Mills, Director, POA Maintenance
Dave Morse	<b>Guests</b>
Neal Post	John Michnuk, PC On-site LS & Maint. Mgr.
Earle Nirmaier, alternate	David Goins, Sales Mgr., Seal Master
	Robert Rooks, Jr., Dir. Bsn. Dev., Seal Master

**I. Administrative**

Chairman Jon Heron called the meeting to order at 8:30 am. The agenda was accepted (motion by Robert Gluszik, seconded by Mike Harris) and the minutes for the January 2020 meeting were approved (motion by Dave Morse, seconded by Neal Post).

**II. Operations Update**

**A. John Michnuk – work currently being done or recently completed**

- Weather has been warm, so plants are blooming early, giving him some concern if we get a cold snap.
- Have been pruning overhanging branches along roadways and leisure paths.
- Cleaning drainage ditches.
- Put the spring flowers in and they are doing well.
- About to start cleaning up the Spring Lake Pool.
- Held a training session for their employees to get them cross-trained (this was for more than just the HHP crews).
- Will start to clean up cul-de-sacs.
- There has been a lot of illegal dumping of yard debris by contractors.

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

- Dolphin Head Recreation Project is moving along. The Board reviewed the plans and gave a lot of guidance.
- The yearly audit is just about done. It will not be done in time to include in the mailing for the Annual Meeting. Will end up with some extra funds due to collecting back assessment fees from Grandview Condominiums and \$50K that HHP has held on the books for almost 10 years that it has been trying to refund to

the Town of Hilton Head after the drainage agreement (which the auditor recommended accepting as not going to happen).

- The Town is recommending that a vote be held in May on the “Quality of Life” proposal to keep collecting the extra tax that was used to replenish their storm recovery fund, and using the money for improvements in arts, parks, etc. If people have opinions on this, they should convey them to Town Council.
- The Corridor Review Committee is filing their report without giving a specific recommendation on the six options, just going to leave it up to the Town Council.
- The next Coffee with Peter is on Feb. 20 and will provide the opportunity to hear from the candidates for the Board. The Annual Meeting is on March 21.
- Peter is speaking to a group of local realtors at Spring Lake Pavilion on Feb. 18.

### III. Project Update

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

- Resurfaced tennis courts on the planned annual schedule.
- Completed the major part of the trimming at the outfall end of the Barksdale lagoon as requested by the resident (a site the Committee inspected last year). David is still in discussions with the resident about possibly adding low power a circulating pump.
- Built and installed new podiums for the guard gates.
- Cleared access to lagoon at 4 Clearwater.
- Need to locate and fix a leak in a fill line at the Spring Lake Pool.
- Repaired a major water line leak near the Spring Lake Pavilion and Pool.
- Installed a drainage pipe at 3 Myrtle Warbler (a site the Committee inspected last year).
- Repaired an electrical line to the Pineland sign (was damaged by construction in the area).
- Removed “trip hazard” rocks along the Bluff walk.
- Cleared the drainage ditch area behind Oyster Reef. Golf Course maintenance facility. Still searching for a hidden drain basin.
- Repaired the stucco on the Stonegate bridge in preparation for painting.
- Made numerous sign repairs.
- Built chain posts for the right side of Whooping Crane Way near the entrance from Seabrook Drive. The chain will protect this inherently wet shoulder from frequent deep ruts.
- Repaired a broken electrical circuit at the POA Maintenance Shop.
- Replaced the missing pickets at Dolphin Head Rec area and retrieved the picnic table from the revetment that vandals had moved there.
- Obtained approval from the POA Board to try to purchase a replacement dump truck at an auction. Obtained approval for purchasing a frontend loader, too, if funds permit after purchasing the dump truck.
- Will resurface the bocce courts soon.

## **IV. New Business**

### **A. Discuss Structures Located on POA Property at 12 Chickadee Road**

1. Responding to a request by the property owners to remove a tree on POA property that had been struck by lightning, David Mills observed that both a hot tub and hammock installed by the property owners were on POA property. Both of these were installed on hardscape.
2. The property owners submitted a letter to the POA requesting that they be allowed to keep the hot tub and hammock in place.
3. Jon Heron noted in discussing the case that the owners had submitted plans for previous projects to the ARB, so they were familiar with the normal process for project approval.
4. Peter noted that this matter was brought to the Maintenance Committee instead of the ARB because the installations were on POA property, not on the home owners' property.
5. After some discussion, including the observation that the hot tub in particular could present an insurance liability to the POA, the Committee decided that the request be denied.
6. A motion was made by Neal Post, seconded by Mike Harris, that the Maintenance Committee not grant permission to leave the hot tub and hammock on POA property, and that any relocation of these items must go through the normal ARB process. The motion was approved.

### **B. Plan a Site Visit to 15 Seabrook Landing to Discuss Drainage Improvements.**

1. David Mills said that a tributary has filled in over the years leading to a drainage problem. This can be fixed relatively easily, but the only access is through private property at 15 Seabrook. A home is under construction there now, so it would be timely to do before the lot is landscaped. Probably can't do the project before summer.
2. The plan is to make Committee site visit at the March meeting.

## **V. Old Business**

### **A. Discuss Test Area for "Seal Master" Road Resurfacing**

1. David Goins, Sales Manager and Robert Rooks, Jr., Director of Business Development, both from Seal Master, came into the meeting to present information about their firm's product, Liquid Road. This is a polymer modified, fiber reinforced asphalt emulsion coating that they claim can extend the life of a road. The product itself has an expected life of 6 to 10 years.
2. They reported that the cost to apply is about \$33K per mile vs. about \$160K per mile to mill and re-pave, the product must be applied in the day time as it needs daylight exposure to dry, drying time is about 1 to 2 hours, and the surface stays black.

3. The product sounded to be of reasonable interest until it became clear that their company does not do the application, they only train someone to do (either ourselves or an outside contractor) and rent out the needed equipment. This raises huge issues such as who is responsible if the application does not perform as expected, providing staff to do the job in view of other commitments, and the cost increase if a contractor must be obtained.
4. Neal Post made a motion, Dave Morse seconded, to let them proceed with the test area that they had offered to do at no cost to the POA and have them look at Oyster Reef Road for its suitability in the future. The motion was approved.

### **Adjournment**

The meeting was adjourned upon a motion by Neal Post, seconded by Dave Morse. The next regular meeting will be on Tuesday, March 10, 2020 at 8:30 am.

**Respectfully submitted, Roger Benning**