

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, January 14, 2020**

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

I. Administrative

Chairman Jon Heron called the meeting to order at 8:33 am. The agenda was accepted (motion by Mike Harris, seconded by David Morse) and the minutes for the November 2019 meeting were approved with correction to the spelling of Sarah Brower’s last name (motion by Robert Gluszik, seconded by David Morse).

II. Operations Update

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

- The heavy rain (7.8 inches) near Christmas had an impact on their schedule, and things are still drying out.
- Applied fungicide to turf and plant areas to head off problems.
- Bush-hogging is done.
- Have widened access to some areas to allow entry for big machines.
- Are working on cleaning outfalls.
- Applied aluminum sulfate to the over-seeded grass to give it a quick-start nitrogen boost.
- Flowers are looking better now, some didn’t take well to the wetness.
- Starting to plan the spring flower beds. They will be changed from last year, keeping with a desire to have every year different.
- Will not plant tulips this year, they need some cold weather. And, last year, they did not do well.
- Still dealing with some fall leaves.
- They are going to trim back the junipers back at Stone Bridge to give access to the wall for maintenance.

B. General Managers Report (Peter Kristian).

- A few residents are challenging the Short-term Rental agreement in court. HHP is being represented by an attorney provided by the POA's insurance company.
- Keith Ferda is resurfacing of the tennis courts.
- The POA's Annual Report mailing will not include the audit report due to timing; just as last year, the Audit Report will be provided at the Annual Meeting.
- Ballot mailings will not include a prepaid postage envelope. The postage is expensive and replies by mail causes a delay. Property owners will be encouraged to vote electronically.
- An elderly driver recently suffered a heart attack while driving. But, he was resuscitated by first responders in Security and EMT, and is recovering.
- Peter met with Wood & Partners recently to review their plans for re-doing Dolphin Head Rec. The Recreation Committee also met with Wood & Partners. Both provided feedback on the plans, which are shaping up well. The proposed new building would be about 50 % larger and be set back slightly more compared to the present building.
- The Town is still assessing the six bridge options. Councilman Ames is proposing doing an experiment where left turns into Squire Pope Road would not be allowed during certain hours to see if this would alleviate traffic backups during morning rush hours. He also brought up doing the same at Wild Horse Road. Both options would have to be approved by Town Council.
- Finances are looking good. Should reach the desired \$2.5M weather casualty goal when assessments are all collected.

III. Project Update

A. David Mills – Recent and planned activities include:

- Lots of time was spent on Christmas decorations.
- Did some tree cleanup at the end of last year.
- Didn't get all of the 2019 roadwork done because of the heavy rains.
- A sink hole formed at 2 Headlands Drive. Not clear what caused it. Fixed it ourselves. There is a small second one forming, which might be related.
- There have been huge amounts of illegal debris dumping, including a whole cut-up tree by a landscaping contractor. If you see it happening, call Security.
- The tree mitigation tree planting is going fine. New plants were added at Myrtle Bank and Oyster signs.
- Did some needed maintenance at the Spring Lake Pool.

IV. New Business

A. Discuss Purchasing Maintenance Equipment at Auctions

1. The 1995 model-year dump truck, used to haul mulch, suffers from serious maintenance issues and is due to be replaced in 2020. The backhoe tractor, which also has a front-loader that is heavily used for

moving mulch, is not well suited to this task as the mulch clogs up the air inlets for cooling the radiator. It would be much better to have rear-engine, articulated front-loader for this task. It appears that good, lightly used equipment could be purchased for both of these items at auctions. One such auction house is RB Auctions in Orlando, FL. Mike Harris mentioned another large auction house, JJ Kane. Peter and David plan to get Board approval for pursuing this.

B. Discuss Test Area for “Seal Master” Road Resurfacing

1. A representative from this firm has offered to apply this material, which is supposed to extend the life of an asphalt road, to a test roadway at no cost. David thinks that a section of road near the POA office would be a suitable test location. Peter suggested that David invite the representative to the next Maintenance Committee Meeting.

V. Old Business

A. Discuss Pine Island Beach Clean-up and Repairs

1. Sarah Brower, from DHEC OCRM, came to inspect Pine Island with David Mills on January 9th. Jon Heron and Roger Benning accompanied them on the inspection. David described several desired plans with Sara, seeking her advice and opinions. Chief among these were a possible extension of the boardwalk (about 750 feet) to reach the forested area of Pine Island, clearing a walking trail that would go through the “upland” forested area, and removing or moving some of the downed trees that interfere with people walking along the shore line.
2. Sarah gave permission to establish the walking path so long as it is restricted to the “upland” area (i.e., doesn’t get into the “critical” areas that have salt water tolerant plants).
3. Sarah will speak to a colleague and get back to David regarding moving the downed trees. David noted that a lot of them have already been moved to new positions aligned parallel with the high tide lines by recent high tides and storm activity.
4. We also discussed the possibility of establishing oyster beds at mid-tide levels near Dolphin Head, which in time could establish a natural buffer to protect the beach. Sarah worked on different methods of establishing oyster beds this at the University of Georgia, so can give some good suggestions.
5. David also brought up and will also pursue the possibility of resurrecting the old permit which allowed scraping the sand that is washed around the corner towards Park Creek.

Adjournment

The meeting was adjourned upon a motion by Dave Morse, seconded by Robert Gluszik. The next regular meeting will be on February 11, 2020 at 8:30 am.

Respectfully submitted, Roger Benning