

**HILTON HEAD PLANTATION  
MAINTENANCE COMMITTEE MEETING MINUTES  
Tuesday, May 12, 2020**

<b>Present</b>	<b>Absent</b>
David Pollock – Chairman	
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	Keith Miller, Palmetto Coastal LS & Maint. Mgr.
John Vogt	Lois Wilkinson, POA Board President

**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. Being the start of a new committee year, David asked everyone to introduce themselves, and members approved the agenda in the process. The minutes for the February 2020 meeting were approved (motion by Robert Gluszik, seconded by Mike Harris).

**II. Operations Update**

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

- Thankfully there was no major damage, but a lot of cleanup was required after a couple of recent storms.
- They check staff daily due to Covid-19 (temperature, etc.)
- Applied spring pre-emergence treatment to relevant areas.
- Planted spring flowers.
- Spruced up the Spring Lake Pool and spread new pine straw to be ready for opening.
- Made on-going adjustments and repair to irrigation systems.
- Conducted roadside mowing.
- Are experimenting with a growth regulator, applied after pruning, to see if this helps reduce the frequency of future routine pruning.
- Are going to apply spring fertilizer to lawn areas this week.
- Applied Top Choice to recreational fields to control fire ants.
- Keith Miller noted that they have outfitted the truck that is used by Richard on litter patrol with extra warning lights and identification reduce tailgating by residents and to improve overall safety.

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

- This year's budget will take a hit due to Covid-19. Various revenues are down, such as hourly tennis fees, exercise class fees, property transfer fees, etc.
- Residents are taking advantage of extra time at home to do lots of yard and home improvements. The amount of mulch from yard debris is off the charts!
- Use of leisure paths is very high, unfortunately also giving rise to lots of complaints from some residents.
- DHEC is providing some guidance for re-opening public pools; POA Management and the Board will discuss and come up with a plan that will likely at a minimum reduce the allowed capacity.
- Plans for various other activities are also progressing, for example, Kids Camp, exercise classes, 4<sup>th</sup> of July activities. Health protection will have to be carefully considered for all of these.
- Liability is also a major issue for allowing opening of the aforementioned.
- The Women's Club is holding a food drive next Tuesday, May 19, in conjunction with The Deep Well Project. Collection will be at the Plantation House.
- There have been no reported cases of Covid-19 among the residents of the Cypress.
- The POA offices are continuing to be open in the mornings, as noted in frequent POA email updates to residents, to provide needed services. Security service has been provided throughout, with all health-related responses except cardiac arrest deferred to Fire and Rescue.

## **III. Project Update**

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

- Installed a ventilation system in the SL Pool equipment room to keep pump motors from overheating in hot weather.
- Made a number of improvements at the tennis center, including new steps to the ProShop, resurfacing tennis and bocce courts according to the planned schedule, and repairing surfaces, after one very heavy rain storm. Also, made a number of irrigation repairs.
- Power washed all pool chairs, etc., repaired the waterfall pool pump; the pool is ready to go.
- Installed a plaque on the 2-ton rock that washed up on High Bluff during Hurricane Mathew.
- Installed a number of memorial benches.
- Replaced some of the carpet tile in the Spring Lake Pavilion.
- Made a number of repairs to leisure paths, the largest being replacement of several sections adjacent to the plantation gardens.
- Located and repaired a couple of drainage basins that were deeply buried and causing local flooding during storms, one being along Whitetail Deer Lane and one being along Wild Azalea Lane.
- Seal Master representatives completed the test section of their pavement protective coat near the POA offices.

- Completed several paving projects.
- Two large paving projects are scheduled for June, an approximate 1.2-mile section on Seabrook Road between County Club Road and Dolphin Head Road and a 1.4-mile section of Oyster Reef Drive.
- The Town of Hilton Head has agreed to create a positive water flow as a repair along a section of Deerfield where the side ditches have filled in to the point of being basically nonexistent over the years. A meeting to coordinate this work with the residents is scheduled for this Thursday.
- The electrical power company employed a helicopter to trim trees along the power lines at the Cypress Conservancy.
- Replaced electric power service wires to Pineland Sign at 1 Pineland Road, a second repair due to home construction.

#### **IV. New Business**

##### **A. Review the HHP General Committee Guidelines and Maintenance Committee Guidelines**

1. These were distributed by Sharon White's email for the meeting announcement and will be discussed at the next meeting.

##### **B. Review and Discuss revising the Swat Analysis and Maintenance Strategy Plan**

1. These were also distributed in the aforementioned email and will be discussed at the next meeting.

##### **C. Discuss Drainage Improvement at 8 Sagebush Lane**

1. David Mills said that the property owner reports that his yard is frequently flooded and claims that the POA property in back has built up over time due to decaying debris. David notes that the property lies below the level of the inverted crown street in front, so doesn't drain there, and might well have never drained properly to the back either.

#### **V. Old Business**

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

1. This site was not discussed, but David Pollock mentioned a property at 22 Herring Gull Lane, where the owner says that a former freshwater lagoon has turned brackish due to plant material buildup.
2. A motion was approved (motion by Dave Morse, seconded by Roger Benning) to make a site visit to the above three properties following our next regular meeting.

#### **Adjournment**

The meeting was adjourned 9:40 am upon a motion by Mike Harris, seconded by Robert Gluszik. The next regular meeting will be on Tuesday, June 9, 2020 at 8:30 am.

**Respectfully submitted, Roger Benning**