

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, September 17, 2020**

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

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 and approve the SWOT Analysis, so suggested covering that just after the Operations update by Palmetto Coastal. The agenda was approved with that modification (motion by Mike Harris, seconded by Robert Gluszik). The minutes for the July 2020 meeting were approved (motion by John Vogt, seconded by Robert Gluszik).

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

II. Operations Update

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

- Noted that a lot of the summer flowers had been changed out as some did not hold up well in the heat.
- Fall flowers will be planted around the first of November.
- Wet weather lately has delayed some work to avoid tire ruts by heavy equipment.
- Summer mowing continues, but grass growth is starting to slow.
- Fogging for mosquitos is postponed until next Friday due to forecasted rain.
- Most work is proceeding along normal maintenance schedule.

B. General Managers Report (Peter Kristian).

- The Board has approved \$175K for Pine Island beach renourishment, and likely will add \$50K to make a total of \$225K. Work will start after the hurricane season is over.
- DeSimone Construction will fix the stairs on Pine Island walkway soon.

- Home sales in HHP are off the charts, with prices increasing. Inventory is down to 37 homes.
- Some HHP revenue has fallen due to the virus, including advertising sales, tennis fees for lessons, etc. On the other hand, tennis memberships are up. Transfer fees from home sales are way up.
- There are currently 14 new homes under construction. The number of home improvement requests to the ARB are also up considerably.
- Franchise fees from Hargray and Time Warner (Spectrum) are down due to residents dropping their Cable TV subscriptions in favor of internet streaming.
- 2100 residents have responded to the survey about whether or not to drop the word plantation from the HHP name.
- The Town and Beaufort County continue their squabble over money issues.
- Art Benoit passed away having served over twenty years as chief of Security. Suitable memorial plans are being discussed, but delayed due to the virus.
- The 2-hour rule at the pool will be dropped soon as use is down.
- The review of the Dolphin Head renovation plans is now scheduled for Sep. 28.
- An outdoor Coffee with Peter is scheduled for Thursday, Sep. 24, with bring your own coffee and chairs.
- HHP might get some rain effects from Hurricane Sally in the next day or so.
- The convenience center at Dillon Road gets a lot of debris from contractors, some of which could be hazardous, even though it is not intended for commercial disposal. The County is considering going to a resident permit procedure at the sites it manages.
- The Town has sent an updated proposed drainage agreement for dealing with gated communities, which they wanted to get passed on a short schedule. HHP is asking to extend the approval process to allow time for review. David Mills will get copies to the Committee for their review and comments.

III. Project Update

A. David Mills – Recent and planned activities include:

- Will get two documents out to us regarding the Town’s proposed drainage agreement changes. One of these compares the old and new language where there are changes.
- Made some repairs to tennis and bocce courts after heavy rains. Had to repair one drinking fountain at the tennis court.
- Powered washed the shelters between the tennis courts.
- Working on the annual POA cleanup.
- Replacing some rotting boards in Spring Lake Pavilion decking. The treated wood that was available at the build time is not holding up.
- Added stainless steel screws to boardwalk at Hickory Forest.
- Repaired door on Spring Lake Pool office.
- Extended handrails on Pine Island boardwalk stairs.
- Installed two new memorial benches, one at Dolphin Head Drive and one at Talbird Oaks.

- Bush-hogged under the powerline.
- Removed fallen debris along Dolphin Head leisure path, the powerline, and Chain Cockle outfall ditch.
- Removed a fallen tree from pond at 3 China Cockle Way.
- Cleaned up at 42 Ellenita pond and ditch.
- Investigate sinkhole on Prestwick Court and assisted Malphrus Utilities with the repair.
- Added millings to repair washout for the Bluff access at China Cockle outfall.
- Lowered the flags for Chief Bonoit and raised them after 9/11.
- Assisted the Town in the drainage repair on Deerfield Road.
- Built and installed Private Property, No Access signs for 9 King Rail Court.

IV. New Business

A. Discuss Drainage Issue at 1 Pine Sky Court

1. The resident insists that the POA should be responsible for maintaining the culvert under her driveway, despite POA documentation to the contrary. David would like the Committee to make a site visit at the next meeting to clarify.

V. Old Business

A. SWOT Analysis Review and Discussion

1. Chairman David Pollock had made significant revisions to these documents utilizing comments received from the Committee before and at the August meeting. He had sent out revisions to these on two occasions since and incorporated feedback.
2. The revised documents were approved (motion by Robert Gluszik, seconded by Roger Benning).
3. David will forward these to the Board for incorporation into the set for the POA.

Adjournment

The meeting was adjourned at 9:27 am (motion by Dave Morse, second by Roger Benning). The next regular meeting will be on Tuesday, October 13, 2020 at 8:30 am.

**Respectfully submitted,
Roger Benning**