

**HILTON HEAD PLANTATION PROPERTY OWNERS  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, AUGUST 24, 2021  
9:00 AM – POA SERVICE CENTER**

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**I. CALL TO ORDER:**

President Jon Heron called the meeting to order at 9:00 AM.

**Present were:**

Jon Heron  
Lori Schmidt  
Jim Lucas  
David Pollock  
Rex Garniewicz  
Ann Schwab  
Ed Schottland  
Betsy Weppner

**Absent were:**

Jordan Berliner (*with notice*)

**Staff Members:**

General Manager:	Peter Kristian
Assistant General Manager:	Todd Lindstrom
Recording Secretary:	Sharon P. White
Activities Director:	Chrissy Kristian

**II. PRESIDENT'S REMARKS**

**President Jon Heron:**

- Noted that Board members need to occasionally check the POA mailboxes; occasionally the POA has things that pop up and need to be addressed immediately.
- Noted that he would like each committee to check the Resident Survey for questions pertaining to their committee and use it to help them with the updating the Strategic Plan.
- Noted that the Board gets guidance from the Residents Opinion Survey and the Strategic Plan.

**III. APPROVE BOARD MINUTES**

*Lori Schmidt made a motion to approve the July 27, 2021, Board Meeting Minutes as presented. Dave Pollock seconded, and the motion passed unanimously.*

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**IV. FINANCIAL REPORT**

Todd Lindstrom gave a brief presentation on the July Financials. He noted HHP is doing well on the revenue side \$185K positive. He noted that Commercial Decals/Daily Passes are going great, Tennis continues to do well, Franchise Fees were slightly up, and the Capital Transfer Fees still coming in strong; noting that HHP had a record month in July collecting \$92,000.

**V. GENERAL MANAGER'S REPORT**

- Staff is busy with preparation for the 2022 Budget, Hurricane preparations and summer programs.

- Our advertising revenue for *Plantation Living*:

	<u>2020</u>	<u>2021</u>
January	\$12,950	\$12,305
February	\$13,375	10,800
March	\$14,575	\$12,675
April	\$13,035	\$12,710
May	\$11,980	\$12,050
June	\$10,655	\$14,640
July	\$12,005	\$14,845
August	\$11,600	\$14,935
September	\$12,520	\$14,000++

- The Capital Transfer fees collected thus far in 2021 total \$453,000.
- *Plantation Living* advertising continues to rebound from last year's impact from COVID-19.

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- The total year-to-date for *Plantation Living* advertising stands at \$105,390 as compared to \$100,175 for 2020.
- Staff is seeking pricing for repairs to a bank along Crooked Pond across from Anglers Pond Road in Crooked Pond.
- The request to purchase the playground equipment for the Dolphin Head Renovation project was approved and has been ordered.
- **Miscellaneous** – Located and repaired electrical line break at the Plantation House, Replaced the AC unit at the Visitors Security Gate.
- Summer USTA Tennis League has begun. Spring Lake will be fielding ten (10) teams in the Mixed and the Combo Leagues.
- On Thursday, July 15, we hosted another outdoor concert from 7:00 – 9:00 PM at the Plantation House parking lot featuring The Radio Sparks from Greensboro, NC. Staff sold concessions. Hargray was our sponsor for this event; despite the heat, we ended up with a good turnout.
- On Friday, September 10, we will be hosting a College Spirit themed Bingo Night at the Plantation House from 6:00-8:30 PM. Participants will be encouraged to wear their favorite college-team jersey or college colors to show their school pride. Cost is \$10/person, which includes admission, refreshments, and one bingo card for the first round. Additional bingo cards can be purchased with a donation of \$1/card per round. The deadline to sign-up is Friday, September 3. Sign-ups began in July.
- On Wednesday, September 15, we will be teaming up with Karin Freeland, Certified Life Coach, to offer a free Zoom virtual presentation at 11:00 AM entitled "Managing Stress in a Stressful World." Karin will share four tips on getting control of our lives and making stress a thing of the past. Residents will be able to click on the link found on our website, or they can click on the link that will be sent in an email blast closer to the presentation date.
- On Monday, September 20, we will be partnering with OneBlood for another community blood drive from 10:00 AM to 4:00 PM. OneBlood is a not-for-profit community asset serving hospitals in the South Carolina Lowcountry and Coastal Empire region. Only four donors will be allowed on the bus at one time. Masks are optional for fully vaccinated donors; however. Non-vaccinated donors must wear a mask. Temperatures will also be checked before registration and entering the bus. Sign-ups began in August.

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- **ARB** – The POA Activities Department submitted plans for the proposed playground equipment for the Dolphin Head Recreation Renovation Department submitted plans for approval of the material, and color selections of the proposed playground equipment so it can be purchased at the original cost. The plans submitted were granted a Final Approval via email consensus on July 23, 2021. A final approval letter was forwarded to the Town of Hilton Head and the Architect.

**ARB Monthly Revenue – July 2021**

Building Permits Issued:	68
YTD Permits Issued:	550

**ARB July**

Tree Permits Issued:	50
YTD Tree Permits:	398

**Covenants July**

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$2,975	\$1,400	\$4,375
Fines Collected	\$2,125	\$1,375	\$3,500
YTD Issued	\$28,850		
YTD Collected	\$22,000		

- Update on the Old Fort Pub project. The Charles-final Review of Plans: The owner and builder provided new rear elevations and exterior color selections. The plans submitted were approved. A final approval letter was forwarded to the Builder and Owner.
- The All-Clubs Meeting has been scheduled for 10:00 AM, Friday, September 10, at the Plantation House. Each POA-recognized Club should have a representative present for the meeting. We will review the rules and regulations for using the facilities and accept their dates for the 2022 calendar year.
- The End-of-Kids Kamp Show was held 11:30 AM on Friday, August 6, at the Plantation House.
- Plans are underway to schedule a Newcomers meeting in October. This event has been tentatively scheduled for 7:00 PM, Tuesday, October 5, at the Planation House.

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- The General Manager attended the Community Association Institute's National Conference from August 16 to 20. The General Manager made a presentation regarding Federal and State Legislative issues affecting Community Associations nationwide.
- **IT Projects** – The new display monitor order was cancelled. Our IT provider is working on alternatives. An additional account was set up for Trevor to do some communications with his members through Microsoft Teams.
- The Fishing Club awarded fishing poles and other prizes to the boy and girl who caught the largest fish during Kids Kamp.
- Plans for a new parking area for Fort Mitchel are being discussed and evaluated. This parking area needs to be completed ahead of the development of the Old Fort Pub site.

**VI. UPDATE ON DOLPHIN HEAD RENOVATION**

The General Manager, Board President Jon Heron, and Chrissy Kristian met with The Town of Hilton Head Island Staff and Wood+Partners representatives Kyle Theodore and Brad Hix. The outcome noted a positive review from the historical society. They thanked Rex Garniewicz for his assistance. It was noted that HHP may have to install a receiver if there is no Radio signal at the Dolphin Head area. The next step is to submit a formal Plan to the Town, and get approval from the ARB, hopefully at the September meeting. A hydrant testing may also need to be done.

**VII. UPDATE ON PROPOSAL FOR COASTAL ENGINEERING SERVICE**

After discussion, it was the consensus of the Board to fund the beach renourishment options for the Renewal Permitting for Pine Island including sand scraping, extension of the present boardwalk groins to help control the loss of sand, and a permit to place additional sand on the Pine Island Beach over a five-year period.

**VIII. UPDATE ON HWY 278 CORRIDOR IMPROVEMENTS**

The General Manager and Board President Jon Heron met with the Towns Consultants and was very pleased with the Towns Preliminary Plans. After discussion, it was the consensus of the Board to support the Towns Preliminary Plan versus the SCDOT's. It was also noted that residents should send letter to the Town Mayor and Council Members regarding their support for the project.

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**IX. COMMITTEE REPORTS**

The Committee Reports were accepted as a group. With minor changes to the Maintenance Committee.

**X. PROPOSED NEW BUSINESS ITEMS**

No new business was presented.

**XI. EXECUTIVE SESSION**

*Lori Schmidt made a motion that the Board go into Executive Session and the Betsy Weppner seconded and the Board went into Executive Session to discuss legal matters at 10:12 AM.*

*Ann Schwab made a motion that the Board come out of Executive Session and the Dave Pollock seconded and the Board came out of Executive Session at 10:28 AM.*

**XII. ADJOURNMENT**

*Ann Schwab made a motion to adjourn the Board meeting. Betsy Weppner seconded, and the meeting adjourned at 10:28 AM.*

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Jon Heron

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David Pollock