

**HILTON HEAD PLANTATION PROPERTY OWNERS
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JUNE 22, 2021
9:00 AM – POA SERVICE CENTER**

I. CALL TO ORDER:

President Jon Heron called the meeting to order at 8:57 AM.

Present were:

Jon Heron
Lori Schmidt
Jim Lucas
Jordan Berliner
Rex Garniewicz
Ed Schottland

Absent were:

David Pollock
Ann Schwab
Betsy Weppner

Staff Members:

General Manager:	Peter Kristian
Assistant General Manager:	Todd Lindstrom
Recording Secretary:	Leah Davis

II. PRESIDENT'S REMARKS

President Jon Heron:

- Noted that Ann Schwab, Betsy Weppner, and David Pollock will not be attending the meeting.

III. APPROVE BOARD MINUTES

Ed Schottland made a motion to approve the May 25, 2021 Board Meeting Minutes as presented. Rex Garniewicz seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief discussion on May Financial. He noted that ARB fees are up, Tennis memberships continue to be strong, Kids Kamp registration was cutoff due to high enrollment, the Woodhog expense is still pending, Capital Transfer Fees are booming.

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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	\$12005	\$13,925++

- The Capital Transfer fees collected thus far in 2021 total \$314,005.
- The electronic Sign at the Front Gate is down. Tech is working to repair the sign.
- *Plantation Living* advertising continues to rebound from last year's impact from COVID-19.
- Keith Ferda has announced his retirement. Keith has agreed to stay on and help train his replacement Trevor Scott, who will begin his duties on or about July 1, 2021.
- A Community Hurricane Meeting is scheduled for 5:30 PM, Wednesday, June 23, at the Plantation House.
- We currently have eighteen (18) Kids Kamp counselors and two subs.
- Most committees have moved their meetings back to the POA Service Center.

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- The glass at the Cypress Gate's electronic sign shatter due to a rock strike. David and company made the repairs at less than half the cost with a sheet of UV treated Lexan.
- David and his crew worked on the Big Bopper Cooling component for the Spring Lake Pool.
- The staff has been working on the replacement of the hammers on the Woodhog. Unfortunately, we had to ship out the Woodhog to make the needed repairs, which will cost about \$25,000.
- Paving is underway on Deerfield Road.
- Our striping contractor is awaiting a paint delivery in order to start the Whooping Crane Way striping project.
- We hosted a Food Truck & Tunes Festival on Friday, May 21, from 4:00-7:00 PM in the Plantation House parking lot. Brad Swanson performed music throughout the event. Five food trucks participated: The Thai Truck, Time to Eat Food Truck, Jahmerican Jerk Food Truck, Jesse's Island Food Truck, and Pops of HHI (gourmet popsicles for a dessert option). Thankfully the weather cooperated, and we had over 300 people attend the event.
- Summer USTA League Tennis has begun. Spring Lake will be fielding ten (10) teams in the Mixed and the Combo Leagues.
- On Saturday, June 12, we hosted our Caribbean Pool Party at the Spring Lake Pool from 1:00-3:00 PM. Steel-drummer, Melvin Dean, will be performing the music throughout the party, and we have invited two food trucks – Jahmerican Jerk & Chef Donald's – to participate in this event along with Pops of HHI (the gourmet popsicles).
- The Town of HHI Staff reviewed the preliminary plans for the Dolphin Head Renovation Project and reported back to Peter that the second design option (the design that shifted the location of the new building to be placed in the current playground area and moving the playground and basketball court more towards the entrance to Pine Island) would have a better chance obtaining approval by Town Staff. So, with the Board's approval, Peter gave Wood+Partners authorization to move forward with submitting the second design to the Town for approval.

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- On Thursday, June 24, we will be hosting another outdoor concert at the Plantation House parking lot featuring Stee and The Ear Candy Band. The concert will be held from 7:00-9:00 PM, and staff will sell concessions. In case of inclement weather, the concert will be moved to Tuesday, June 29, from 7:00-9:00 PM.
- On Saturday, July 3, we will be working with Fun Time to host our annual HHP Day Celebration from 12:00-3:00 PM in the Plantation House and parking lot areas. The event will kick off with the patriotic parade at 12 noon, and festivities will include the pie and watermelon eating contests, the dunk tank, the mechanical shark, a variety of games such as the Axe Throw, the Money Vault, the Claw Box, Spin-the-Wheel, and the Duck Pond. We will also have a pirate waterslide this year. Staff will sell concessions including pizza, hot dogs, chips, Sno-cones, popcorn, cotton candy, and a variety of cold drinks. DeeJay Don Scott will play a line-up of great music for us throughout the event.
- Kids Kamp Registration is officially CLOSED. We currently have 290 kids registered for Kids Kamp for this summer with 184 being full session enrollees. Compared to June 3, 2020, we only had 156 kids in total signed up. So, enrollment is up 86%. The registered weekly average is 209 kids so we will be hiring additional counselors.
- Sally Krebs with the Town of HHI has brought up a 1994 Archaeological Survey of the Dolphin Head Recreation area.
- Bear Creek Golf is looking to use office space for Realtor offices. Zoning would be required by the Town our lawyer said it should only be zoned for golf.
- ARB - May submissions were as follows: eleven (11) submissions were reviewed, and (21) administrative approvals were rendered.
- Update on the Old Fort Pub project.
- **Monthly Revenue ARB – May 2021**

Building Permits Issued:	82
YTD Permits Issued:	359
Review Fees Collected YTD:	\$57,250

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ARB – May

New Construction:	3
YTD New Construction Approved:	9
Tree Permits Issued:	72
YTD Tree Permits:	233

Covenants – May

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$2,675	\$1,975	\$4,650
Fines Collected	\$2,275	\$1,000	\$3,275
YTD Issued	\$21,325		
YTD Collected	\$14,825		

- Crime continues to be low on HHP.
- A letter expressing the Board's concerns with the US 278 Corridor Review project has been signed by the Board President and sent to the Mayor of the Town of Hilton Head Island, the Chair of the Beaufort County Council and the head of SCDOT.
- The General Manager has been working with Congresswoman Nancy Mace's office on co-sponsoring the Disaster Assistance Equity Act of 2021.
- Chrissy Kristian met with Kyle Theodore at Wood + Partners on Thursday, June 10, to review the revised playground design now that we are moving forward with the second design option.
- The service agreement with Year-Round Pool ended on April 30, 2021, and the new pool company – Coastal Pool Management – We continue to monitor this new companies' efforts closely.
- Board President Jon Heron, Vice President Lori Schmidt, the General Manager, and David Mills met with Marc Orlando, Mayor McCann, and Steve DeSimone to discuss the logistic of future Pine Island Beach renourishments.
- A parcel of land that borders Seabrook Drive across from the Tailbird Oak is being platted as a single-family lot.

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- After a preliminary review of the Dolphin Head Renovation proposal the Town has noted a 1994 archaeological report that may indicate the present of artifacts in one of the areas slated to be renovated. (enclosure)
- The Communications Department continues to work on revising the HHP map. We hope to have new community maps available by the fall.
- The General Manager is on the Board of Zoning Appeals.

VI. ACCEPTANCE OF ACTION LIST

Lori Schmidt made a motion to accept the Action List as presented. Jordan Berliner seconded, and the motion passed unanimously.

VII. ACTION LIST

A. Decision Item(s):

1. Consider the proposed Repair and Replacement items for inclusion in the draft 2022 Budget.

Jim Lucas made a motion to approve the proposed Repair and Replacement Items for inclusion in the draft 2022 Budget. Loris Schmidt seconded, and the motion passed unanimously.

2. Consider the proposed 2021/2022 HHP Election Calendar.

The Board of Directors approve the 2021/2022 HHP Election Calendar as corrected.

3. Consider the proposed Capital Expenditures for 2022.

Jim Lucas made a motion to approve the Capital Expenditures for 2022; to include transferring any revenue over \$300,000 over expenses for 2021 to the Capital Fund. Jordan Berliner seconded, and the motion passed unanimously.

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4. Consider the proposed 2022 Budget Guidelines.

Jim Lucas made a motion to approve the proposed Budget Guidelines as presented. Lori Schmidt seconded, and the motion passed unanimously.

5. Consider the recommendation from the Covenants Committee Chairman to appoint Donald Flora as a member and Margie Lechowicz as an alternate member to the Covenants Committee.

Rex Garniewicz made a motion to approve the recommendation from the Covenants Committee Chairman to appoint Donald Flora as a member and Margie Lechowicz as an alternate member of the Covenants committee. Lori Schmidt seconded, and the motion passed unanimously.

VIII. UPDATE ON DOLPHIN HEAD RENOVATION

The Town of Hilton Head Island Staff reviewed the preliminary plans for Dolphin Head Renovation project and reported back to the General Manager that the second design option (this is the design that shifts the location of the new building) would have a better chance of obtaining approval by the Town Staff. After discussion, the Board authorized the General Manager move forward and have Wood+Partners submit the second design to the Town for approval.

IX. COMMITTEE REPORTS

The Committee Reports were accepted as a group.

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 Ed Schottland seconded and the Board went into Executive Session to discuss legal matters at 10:08 AM.

Lori Schmidt made a motion that the Board come out of Executive Session and the Rex Garniewicz seconded and the Board came out of Executive Session at 10:15 AM.

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XII. ADJOURNMENT

Jordan Berliner made a motion to adjourn the Board meeting. Lori Schmidt seconded, and the meeting adjourned at 10:16 AM.

Jon Heron

David Pollock