

**HILTON HEAD PLANTATION  
MAINTENANCE COMMITTEE MEETING MINUTES  
Tuesday, March 9, 2021**

<b>Present</b>	<b>Absent</b>
David Pollock – Chairman	
Roger Benning	
John Eddy, alternate	
Robert Gluszik	<b>POA Staff</b>
Mike Harris	Peter Kristian, POA General Manager
Dave Morse	David Mills, Director, POA Maintenance
Earle Nirmaier, alternate	
Neal Post	<b>Guests.</b>
John Vogt	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. The agenda was accepted, motion by Robert Gluszik, seconded by Dave Morse. The minutes for the February 9, 2021 meeting were approved (motion by Dave Morse, seconded by Neal John Vogt). David mentioned that this is the last meeting during this term. The next meeting will be in the next administrative term. He expects that he will continue as chairman and that most members will also continue.

**II. Operations Update**

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

- Applying pre-emergence for summer weeds and lime on irrigated turf. Fertilization will follow in late April or early May.
- Have mulched a lot of areas, including about 25 loads on High Bluff path up to about China Cockle area from Dolphin Head.
- Spring flower delivery is scheduled for April 5 and these will be planted shortly thereafter. As of now, the winter plantings still look good.
- Cleaned up paths in the Conservancy.
- Cleaning up leaves that are falling from the live oak trees.
- Will prune azaleas after they bloom.

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

- Need about 650 more ballots to reach a quorum for the annual meeting and election to the Board.
- The Annual Meeting is scheduled for March 27, and will be held in the Plantation House parking lot.

- There will be some survey work done near the Cypress to explore whether or not a vacant area can be used to build new properties. There are two live oak trees on the land there, which might prevent building approval.
- The food truck event was extremely successful and will be held again.
- The bocce courts are open for use.
- The town house properties to be built on the Old Fort property are listed on MLS.
- The Dolphin Head playground expects to use the same cushioning material that is used in the new Town playground at Coligny.
- As a result of the survey work for the new Dolphin Head project, the new building will have to be moved a little because of specimen trees and to get it away from the critical line of the Port Royal Sound.
- There is a possibility, and it would be advantageous, to get the POA property line moved closer to the Sound so that the leisure path can be closer to the water. This is being pursued.
- The Town is doing the preliminary review of the Dolphin Head project.
- The POA is changing the maintenance contract for the Spring Lake pool from Year Round Pool to another company, which is offering the service for about half the price.
- There is bill under consideration in the SC House regarding limited liability for pools.

### III. **Project Update**

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

- There is a pause in the clean-up of the leisure paths, but the contractor will be back at it soon.
- The POA made a successful bid for a used rear-engine, front loader to be used for feeding the mulching machine. This will be delivered next week.
- There was a break in the main water line feed to the Plantation House, which caused a large wash out underneath the building. The break was before the meter, so was the PSD's responsibility to repair. The POA provided the replacement soil and assisted in filling the hole.
- Repaired a stretch of post and chain damaged by a motorist who went on the wrong side of Howard Davis Island taking out a section of the post and chain, probably trying to avoid colliding head-on with an on-coming car. The motorist has not been identified.
- Trimmed a lot of crepe myrtles, which was done mostly done by Island Tree.
- Working on the splash pad at Spring Lake Pool, and also on the maintenance of some pool equipment.
- Bought a new storage container to replace an aging one that was no longer serviceable. Enlarged the pad underneath to accommodate its larger length.
- Cleaning out various drainage ditches.

- Installed a couple of new memorial benches.
- Cleaning out some limbs that have fallen into lagoons.

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

##### **A. Discuss Options for Slow Drainage on Some Roadways**

- These are basically sheet flow problems caused by the edge of the roadways being higher than the pavement.
- These basically could be solved by scraping away soil along the side, cleaning up debris, and re-seeding grass where appropriate.
- One of the worst areas is near 268 and 270 Seabrook Drive.
- Other areas are along Pineland Road between Coopers Hawk and Myrtle Warbler, and a small area at Seabrook Landings.
- This is work that the Town won't do, as they say it is improvement, not maintenance.
- There is another area along Royal James where water collects alongside the road, causing a complaint by a nearby resident.

##### **B. Plan a Site Visit to Examine the Those Roadways**

- Decided to plan a site visit to inspect the above on March 16.
- Meet at 8:30 am at the POA Service Center. Will first view the new front loader and then proceed to the various sites.

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

##### **A. No Old Business Discussed**

### **Adjournment**

The meeting was adjourned at 9:20 am (motion by Dave Morse, second by Mike Harris). The next regular meeting will be on Tuesday, May 11, 2021 at 8:30 am.

**Respectfully submitted,  
Roger Benning**