

**HILTON HEAD PLANTATION  
MAINTENANCE COMMITTEE MEETING MINUTES  
Tuesday, September 14, 2021**

<b>Present</b>	<b>Absent</b>
David Pollock – Chairman	
Roger Benning	
Cynthia Bolton-Gary	
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, alternate	John Michnuk, PC On-site LS & Maint. Mgr.
	Keith Miller, Palmetto Coastal LS & Maint. Mgr.

**I. Administrative**

Chairman David Pollock called the meeting to order at 8:30 am. The agenda was accepted (motion by Robert Gluszik, seconded by Mike Harris). The minutes for the August 12, 2021 meeting were approved (motion by Neal Post, seconded by Dave Morse). David noted that the progress on the Dolphin Head project has been slow. He reported that the budget for 2022 is coming together and includes an approximate doubling of funds for leisure trail maintenance. David had reviewed the recent POA resident survey, particularly the items that touched on maintenance, and brought to our attention a number of items including:

- Keeping the word plantation in our name (this was the most frequent comment, with some adamant about dropping it).
- Boats anchoring off of Pine Island (not under POA control and not that prevalent).
- Inadequate maintenance of the leisure paths (paths are being used more and will have a larger budget next year).
- Someone building a dock on Park Creek.
- Loose boards on the Hickory Forest boardwalk (this is being corrected).
- Unkept POA property in the Rookery area (the property in question is the Rookery's).
- Request for the POA to arrange for document shredding (will be considered for the future).
- Request for the POA to remove trees that lean over roadways (overhanging limbs will be removed, not leaning trees if they are sound).
- Not enough updates on the Dolphin Head Project progress and cost.
- Covenant enforcement of homes vs. condos (these are separate regimes).
- Relationship of marina to POA (the marina is a separate business).
- Are there other options vs. the Plantation House being considered for the next major upgrade?

- Adding more defined landscaping at the entry (this led to some discussion; Palmetto Coastal will generate a few low cost, low maintenance suggestions for consideration).
- Maintenance doesn't return phone calls (this is being addressed by having Sharon White helping to support David).
- Rough patches in Turtle Shell Lane (will be examined).
- The electronic sign being down (a new screen is on order).
- A request to change the color of all road signs.

## **II. Operations Update**

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

- Grass is starting to grow more slowly at this time of year, making it easier to keep up with mowing.
- Continuing to prune roadsides and lagoon banks.
- Will do another round of weed spraying soon.
- Sprayed for mosquitos at the end of August.
- Continued maintenance of the bluff.
- Replaced some flowers.
- Will apply an insecticide as needed to prevent army worm damage.
- Ordering winter flowers for November planting.
- Have been applying weed spray in selected areas to decrease isolated mowing.

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

- New HHP maps are ready for production.
- Budget information has been gathered from all committee areas, is being compiled by Todd Lindstrom for Board review and approval. Costs have been going up for both materials and labor. Have had to selective increase some salaries to retain key employees. The Board has approved a general 5% increase for 2022 salaries.
- Trevor is doing an outstanding job with tennis, increasing clinics and lessons. He is looking at software to be used for reserving courts.
- A new electronic sign screen has been ordered, delivery is slow.
- Peter testified at a recent Town meeting reviewing the 278 Corridor Project. The Town's plan is favored over the SC state plan.
- Regarding the Dolphin Head Project, Peter, Chrissy, and Palmetto Coastal met with Wood & Partners, Inc. to discuss using artificial turf under the areas that are heavily shaded. The Town staff initially rejected the idea, but reconsidered after review with Mark Orlando, the Town Manager.
- The meetings with Town officials in August to answer possible questions and roadblocks for approval went well.
- HHP is hoping to get all approvals for the Dolphin Head project by the

end of the year. Then, adding on the time for bidding and review of bids gives a best case start time for construction of May/June 2022.

- Capital transfer fees to pay for the project are still rolling in at a high pace.
- Regarding the recent alligator attack in the Rookery, the woman who was attacked had both femurs broken and required skin grafts. The neighbors who came to the rescue were absolute heroes and will be recognized as appropriate.
- The Trash and Treasure event is scheduled for Oct. 2.
- The POA will do a presentation at the Newcomers Club on Oct. 5.
- Mark Orlando, Town Manager, will be the guest speaker at the Sep. 30 Coffee with Peter.
- Peter and David will meet with the Town representative this Friday regarding getting sand in the future for Pine Island.
- Sharon White is moving upstairs and will support David Mills in answering calls from residents.
- The two HHP flu shot dates are completely booked. But, the Cypress is doing flu shots on a first come, first served basis on Oct. 8 at the Plantation House.
- The ARB approved a parking lot plan for Fort Mitchel. This will allow the developers to begin work soon at the Old Fort restaurant site.

### III. Project Update

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

- Desimone Construction is correcting the poor drainage near 271 Seabrook.
- Did a basin repair on Sara Court.
- Have spent a lot of time doing the annual cleaning of POA properties, including both inside and outside work.
- Made several repairs of the Whooping Crane Conservancy boardwalk.
- Repaired some handrails on the Spring Lake bridge walkway.
- Repaired loose boards on the Hickory Forest boardwalk.
- Cleaned up Elliot Cemetery.
- The Town will be repairing drainage at 26 Edgewood. Blockage there has caused significant flooding in heavy rainfalls.
- Resurfaced tennis courts after heavy rainfall. Replaced one water fountain. Also, replaced wood shingles on the Board of Champions.
- Resurfaced the bocce courts.
- Using clean pine straw collected by the street sweeper as mulch cover near the basketball hoop area by the Plantation House.
- Continuing ditch cleaning.
- Did some sign repair.
- Planning to use the Liquid Road product that has been under test on the road near the POA office to treat the surface of the parking lots near the tennis courts and the Plantation House.
- David Morse and David Mills discussed possible fish acquisitions for the

- lagoons. It is past season to get good prices on some.
- David Mills also discussed recent difficulties in getting our lagoon service to do their contracted work. The company has staffing issues due to one death and another skilled operator suffering injuries.

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

##### **A. Discuss Property Owner's Maintenance Survey**

1. David Pollok discussed this, see Section I Administrative.

##### **B. Area Audits**

1. David Mills reported that he has received the area inspections from all committee members as they were assigned. He has not yet had time to review them as they were just due.

##### **C. Discuss Overgrowth along Whooping Crane Way**

1. David Mills has received some complaints about the appearance in some areas having heavy vine growth. He reports that the vines are wild grapes, not kudzu, and that the birds very much enjoy the fruit. The appearance is basically the plantation showing its age. He asked that the Committee members look at the vines and give him their feedback. If the vines were to be pruned, it should be done in the fall, ideally after their leaves have fallen.

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

##### **A. Discuss Visual Improvement at the Intersection of Dolphin Head Drive with Itself**

1. The general consensus is that the view of the power transformers could be softened by adding the addition of a two or three rail fence together with low maintenance vines or plantings. David will come up with the design.

##### **B. Discuss the Visual Obstruction at Whitetail Deer Lane with Dolphin Head Drive**

1. The consensus is that the tree in question does not meet the criterion for removal, but that the motorist's view could be improved by the removal of some low vines and other undergrowth.

##### **C. Comments on Applied Technology Management's Pine Island Design and Permitting Proposal**

1. The lack of specific mention of using living structures in Item 4 was noted, but that it should be included in the permitting process.
2. Peter noted that he is also having discussions with a volunteer organization about the use of living structures to protect beach erosion.

### **Adjournment**

The meeting was adjourned at 10:00 am by acclimation. The next regular meeting will be on Tuesday, October 12, 2021 at 8:30 am.

**Respectfully submitted,  
Roger Benning**