

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, JANUARY 25, 2022  
9:00 AM – POA SERVICE CENTER**

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**I. CALLED THE MEETING TO ORDER**

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

**Present were:**

Jon Heron  
Jim Lucas  
David Pollock  
Jordan Berliner  
Rex Garniewicz  
Ed Schottland  
Ann Schwab  
Betsy Weppner

**Absent were:**

Lori Schmidt (*with notice*)

**Staff Members:**

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

**II. PRESIDENT REMARKS**

**President Heron:**

- Commented on the in Covid-19 Variant, noting mandates do not work. We need to adjust when needed.
- Passed on information regarding decals for someone who has a commercial/Realtor vehicle. How best to handle the situation?

**III. APPROVE BOARD MINUTES**

*David Pollock made a motion to approve the December 7, 2021, Board Meeting Minutes as corrected and Audit Meeting Notes as presented. Jim Lucas seconded, and the motion passed unanimously.*

**IV. FINANCIAL REPORT**

Todd Lindstrom gave a brief presentation on the financials. He noted that ARB fees, Daily Passes and Decals are coming in strong, and tennis lessons are up and remains strong. He also noted that the Revenue and Expense overall should finish the year about \$450K to the good.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 25, 2022**

---

**V. GENERAL MANAGER'S REPORT**

- Staff is busy with assessment collections, the 2021 Audit, and preparations for the Annual Meeting.

- Our advertising revenue for *Plantation Living*:

	<u>2021</u>	<u>2022</u>
January	\$12,305	\$15,190
February	\$10,800	\$13,915

- The Capital Transfer fees collected thus far in 2021 total \$740,136. For 2020 our total was \$527,834.
- The Annual Report is being finalized.
- *Plantation Living* advertising continues to rebound.
- The Ballots and Proxies for the 2022 Board Election and Annual Meeting are being finalized.
- Noted staff recommendations for Community Service Awards. Please provide any suggestions to the General Manager.

**COMMUNITY SERVICE AWARD SUGGESTIONS**

- NJROTC – (Veterans Day Observances/Retirement)
  - Women's Club – (Food Drives)
  - Train Club – (Special Events Support)
  - Mary Montour and Layne Carver – (Alligator Attack)
  - Palmetto Coastal – (Fall Harvest Party and Hayrides)
  - Farm Club – (Oktoberfest)
- We held a well-orchestrated Volunteer Party on Friday December 3, 2021.
  - As of Thursday, January 20, 2022, we have collected \$2,703,494 in assessments; they are coming in strong. Total Assessments billed is \$5,092,640.
  - **2022 ASSESSMENTS** – The Assessment mailing went out Thursday, December 31, 2021.
  - The 2021 Audit is under way.

**HILTON HEAD PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 25, 2022**

---

- Our next Coffee is scheduled for Thursday, February 17, 10:00 AM, at the Plantation House. We will use this as an opportunity to introduce the candidates running for the Board.
- Chrissy Kristian has applied to enroll in a PCAM Case Study, which is the next step to be eligible to receive a Professional Community Association Management designation.
- The General Manager and two colleagues have been invited to give a presentation to Community Association lawyers on two new Public Policies related to the Chapin Tower south building collapse in Surfside, Florida. The presentation is part of the Law Seminar in Palm Spring, California, from February 10 – 12, 2022.
- The Spring Lake and Plantation House parking lots have been seal coated and restriped.
- The entry island in front up the Main Gate has been upgraded with new landscaping.
- We are now working with our coastal Engineering Firm on new permitting for beach renourishment, extension of our boardwalk, and possible breakwaters.
- Our annual Kids Night Out will be held Friday, January 21, from 6:00-9:00 PM at the Plantation House. We will be watching the movie "Luca," and offering a pizza dinner and games for the kids. This is geared for children in grades K-5<sup>th</sup>, and the cost was \$10/child. So far, we have 17 kids signed up to attend.
- We will be teaming up with OneBlood and the Big Red Bus on Monday, January 31, for a community blood drive at the Plantation House parking lot from 10:00 AM to 4:00 PM. We currently have 11 appointments made so far.
- On Thursday, February 10, we will be teaming up with Joan Hillman, Reverse Mortgage Specialist, to offer a free seminar entitled "Using Home Equity to Close the Retirement Income Gap." The presentation will take place at the Plantation House at 2:00 PM, and Joan will share how the Reverse Mortgage has changed and will discuss misinformation surrounding Reverse Mortgages. Attendees will also learn how a Reverse Mortgage can be used as part of a retirement plan as well as how it can be used to reduce risks and build wellbeing during retirement. We currently have 3 people signed up to attend.
- Work has begun on this year's Kids Kamp brochures and applications. We will begin advertising for the summer's program in the February newsletter.

**PROPERTY OWNERS' ASSOCIATION  
 BOARD OF DIRECTORS  
 MEETING MINUTES OF  
 JANUARY 25, 2022**

---

- On Monday, February 21, and again on Tuesday, March 1, we will be partnering with Susan Litherland with the AARP to offer two separate Driver Safety Courses from 12:00-4:00 PM each day at the Spring Lake Pavilion. Participants only have to attend one of the two days, and the cost is \$20/person for AARP members or \$25/person for non-AARP members. Each class will be limited to only 25 participants, and sign-began in January.
- Our first Food Truck Festival for the year has been scheduled for Friday, February 25, from 4:00-7:00 PM in the Plantation House parking lot. We will offer this event rain or shine, and the following food truck vendors have confirmed their participation for this event: Big Dog Tacos, Mother Smokin' Good, Benjamin's, and Chef Donald's Southern Cuisine. No RSVP is required, and we are hoping for a beautiful weather day for this event.
- The Bocce Club is planning their spring organizational meeting at the Plantation House for Saturday, February 5. They have the building reserved from 9:00 AM to 12:00 Noon.
- USTA Team Tennis is scheduled to start in February with 28 teams participating.
- **ARB** – Approved 5 Submissions in December 2021.

**Monthly Revenue ARB and Covenant – December 2021**

Building Permits Issued:	65
YTD Permits Issued:	812

**ARB December**

Tree Permits Issued:	0
YTD New Construction:	15
YTD Permit Issued:	48
YTD Tree Permits:	688

- **Covenants December 2021**

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$675	\$2,100	\$2,775
Fines Collected	\$900	\$2,650	\$3,550
YTD Issued	\$43,450		
YTD Collected	\$34,250		

**PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 25, 2022**

---

- Attempts were made to contact donor families that donated some of the older benches/tables down at Dolphin Head that are in bad shape and have severely deteriorated. Only a few were reachable. And, so far, only one family has expressed an interest in replacing their bench with either another bench in the new playground area or possibly another item overlooking the water.
- The two new outdoor bulletin boards ordered months ago were just delivered to the POA office. One will be installed in front of the Plantation House, and the other will go next to the Spring Lake Pool entrance.
- The Security Department has secured a new truck and is in the process of installing the stripes and other equipment.
- We are moving forward with two agreements with the Town of Hilton Head Island - a change in the Town's Land Management Ordinance to include Pine Island in the Town's definition of a beach. The second agreement provides HHP with \$100,000 a year for 2022, 2023, and 2024 for Beach Renourishment. This would be a bridge to 2025, when the Town is scheduled for its next total Beach renourishment.
- A beach renourishment at Pine Island is scheduled to commence shortly.

**VI. ACCEPTANCE OF ACTION LIST**

*Jim Lucas made a motion to accept the Action List as presented. Betsy Weppner seconded, and the motion passed unanimously.*

**VII. ACTION LIST**

**A. Decision Item(s):**

- 1. Consider and approve the appointment of the 2022/2023 to the Election Committee members.**

*Betsy Weppner made a motion to approve the recommendation of the Election Committee Chairman Bob Clemens and appoint: Sandy Stern, Sue Trew, Don Bottone, Peter Lievens, Jim O'Brien, Mike Riley, and Phil Velella, as Members of the 2022/2023 Election Committee. Ann Schwab seconded, and the motion passed unanimously.*

**HILTON HEAD PLANTATION**

**PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 25, 2022**

---

**2. Consider and approve the appointment of the 2022/2023 Nominating Committee members.**

*Ed Eschottland made a motion to approve the recommendation of the Nominating Committee Chairman Jon Heron and appoint: Jim Collett, Terry Conway, Toney Mathews, Harry Meyers, Jim Ogden, Dick Sell, Doug Skelly, Werner Sicvol, and Lois Wilkinson, as Members of the 2022/2023 Nominating Committee. Betsy Weppner seconded, and the motion passed unanimously.*

**3. Consider the Capital Transfer Fee Resolution.**

*Jim Lucas made a motion to approve the following Capital Transfer Fee Resolution as follows:*

*Resolved that per the Amended and Restated Declaration of Covenants and Restrictions, Article V, Section 11, paragraph (d) (iii), the Gross Selling Price cap be increased to \$4,368,554 and the Capital Transfer Fee cap be increased to \$10,921 for all real estate sales not under contract by January 31, 2022.*

*Ann Schwab seconded, and the motion passed unanimously.*

**B. Information Item(s):**

**1. Noted the slate of candidates by the Nominating Committee for the 2022 Board election.**

Jon Heron noted that the Nominating Committee had a great selection of candidates and after interviewing the candidates they selected six candidates to run for the Board. He also noted that several of the candidates were given POA Committee applications to become familiar with being a part of the POA Committee system and then reapply.

**VIII. DOLPHIN HEAD RENOVATION PROJECT**

The General Manager noted that the permit for Dolphin Head Renovation will not be issued until DHEC box is checked. He noted that he has asked for an exception on the charging station. Dave Pollock noted that the POA need to focus on starting the project. President Jon Heron noted that the Board may need to have a working session regarding the project.

**PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES OF  
JANUARY 25, 2022**

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**IX. COMMITTEE REPORTS**

The Committee Reports were accepted as presented.

**X. PROPOSED NEW BUSINESS ITEMS**

There was no new business proposed.

**XI. EXECUTIVE SESSION**

*Ed Schottland made a motion to go into Executive Session to discuss legal and personnel matters, at 10:24 AM. Jordan Berliner seconded, and the Board went into Executive Session.*

*Ann Schwab made a motion to come out of Executive Session at 10:34 AM. Jordan Berliner seconded, and the Board came out of Executive Session.*

**XII. ADJOURNMENT**

*Jordan Berliner made a motion to adjourn the Board meeting. Dave Pollock seconded, and the meeting adjourned at 10:34 AM.*

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Jon Heron, President

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David Pollock, Secretary