

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, APRIL 26, 2022
9:00 AM – POA Service Center**

I. President Lori Schmidt called the meeting to order at 9:00 AM.

Present were:

Lori Schmidt
Ed Schottland
Carlton Dallas
Jon Heron
Jordan Berliner
David Pollock
Ann Schwab
Betsy Weppner

Absent were:

Rex Garniewicz

Staff Members:

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

II. PRESIDENT REMARKS

President Lori Schmidt:

- Thanked everyone for coming and reminded them that they each have a mailbox at the POA Service Center.

III. APPROVE BOARD MINUTES

Jon Heron made a motion to approve the March 29, 2022, meeting minutes as amended. Carlton Dallas seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the March financials for 2022. He noted that the Capital Transfer Fees are strong. He also noted that HHP have a new accounting system. Tennis, Commercial decals, and ARB all continues to do well.

V. GENERAL MANAGER'S REPORT

- Staff is busy working the Dolphin Head Renovation project.
- Thus far in 2022, we have collected \$216,207 in Capital Transfer Fees.

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- Our advertising revenue for *Plantation Living*:

| | <u>2021</u> | <u>2022</u> |
|----------|-------------|-------------|
| January | \$12,305 | \$12,305 |
| February | \$10,800 | 13,915 |
| March | \$12,675 | \$14,425 |
| April | \$12,710 | \$15,590 |
| May | \$12,660 | \$14,685++ |

- The HHP Conservancy Foundation will hold its Annual Meeting on Tuesday, April 19 at 11:30 AM.
- Assessments have been coming in strong, as of May 11, we have collected and posted \$5,280,196.
- *Plantation Living* was published using a more cost-effective paper stock. Thus far, staff has not received any negative comments on the use of the new paper.
- Our next Coffee is scheduled for Thursday, May 26, 4:00 PM, at the Plantation House parking lot weather permitting.
- As of May 11, over \$23,207 has been donated by property owners to the Hilton Head Plantation Conservancy Foundation.
- Beaufort County redistricting splits Hilton Head Plantation in two, which gives our residents a say in the election of two members for each of the County Council and the School Board.
- Staff continues to interview for Camp Counselors, Lifeguards and Security personnel.
- The Maintenance Department has been busy with spring activities including the application of pine straw to the pool and tennis courts areas.
- The General Manager is slated to give two presentations at the Community Associations' Institute's (CAI) National Conference on May 3-7 in Orlando, Florida.
- Our Coastal Engineering Firm continues to work on permitting for beach renourishment, extension of our boardwalk, and possible breakwaters.

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- Palmetto Coastal has transition from their winter landscaping schedule to their summer mode.
- The Spring Lake Pool Summer Kick-off Party is scheduled for Saturday, June 4, from 1:00-3:00 PM. We will have deejay Bill West provide the musical entertainment for this event, and we have lined up three food trucks plus a dessert cart to join us. The food trucks and dessert cart include Mother Smokin Good, Time to Eat, Jahmerican Jerk, and POPS of HHI. In case of inclement weather, we will move this event to the next day – Sunday, June 5.
- Our Cooking Live Program continues on Wednesdays, 11:00 AM at Spring Lake Pavilion. We have one more session left – April 27. Chef in Residence Kim Baretta with Memory Matters is finishing out the series for us on April 27. All the dates sold out, and we started a wait list for each week. It's been a super popular program, and the chefs have done a wonderful job each week.
- On Saturday, April 16, we teamed up with the Country Club of Hilton Head to offer the Easter Egg Hunt & Brunch. The Easter Egg Hunt took place at 9:00 AM at the Surrey Lane ball fields, and for those families who want to sign up for the brunch as well, they can go to the Country Club of HH immediately following the egg hunt. We have 95 youngsters for the egg hunt and a mix of 58 souls for the brunch.
- We hosted our annual Easter Sunrise Service at the Plantation House due to the prediction of stormy weather for Easter Morning Building on Easter Sunday, April 17, at 7:00 AM. Reverend Jim Murphy conducted the service, and the music was led by the Mills brothers. After the service, refreshments were provided.
- The Rob Ingman Concert is scheduled for Monday, May 16, from 6:00-8:00 PM at Dolphin Head. In case of inclement weather, we will move the event to the following Monday, May 23. This is a free event for residents.
- We are working with Collette travel group to plan a special HHP group trip to Iceland in 2023. The tour name – "Iceland's Magical Northern Lights" Tour is scheduled for January 28 through February 3, 2023. An informational meeting will be held on Tuesday, June 7, for residents to learn more about the itinerary and costs associated with the trip. Sign-ups for attending the informational meeting began in April.
- Pre-Registration for Kids Kamp is officially closed. We currently have 340 kids registered for Kids Kamp. We are accepting kids on a waiting list if we happened to get cancelations.
- Repair work continues on the leisure paths and roadways.

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- ARB - Approved 5 Submissions in March 2022.

Monthly Revenue ARB and Covenant – March 2022

| | |
|--------------------------|-----|
| Building Permits Issued: | 65 |
| YTD Permits Issued: | 179 |

ARB March

| | |
|-----------------------|-----|
| New Construction: | 3 |
| YTD New Construction: | 3 |
| Tree Permits Issued: | 69 |
| YTD Tree Permits: | 160 |

Covenants – March 2022

| Covenant Fines | Residential | Commercial | Total |
|-----------------|-------------|------------|---------|
| Fines Levied | \$1,100 | \$650 | \$1,750 |
| Fines Collected | \$1,950 | \$825 | \$2,775 |
| YTD Issued: | \$4,850 | | |
| YTD Collected: | \$6,075 | | |

- The Charles and Waterway Gardens residential building projects continue to make progress. We have learned that the starting price for a Town Home at Waterway Gardens is just under 1 million and just under 1.3 million.
- Staff continues to work on a perimeter fence issue between Main Street business and the Bear Creek Golf course.
- Our May 26, Coffee with Peter is scheduled for 4:00 PM at the Plantation House. Our guests will be Mayor John McCann and Town Manager Marc Orlando. We will also introduce the two candidates for the PSD Board seat open due to the resignation of Bob Manne. We will introduce Ezra Callahan and Andy Paterno who are both running for Bob's unexpired term in a special election. Interested voters will be encouraged to stay after the meeting to speak with the two candidates.
- The Bayshore Phase II project is underway just outside our Cypress Gate.

VI. ACCEPTANCE OF ACTION LIST

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

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VII. ACTION LIST

A. Decision Item(s):

1. Consider the proposed 2022/2023 Committee Members.

Carlton Dallas made a motion to approve the proposed committee members as submitted. Ed Schottland seconded, and the motion passed unanimously.

2. Consider and approve the purchase of a used Tennis Court Roller.

Carlton Dallas made a motion to approve purchasing the new tennis court roller for Spring Lake Tennis in an amount not to exceed \$3,000; to be funded from the Repair and Replacement Fund. Betsy seconded, and the motion passed unanimously.

3. Consider the appointment of an Ad hoc Committee for the evaluation of the Dolphin Head Renovation Bids.

Jon Heron made a motion to appoint Keith Schlegel, Lois Wilkinson and Bob Zinn to the Ad hoc Committee for the Dolphin Head Renovation project. Ed Schottland seconded, and the motion passed unanimously.

B. Information Item(s) Only:

1. Noted copy of the Executive Committee 2022 Alternate Schedule.

A copy of the Executive Committee 2022 Alternate Schedule was included for information only. It was noted that if someone could not attend their scheduled meeting to please contact Sharon.

VIII. UPDATE ON PINE ISLAND

Noted that we have not yet received the \$100,000 towards the renourishment of Pine Island Beach. However, it may take about nine (9) months to get the permit and the dredging may not take place until 2025.

IX. UPDATE ON DOLPHIN HEAD PROJECT

It was noted that we had to extend the timeframe in which the bids were due. It was also noted that once the Ad hoc Committee meets, the Board may want to have a Special Board Meeting to discuss the bid recommendations.

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X. UPDATE ON DOLPHIN HEAD PROJECT

It was noted that a pre-bid meeting was hosted by Wood+Partners at Dolphin Head on Monday, April 4, at 2:00 PM. Two of the five contractors invited to bid on the project attending this meeting – Joe Nix with Nix Construction and Brady Graves with Graves Construction. They had the opportunity to walk the site and ask questions.

XI. STRATEGIC PLAN – Ed Schottland

Mr. Schottland gave out a Process and Schedule for the Strategic Plan. He noted that he will be visiting each committee to discuss the procedures, what he expects from the committees, and to answer any questions regarding the Strategic Plan. He also noted that he would like to have Plans ready for review by July and ready to present to the Board by October.

XII. COMMITTEE REPORTS (*Approved as a Group*)

The Committee Reports were accepted as a group.

XIII. PROPOSED NEW BUSINESS ITEMS

There was no new business proposed.

XIV. EXECUTIVE SESSION

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

Jordan Berliner made a motion to come out of Executive Session at 10:12 AM. Ann Schwab seconded, and the Board came out of Executive Session.

XV. ADJOURNMENT

Jordan Berliner made a motion to adjourn the Board meeting. Betsy Weppner seconded, and the meeting adjourned at 10:12 AM.

Lori Schmidt, President

Carlton Dallas, Secretary