

**HILTON HEAD PLANTATION PROPERTY OWNERS
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, AUGUST 23, 2022
9:00 AM – POA SERVICE CENTER**

I. CALL TO ORDER:

Vice President Ed Schottland called the meeting to order at 9:00 AM.

Present were:

Ed Schottland
Carlton Dallas
Jon Heron
Rex Garniewicz
Dave Pollock
Ann Schwab
Betsy Weppner

Absent were:

Lori Schmidt
Jordan Berliner

Staff Members:

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

II. PRESIDENT'S REMARKS

Vice President:

- Noted that he is sitting in for the Board President Lori Schmidt who will be back for the September meeting.

III. APPROVE BOARD MINUTES

Carlton Dallas made a motion to approve the July 26, 2022, Board Meeting Minutes as presented. Dave Pollock seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation regarding the July 2022 Financials. He noted that both the revenue and expenses are doing well. He is working on getting the budget sheets out to the staff for review. Commercial decals, Tennis, and Instructional Programs continue to do well. Noted that the Capital Transfer is doing well, we are close to last year's numbers.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 23, 2022**

V. GENERAL MANAGER'S REPORT

- Staff is focused on prep for the 2023 budget.

- Our advertising revenue for *Plantation Living*:

	<u>2021</u>	<u>2022</u>
January	\$12,305	\$15,190
February	\$10,800	\$13,915
March	\$12,675	\$14,425
April	\$12,710	\$15,590
May	\$12,660	\$14,545
June	\$14,460	\$13,465
July	\$14,845	\$11,660
August	\$14,935	\$12,385

- Thus far in 2022, we have collected approximately \$382,206 in Capital Transfer Fees.
- *Plantation Living* advertising is starting to trend down as the economy tightens and the Island is flushed with tourists.
- The Fishing Club Hosted Camp Leo on Tuesday, July 19. Camp Leo is a program for the blind and sight impaired, the Fishing Club has been teaching these campers spanning a variety of ages how to fish for many years.
- New home sales have slowed slightly but continues to feed the Capital Transfer Fee coffers.
- A Gas Card program continues for full-time staff members based on their miles of commuting to work.
- **2022 ASSESSMENTS** – Assessments are in amazing shape. We have collected and posted \$5,332,118 so far. Bear Creek is paid in full. We have a very small delinquent list.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 23, 2022**

- **ACHIEVEMENTS** – As the Board is aware Chrissy Kristian has completed all her coursework and Professional Community Association Manager (PCAM) Case Study. Chrissy was just informed Monday, July 18, that she passed her Case Study and has been awarded her PCAM Designation, which is the highest Designation in the Community Association Industry. Chrissy also holds an Association Management Specialist (AMS) designation, and a Certified Manger of Community Associations (CMCA) certification.

Natalie Keene has obtained her Certified Manager of Community Associations (CMCA) certification, which is the first step towards a PCAM designation. Natalie also holds an Association Management Specialist (AMS) designation and presently needs to complete one more course to qualify her to take the PCAM Case Study.

Michele is presently enrolled in the CMCA course called the M-100. Once completed Michele will be eligible to take the M-100 exam and if successful will provide Michele with a CMCA certification.

These are all great achievements and I wanted to share these accomplishments with all of you as they are very significant in demonstrating the professionalism of these staff members in furthering their profession growth. These achievements will not only benefit these staff members in their careers, it provides the HHP community with professionals that are at the top of their game benefiting our entire organization and all our residents.

- A resident has requested the Board consider changing the prohibition against motorcycles. This item has been referred to the Covenants Committee for review.
- One of the Lazy River impellers failed and needs to be replaced. David Mills is in contact with the manufacturer to get a replacement part and instructions on installation.
- Paving is in progress.
- Repairs to several lagoon aerators are in process.
- The Tennis Pro-Shop took a lighting hit on Thursday evening July 14, which affected internet, as well as phone service. Hargray was called to restore both services.
- On Thursday, August 18, we will be working with Amy Covington, local Edward Jones financial advisor, to offer a free "Market Update" workshop at 10:00 AM at the Plantation House. Sign-ups began in June.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 23, 2022**

- The annual Teen/Tween event will be a Shark Fishing Adventure aboard the Capt'n Hook boat in Shelter Cove marina on Friday, July 22. The event is open to any teen/tween between the ages of 10-15 years of age, and the cost is \$60/child.
- On Friday, September 9, we will be offering a Totally 80s Bingo Night at the Plantation House from 6:00 – 8:30 PM. Cost is \$10/person, which includes admission, refreshments, and one bingo card for the first round. Then it is a \$1 donation for each additional card per round. Attendees are encouraged to come dressed in their favorite 80s outfit. They may also BYOB. Deadline to sign up is Friday, September 2. Sign-ups began in July.
- The memorial bench ordered by Michael Kristoff in memory of a dear friend has been delivered to the POA Office. Maintenance will be doing the installation soon, and this bench will be located by the walking bridge across the street from the Dolphin Head Golf Club off High Bluff Road.
- On Wednesday, July 13, we hosted another outdoor concert at the Plantation House parking lot featuring Deas-Guyz. The concert was well- attended.
- The Bocce Club is offering a Summer Ladies League on Tuesday mornings from 9:00 – 10:00 AM now through 8/30. The Bocce Club also has a new Club President – John Hupchick.
- The All-Clubs Meeting has been scheduled for Thursday, September 8, at 10:00 AM at the Plantation House. Prior to the meeting, Jen will be emailing and sending out copies of the 2023 contact sheet for clubs along with a request form for 2023 dates to each POA-Club representative.
- We are teaming up with the 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 4, 2023. An informational meeting was held on Tuesday, June 7, for residents to learn more about the itinerary and costs associated with the trip. We ended up with 51 residents in attendance for this informational meeting.
- The fencing for the Dolphin Head Recreation area has been installed. A construction Trailer has been delivered and a Demolition Permit obtained for the building. Staff has met with the project superintendent to work out access for to Ms. Sorg’s property and the Pine Island Boardwalk.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 23, 2022**

- ARB - Approved eight (3) Submissions in June 2022.
- **Monthly Revenue ARB and Covenant – June 2022**

New Construction:	1
YTD New Construction:	6
Building Permits Issued:	63
YTD Permits Issued:	371
Tree Permits Issued:	58
YTD Tree Permits Issued:	315

ARB – June

Review Fees	\$125
YTD Fees	\$31,500
Tree Permit Fees	\$1,100
YTD Fees	\$6,300
Tree Mitigation Fees	\$660
YTD Fees	\$3,117

Covenants – June 2022

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$650	\$1,400	\$2,050
Fines Collected	\$875	\$1,275	\$2,150
YTD Issued:	\$10,900		
YTD Collected:	\$12,000 <i>(includes fees from 2021)</i>		

- Crime continues to be low.
- The Dolphin Head Pavilion and Recreation area has officially shut down. Power along with water and sewer service has been cutoff. Final preparations for demolition for the old building and remaining playground equipment are scheduled.
- The Mount Calvary Baptist Church has requested the remaining piece of playground equipment at the Dolphin Head site.
- We are working with the Town on upgrades and the relocation of some of the subsurface Stormwater management conveyances under the new Bayshore Development outside our Cypress Gate.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 23, 2022**

- Staff continues to work on a perimeter fence issue between Main Street business and the Bear Creek Golf course.
- Representatives of the Hilton Head/Bluffton Chamber of Commerce will be our special guests for our Saturday, July 30, Coffee with Peter. The Chamber will do a presentation on the symbiotic relationship and benefits of tourism as it relates to full time residents of Hilton Head Island.
- State Senator Tom Davis will be our special guest for our September 29, Coffee with Peter.

VI. UPDATE ON DOLPHIN HEAD RECREATION RENOVATION PROJECT

It was noted that Dolphin Head Recreation building was demolished and fenced off. The surveyor is laying out the next steps that needs to be taken. It was also noted that during the digging phase an archaeologist firm will be onsite.

VII. UPDATE ON 2024-2028 STRATEGIC PLAN

Mr. Schottland noted that he has received all updated information from the chairs of each committee and thanked them for getting it done within a timely manner. He noted that the Strategic Plan will be reviewed at the October Board meeting.

VIII. COMMITTEE REPORTS

Jon Heron made a motion to accept the Committee Reports as a group. Rex Garniewicz seconded; the motion passed unanimously.

IX. PROPOSED NEW BUSINESS ITEMS

No new business was presented.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 23, 2022**

X. EXECUTIVE SESSION

Rex Garniewicz made a motion that the Board go into Executive Session and the Jon Heron seconded and the Board went into Executive Session to discuss legal matters at 9:41 AM.

Jon Heron made a motion that the Board come out of Executive Session and the Carlton Dallas seconded and the Board came out of Executive Session at 9:50 AM.

XI. ADJOURNMENT

Jon Heron made a motion to adjourn the Board meeting. Carlton Dallas seconded, and the meeting adjourned at 9:51 AM.

Lori Schmidt

Carlton Dallas