

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, MARCH 29, 2022
2:00 PM – SPRING LAKE PAVILION**

I. CALL TO ORDER:

Outgoing President Jon Heron called the meeting to order at 1:57 PM.

Present were:

Lori Schmidt
Edward Schottland
Jordan Berliner
Carlton Dallas
Rex Garniewicz
Jon Heron
David Pollock
Ann Schwab
Betsy Weppner

Absent were:

Staff Members:

General Manager:	Peter Kristian
Assistant General Manager:	Todd Lindstrom
Recording Secretary:	Sharon P. White
Activities Director:	Chrissy Kristian
Maintenance Director:	David Mills

Guest(s):

Brad Hix of Wood+Partners
Mark Baker of Wood+Partners

II. ELECTION OF OFFICERS

The outgoing President Jon Heron congratulated the newly elected Board Member, Carlton Dallas, and re-elected Board members Jordan Berliner and Lori Schmidt.

The outgoing President Jon Heron called for the Nomination of Officers.

President

Jordan Berliner nominated Lori Schmidt for President; Ed Schottland seconded the motion. Betsy Weppner moved to close the nominations. The motion passed unanimously.

The outgoing President Jon Heron turned the meeting over to the newly elected Board President, Lori Schmidt.

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Vice President

Lori Schmidt nominated Ed Schottland for Vice President; Betsy Weppner seconded the motion. Ann Schwab moved to close the nominations. The motion passed unanimously.

Treasurer

Lori Schmidt nominated Jon Heron for Treasurer; Ann Schwab seconded the motion. Betsy Weppner moved to close the nominations. The motion passed unanimously.

Secretary

Jon Heron nominated Carlton Dallas for Secretary; Betsy Weppner seconded the motion. Ann Schwab moved to close the nominations. The motion passed unanimously.

III. PRESIDENT'S REMARKS

President Lori Schmidt:

- Thanked the Board for having the confidence in her to serve as President and asked for their support for the 2022/23 year.
- Thanked the new Board Members for their willingness to serve the community.
- Selected Chairs for each committee as listed below:

1. ARB	Jordan Berliner
2. Communications Committee	Ann Schwab
3. Covenants Committee	Carlton Dallas
4. Finance Committee	Jon Heron
5. Maintenance Committee	David Pollock
6. Nominating/Strategic Planning Committee	Ed Schottland
7. Recreation Committee	Rex Garniewicz
8. Security and Safety Committee	Betsy Weppner

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IV. APPROVE BOARD MINUTES

Jordan Berliner made a motion to approve the February 22, 2022, Board Meeting Minutes as presented; and March 3, Post Audit Meeting as amended. Ann Schwab seconded, and the motion passed unanimously.

V. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation regarding the financial structure of the POA's financing system. We have collected the majority of the 2022 assessments. He noted that that the Capital Transfer fees are off to a great start, but we may not hit last years numbers. He also noted that we are working on getting a new accounting system.

VI. GENERAL MANAGER'S REPORT

- Staff is busy prepping the Spring Lake Pool for an April 1st opening (*weather permitting*). and working the Dolphin Head Renovation project.

- 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	\$14,800++

- Thus far in 2022, we have collected approximately \$136,690 in Capital Transfer Fees.
- The HHP Conservancy Foundation will hold its Annual Meeting on Tuesday, April 19 after the Executive Committee meeting.
- As of March 23, \$23,207 has been donated to the Hilton Head Plantation Conservancy Foundation.
- We have been advised by our current printer for *Plantation Living* that paper costs are rising, and a mid-year increase may be in the offering. Depending on the proposed cost increase Leah may rebid our printing. We will start using a different type of paper for *Plantation Living* to save on printing cost.

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- As of Tuesday, March 23, 2022, we have collected \$5,238,745 in assessments; they are coming in strong. Total Assessments billed is \$5,092,640.
- The 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.
- The 2022 Annual Meeting was held on Saturday, March 26, at the Plantation House.
- The 2022 Audit is posted online, hard copies are available at the POA Office.
- Chrissy Kristian has been accepted into the May 2, 2022, PCAM Case Study, which is the next step to receive a Professional Community Association Management designation.
- The General Manager was appointed by the Hilton Head Town Council to represent the Island's interest in a possible Referendum for a 1% sales tax that may be on the ballot for voter consideration in November 2022. The funds would be earmarked for Transportation related projects.
- The Maintenance Department repaired damages to the Whooping Crane Boardwalk.
- We are now working with our Coastal Engineering Firm on new permitting for beach renourishment, extension of our boardwalk, and possible breakwaters.
- Carpets have been cleaned at the Plantation House and Spring Lake Pavilion.
- USTA Team Tennis is scheduled to start in February with 28 teams participating.
- The Bocce Club's spring season for 2022 began the week of March 7. They have 74 teams participating in this spring season.

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- On Saturday, February 26, our newest HHP Club – The Corvettes of Hilton Head Plantation – offered a free “Shine & Show” Event from 9:30 AM-12:00 Noon in the Plantation House parking lot. It was another perfect weather day, and they had a fabulous turnout. There were 24 Corvettes on display and hundreds of people that dropped by to see them. Another very successful event!
- Cooking Live Program kicked off 11:00 AM, Wednesday, March 16, at the Spring Lake Pavilion. We will continue this program on the following Wednesday dates: March 23, March 30, April 6, April 20, and April 27. Cost to attend is \$5/person, and we are limiting this to 30 residents per date. Residents are also limited to attend three out of the six sessions to allow others a chance to attend. We’ve confirmed the following chefs participating: Luke Lyons from Frankie Bones, Corey Adams from Nectar Bluffton, Alan Ford from Poseidon, Iain Jones from Sea Pines Resort, Private Chef Lynn Michelle with Benny Hudson Seafood, and Kim Baretta with Memory Matters. All dates are SOLD OUT!
- On Saturday, April 24, we will be teaming up with the HHP Big Band to offer a free event – “The Spring Fling” – in the Plantation House Parking Lot from 2:00-4:00 PM. In case of inclement weather, the event will be moved to Sunday, April 25. Same time. The HHP Big Band will play some very danceable tunes including hits from Bobby Darin, Stevie Wonder, Queen, Santana, Peggy Lee, Michael Bubl , Jimmy Buffett and, of course, Old Blue Eyes himself – Francis Albert Sinatra. Again, residents are invited to bring their own chair and picnic goodies and/or drinks and enjoy the music.
- On Saturday, April 16, we will be teaming up with the Country Club of Hilton Head to offer the Easter Egg Hunt & Brunch. The Easter Egg Hunt will take place at 9:00 AM at the Surrey Lane ball fields (or inside the Spring Lake Pavilion in case of inclement weather), 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. Cost is \$32/adult, \$20/child (12 and under) for the brunch and hunt, or \$10/child (12 and under) for JUST the egg hunt. Deadline to sign up is Friday, April 8. For those attending the brunch, no denim is allowed. Sign-ups began in March.

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- On Thursday, April 21, we will be working with Dr. Timothy Scharold and Kristin Gavin, NP-C, to offer a free seminar on "Better Body, Better Brain" at 10:00 AM at the Plantation House. Learn the basics of what you need to know to have a well-running body and brain. Also learn not only how to eat healthy, but how to be healthy. Sign-ups began in March.
- On Monday, April 25, we will be teaming up with Jill Moore, Master Naturalist and Owner of Moore to Life, for a free seminar on "Exploring the Low Country...Places to Visit", 2:00 PM, at the Plantation House. From well-known preserves to "off the beaten path" destinations extending from Hilton Head towards Charleston, learn about not only the places to visit but what you need to know before going. Jill will share her experiences and tips for traveling to these unique destinations. Sign-ups began in March.
- ARB – Approved five Submissions in February 2022.

Monthly Revenue ARB and Covenant – February 2022

Building Permits Issued:	57
YTD Permits Issued:	114

ARB February

New Construction:	2
YTD New Construction:	3
Tree Permits Issued:	30
YTD Tree Permits:	91

Covenants – February 2022

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$2000	\$350	\$2350
Fines Collected	\$975	\$450	\$1,425
YTD Issued:	\$3,100		
YTD Collected:	\$3,300		

- Crime continues to be low.
- We continue to work with Wood+Partners on the Dolphin Head Recreation Area Renovation Project. Representatives of Wood+Partners have been invited to the Board's March 29th meeting to discuss the status of the permitting process and provide an update.

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- Pre-Registration for Kids Kamp is officially underway, and it will continue through March 31. We currently have 107 kids registered for Kids Kamp with 76 registered as full session attendees.
- The Charles and Waterway Place residential building projects continue to make progress.
- Staff is working on a perimeter fence issue between Main Street business and the Bear Creek Golf course.
- The US 278 Corridor Improvements meeting was held on March 3, 2022, at the Island Recreation. A letter in support of the SCDOT changes that were suggested by the HHPPOA has been sent to SCDOT.
- The Bayshore Phase II project is scheduled to get underway in the spring.
- POA Staff and Board President Jon Heron met with Applied Technology Management (ATM) regarding permitting applications. ATM will be working with Christopher G. Creed, P.E., M.C.E., with Olsen Associates (the Town's coastal engineer) on getting the permits, now that the Town has agreed to adopt Pine Island Beach as a Town beach. The plan is to approach getting a permit to utilize sand that is otherwise filling the entrance to Park Creek, as this fits into a dredging description rather than sand scraping.

VII. ACCEPTANCE OF ACTION LIST

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

VIII. ACTION LIST

A. Bid Item(s)

1. Consider the bids for 2022 Mill and Overlay Road Repairs.

David Pollock made a motion to consider and approve the recommendation to award the bid for Mill and Overlay Road Repairs to Bennett Paving, Inc, for a lump sum cost of \$298,953 with a 10% contingency. Jordan Berliner seconded, and the motion passed unanimously.

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B. Decision Items:

1. Consider the adoption of the 2022/23 Corporate Calendar.

Jon Heron made a motion to approve the 2022/23 Corporate Calendar as amended. The May Board meeting will be scheduled for Monday, May 23 at the POA Service Center. Jordan Berliner seconded, and the motion passed unanimously.

IX. UPDATE ON DOLPHIN HEAD RECREATION AREA

Mark Baker and Brad Hix gave a detailed presentation on the Dolphin Head Project. We are in the process of finding qualified bidders for the project.

X. UPDATE ON PINE ISLAND BEACH

There are two agreements in place with the Town of Hilton Head Island – a change in the Town 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, 2024 for beach renourishment. It was noted that this would be a bridge to 2025, when the Town is scheduled for its next total beach renourishment

XI. COMMITTEE REPORTS

The Committee Reports were accepted as a Group.

XII. PROPOSED NEW BUSINESS ITEMS

There was no new business to propose.

XIII. EXECUTIVE SESSION

Ed Schottland made a motion to go into Executive Session at 10:48 AM, David Pollock seconded, and the Board went into Executive Session. Jordan Berliner made a motion to come out of Executive Session at 10:50 AM, Ann Schwab seconded, and the Board came out of Executive Session.

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XIV. ADJOURNMENT

Jon Heron made a motion to adjourn the Board meeting. Rex Garniewicz seconded, and the meeting adjourned at 3:14 PM.

Lori Schmidt, President

Carlton Dallas, Secretary