

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, October 11, 2022**

Present	Absent
David Pollock	Robert Gluszik, with notice
Roger Benning	Dave Morse, with notice
Mike Harris	John Vogt, with notice
Earle Nirmaier, alternate	
Neal Post	POA Staff
	Peter Kristian, POA General Manager
	David Mills, Director, POA Maintenance
	Guests.
	John Michnuk, PC On-site LS & Maint. Mgr.

I. Administrative

Chairman David Pollock called the meeting to order at 8:30 am. He commented that Dave Morse, Robert Gluszik, and John Vogt were absent with notice. The agenda and minutes for the September 13, 2022 meeting were approved, motion by Neal Post, seconded by Mike Harris for both.

II. Operations Update

A. John Michnuk's Report – work currently being done or recently completed

- Glad to see that the weather is finally cooling down.
- Lots of preparation work for Hurricane Ian and cleanup after, but we fortunately dodged a bullet. He had sent his crews home on Friday due to the forecasted arrival, but had them come back on Saturday for cleanup and other storm related recovery.
- Replaced some flowers that weren't doing well, will start switch out to winter flowers in early November.
- Will start hydroseeding along Whooping Crane today, with other areas to follow shortly.
- Applied pre-emergence to selected areas that will not be hydroseeded.
- Sprayed for mosquitos in a few bad spots.
- Almost done mowing, need to continue leaf cleanup under the Sycamore trees.
- Will start winter projects, edging along roads, leisure paths, etc., soon.

B. General Managers Report (Peter Kristian).

- Noted that David Mills and Palmetto Coastal had put in a tremendous

amount of work in preparation for and recovery from Hurricane Ian. All the boards are back in place from lowering the lagoons. The pool re-opened on Tuesday following the storm.

- Last Coffee with Peter in 2022 is scheduled for November 17, with the director of Honey Horn as special guest.
- The Dolphin Head Project is moving along. Plumbing is in place awaiting inspection before additional concrete can be poured.
- The Charles units are sold out, with expected move-in dates around February or March 2023.
- The POA Board is hosting a meeting with the owners of the Driftwood Eatery regarding their request for rezoning. The ARB Committee has recommended against this. Peter doubts that the Town will approve it.
- Real Estate is still selling well in spite of higher interest rates. Lots of buyers are paying cash.
- The POA Board passed the proposed 2023 budget. The fee for an improved lot will be only \$71 higher per year, much less than feared due to inflation. Major off-setting factors were tennis income, income from special event programs, ARB and gate fees, and interest income.
- The Town and Beaufort County signed a Memorandum of Understanding to work together to reach closure on proceeding, including completion of an independent traffic study.
- The annual Volunteer Party is set for Dec. 2.
- The Halloween themed Pet Parade is scheduled for Oct. 27.
- The POA is hosting a meeting for new homeowners at 7 pm on Oct. 11 at the Plantation House.

III. **Project Update**

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

- Noted that the preparation and recovery work for the lagoons, tennis courts, and pool related to Hurricane Ian required a number of days work.
- Completed some additional work related to fixing the drainage problem at King Rail Court that was described in the September minutes.
- Fixed a lot of mail boxes, including the many that were damaged by the teenage agers who bombed them with pumpkins.
- Repaired a roof leak and broken rafter at the Plantation House including creating an access to the attic to assess damage.
- Repaired vandalized perimeter fence along Palmetto Hall border near Pearl Reef Drive.
- Helped Bear Creek Golf Course with a culvert repair.
- Completed minor repairs related to the recently completed culvert drainage improvements along Myrtle Bank.
- Continued repairing potholes in roads and root damage on leisure paths starting with some along Whooping Crane Drive between Raintree and Fallen Arrow Drive.

- Completed striping on newly repaved road near the front gate. Some crosswalks are scheduled to be restriped.
- The woodhog is temporarily awaiting service to correct an engine overheating problem.
- At the Town's request, relocated a 54-inch drainage pipe near the Bayshore new development. The Town has promised to reimburse the POA for this work.
- The replacement impellor part for the second Lazy River pump is in, but the piping needs to be cleared of broken parts from the old impellor before the pump is repaired and put back in service.

IV. New Business

A. Discuss Tree Removal at 33 Angel Wing Drive

1. A large 27 to 30-inch diameter pine tree is on the edge of the main channel outfall. Some erosion occurred during a major rain that exposed some of the roots. The property owners worry that the tree might fall towards their house, so are requesting to remove it. The tree is large enough to be considered a specimen tree, so would require Town approval. David will mark it and asks that Committee Members inspect it.

V. Old Business

A. Field Inspections for 6 Sawtooth Court, 8 Edgewood Court, and 7 Sundew Court

1. At 6 Sawtooth Court, members saw that the backyard had been cleared to eventually create a path through this property to allow the drainage ditch to be restored. Steve DeSimone, who will prepare a quote for the future work, met us at the site. This clearing was made to better assess what needs to be done, in keeping with David's recommendation at the September meeting, to which members had concurred. In addition, this recommendation includes that it be funded in the 2023 budget.
2. The members inspected the resident's claim at 8 Edgewood that a live oak tree on POA property is disrupting her driveway. While the live oak is a protected species, it is young and fast growing according to the POA's arborist, so it is likely to continue to cause some upheaval to surrounding soil under the resident's driveway, and there did not appear to be a way to mitigate this happening. The Committee decided to permit the tree's removal if the resident wants to go ahead with it. Due to POA rules, the POA will share in the cost of the removal.
3. The resident at 7 Sundew is requesting to take down several trees on POA property at their own expense. The trees are a mix of species. The Committee concurred that the property owner be allowed to take down a water oak that is leaning over the house, trim some branches from a live oak that lean towards the house, and take down another tree of yet undetermined species that has what appears to be fungus growth on the

bark if it is confirmed to be diseased by an arborist. At this point, the request to take down two very large specimen pine trees, for which Town approval would be required, is denied.

Adjournment

The meeting was adjourned around 10:20 am by acclimation. The next regular meeting will be on Tuesday, November 8, 2022 at 8:30 am.

**Respectfully submitted,
Roger Benning**