

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, AUGUST 22, 2023
9:00 AM – POA Service Center**

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

Present were:

Ed Schottland
Carlton Dallas
Lori Schmidt
Jordan Berliner
Rex Garniewicz
Mike Harris
Margie Lechowicz
Keith Schlegel

Absent were:

Jon Heron

Staff Members:

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

II. PRESIDENT REMARKS

President Ed Schottland:

- Welcomed the newest Board member Mike Harris who will also Chair the Maintenance Committee.
- Each Board member introduced themselves and noted their position on the Board, as well as what committee they chaired.

III. APPROVE BOARD MINUTES

Carlton Dallas made a motion to approve the July 25, 2023, meeting minutes as corrected. Rex Garniewicz seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the June financials. He noted that the Commercial Decals and Daily rates, Interest Income, Tennis Fees, ARB Fees all continue to do well. He also noted that Advertising is back on track. He updated the Board on the HHP Security Holdings, Dolphin Head project expenditures, and presented a Capital Transfer Fee history chart noting that HHP is currently below the number from years 2021 and 2022. The Board noted that they would like more information regarding HHP Security Holdings.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 22, 2023**

V. GENERAL MANAGER'S REPORT

- Staff is working on the draft of the 2024 budget proposal.
- Our advertising revenue for *Plantation Living*:

	<u>2022</u>	<u>2023</u>
January	\$15,190	\$12,150
February	\$13,915	\$12,440
March	\$14,425	\$14,010
April	\$15,590	\$14,720
May	\$14,545	\$14,935
June	\$13,465	\$15,135
July	\$12,315	\$15,735
August	\$12,640	\$14,055
September	\$12,530	\$15,015++

- Thus far in 2023, we have collected approximately \$402,717 in Capital Transfer Fees.
- Our next Coffee is scheduled for 10:00 AM, Thursday, September 28, at the Plantation House. Hilton Head Island, Mayor Alan Perry and Town Manager Marc Orlando will be our special guests.
- The Charles and Waterway Gardens continue to make progress. Settlements for the lower floors of the Charles are in progress. Thus far, two townhomes at the Waterway Gardens location have been placed under contract.
- We increased the size of *Plantation Living* by four (4) pages just for the month of July due to the demand for both advertising and information content.
- The Board President Ed Schottland, General Manager Peter Kristian, and Communication Coordinator Leah Davis attended the ribbon cutting for the new Bayshore Cottages.
- Senator Tom Davis was our guest speaker at the Coffee with Peter on Thursday, August 3, at the Plantation House. It was a standing room only crowd.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 22, 2023**

- Noted that he will be attending a meeting for the Corporate Transparency Act – Federal Legislation to combat Money Laundering may affect community associations requiring us to register with the Federal Government.
- The communication Committee continues to work on the preliminary questions language to prepare for the 2024 Resident Opinion Survey. The committee is also working on plans for the POA's 50th Anniversary celebration in conjunction with the opening of the Dolphin Head Recreation Area, and the November 16th, Coffee with Peter. Noted that Leah will be attending each committee meeting in September to get their feedback and make sure they agree with the survey questions for their committee.
- A storm water situation has been completed for 17 Wild Turkey Run.
- Noted leisure paths are being repaired at several locations.
- The Big Bopper which cools the water for the Spring Lake Pool is scheduled for repairs.
- The railing and pickets along a section of the bluff adjacent to the new Dolphin Head Recreation area is under repair.
- The Tuscany Trip scheduled for March 2024 has been extremely popular among the residents. So popular that we have secured a second bus for the trip. Collette is working on finalizing details regarding flights, and hotel accommodations.
- Our All-Clubs Meeting is scheduled for 10:00 AM, on Thursday, September 7, at the Plantation House.
- The Tower of Funk & the Choosy Mothers Horns concert was finally held on Monday, July 31, and we had an incredible turnout. Thankfully, the weather cooperated for this third date, and we received lots of positive feedback from the residents.
- On Tuesday, August 29, we will be working with a panel of speakers from Hilton Head Hospital to offer a presentation on "Healthcare on Hilton Head" at the Plantation House at 10:00 AM. The three speakers include Mr. Joel Taylor, CEO of HH Regional Healthcare, Dr. John Newman, General Surgeon & Executive Director of Volunteers in Medicine, and Dr. Patrick Snowman, ER Physician and Chairman at HH Regional Healthcare. We currently have 50 residents signed up to attend.
- Our Annual Cleaning Week is scheduled for the week of August 21-25.
- Staff is working on guidelines for the use of the Pickleball Courts.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 22, 2023**

- A Summer Ladies' Bocce League continues to be held on Wednesday mornings. Fall Season registration will begin August 7th with playing starting in September. An Information Clinic was held 10:00 AM, at the Plantation House on August 19. Basic rules, the play format, key dates, player responsibilities, special events and website navigation were covered. On August 20, a one-hour Champions Clinic will be held at the bocce courts, where last season's winners will discuss basic skills, techniques, and strategies.
- The Holiday Photo Mini-Sessions with Stephanie Dunn are being offered again this fall. This year we will be offering mini sessions on Wednesdays, September 6, 13, 20, and 27 with rain dates on Fridays, September 8, 15, 22 and 29. The cost is \$175/session, and we are taking reservations for up to 5 families per date starting at 6:00 PM. Families will meet Stephanie at the entrance to Pine Island at their designated appointment time. We already have 12 mini sessions booked.
- Trevor Scott, our Tennis Professional has installed permanent lines for Pickleball on the two Teaching Courts at the Spring Lake Tennis facility. This allowed for four Pickleball Courts at that location.
- On Friday, September 8, we will be offering a "Disney Bingo Night" from 6:00-8:30 PM at the Plantation House. Cost is \$10/person which includes admission, refreshments, and one bingo card for the first round. We will also offer additional bingo cards for a \$1 donation.
- We will be working with OneBlood and the Big Red Bus to offer another Community Blood Drive at the Plantation House parking lot from 10:00 AM to 4:00 PM, on Monday, September 11.
- The Fall Trash & Treasure Sale is scheduled for Saturday, October 14, from 11:00 AM to 2:00 PM at the Plantation House parking lot areas. The cost is \$30/space (required) and \$10/table (optional). The application form was included in the August newsletter so sign-ups will begin today when it hits mailboxes. The rain date is scheduled for the following Saturday, October 21.
- We will be partnering with Burke's Main Street Pharmacy to offer two Flu Shot Clinics at the Plantation House from 9:30 AM to 12:00 PM on Friday, October 13 and Thursday, October 19. Sign-ups will occur directly on the Burkes Pharmacy website at www.burkespharmacy.com, and for those without insurance, the cost for a regular dose Flu Shot is \$65 or high dose is \$106.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 22, 2023**

- ARB – Received eight submissions in July 2023. Six were approved and two denied.

- **Monthly Revenue ARB and Covenant – July 2023**

New Construction:	2
YTD New Construction:	6
Building Permits Issued:	43
YTD Permits Issued:	447
Tree Permits Issued:	43
YTD Tree Permits Issued:	397

ARB – July 2023

Review Fees	\$4,150
YTD Fees	\$46,175
Tree Permit Fees	\$1425
YTD Fees	\$7,175
Tree Mitigation Fees	\$930
YTD Fees	\$3,741

Covenants – July 2023

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$800	\$2,725	\$3,525
Fines Collected	\$1,175	\$3,075	\$4,250
YTD Issued:	\$29,650		
YTD Collected:	\$21,750		

- Security is down two positions.
- Crime continues to be very low.
- We have been notified by our Marine Consultant that a Hearing will be scheduled by DHEC regarding the Navigation/Sand Scraping project for renourishing the Pine Island Isthmus. The Board will be encouraged to write letters of support for our project and well as seek letters from supportive property owners. The General Manager and Board President Ed Schottland met with residents regarding the POA Permit application to scrape sand under the moniker of a Navigation Project. The meeting was well attended and successful.
- The Dolphin Head historical sign has been completed and has been sent to the sign company for fabrication.
- The Spring Lake Tennis Pro Shop is presently having its interior painted which included the removal of the popcorn ceiling.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 22, 2023**

- Rex Garniewicz has graciously volunteered to work on the verbiage for the kiosk display that will provide an account of the history of the site and give background on the artifacts discovered at the site. Rex has also donated a displace case to house the artifacts recovered during the excavation of the Picnic Shelter footings.
- US 278 Corridor Improvement Project.
- A letter has been transmitted to Marc Orland, Town Manager for HHI regarding the board's preferred option for the Town's 2025 Beach renourishment plans for Pine Island.
- We are in the process of ordering furniture for the new Dolphin Head Recreation building.
- **Pool and Kids Kamp**
 - Kids Kamp officially ended with our final End-of-Kamp Show being held on Friday, August 4, at the Plantation House. The HHP Fishing Club handed out awards for the biggest fish caught by a boy and by a girl. The Gonzalez family was also in attendance to help hand out the JP's Rising Star Awards to this year's recipients – Stella Gale and Jude Standing. The four-color groups also each performed two songs during the show, and we finished with the Counselor song and slideshow.
 - The End-of-Summer Celebration Dinner was held at Mangiamo's on Thursday, August 3, at 7:00 PM. With over 30 staff members in attendance between the Activities Department, Kids Kamp, Lifeguards, and Pool Attendants. This dinner is a way for the POA to show our appreciation to our seasonal employees and to thank them for all their hard work this summer.
 - The last day for Lifeguards was on Friday, August 4.
 - Our final numbers for this year's Kids Kamp program were 339 for Total Enrollment with 179 full session attendees. Last year we had more but it was almost too much to handle so we capped our registration at 200 per week this year to make it more manageable. Last year we ended up with 364 kids for Total Enrollment and 199 as full session attendees.

VI. ACCEPTANCE OF ACTION LIST

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

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 22, 2023**

VII. ACTION LIST

A. Decision Item(s):

- 1. Consider changing the status of an alternate member of the Maintenance Committee to a voting member status and appointing a new member to the Maintenance Committee.**

Carlton Dallas made a motion to change the status of Maintenance Committee alternate member Ray Borg to a voting member and appoint Mark Shrum as an alternate member to the Maintenance Committee. Lori Schmidt seconded, and the motion passed unanimously.

B. HHP Board Member Code of Conduct Signatures

Each member of the Board was given an HHP POA Board Member Code of Conduct Policy to sign. Everyone present signed the document.

VIII. UPDATE ON DOLPHIN HEAD PROJECT

The Dolphin Head Renovation Project continues. Work is currently being done on the driveways and parking areas. The deck on the outside of the building is 100% completed. The kitchen cabinets have been installed, and the tile work on the walls in the restrooms has been completed. Flooring and painting will be the last things to finish in the building. Work continues on the pathways, and the footings have been dug for the fire pit. The picnic shelter has also been built, and work has been done for the main trellis on the event lawn. The completion date has been moved back to the end of September. We are hoping to have a Grand Opening Celebration scheduled for some time in October once we receive all clear for occupancy.

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

The Committee Reports were accepted as a group.

X. PROPOSED NEW BUSINESS ITEMS

No new business.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
AUGUST 22, 2023**

XI. EXECUTIVE SESSION

Lori Schmidt made a motion to go into Executive Session to discuss legal and personnel matters at 10:05 AM. Jordan seconded, and the Board went into Executive Session.

Keith Schlegel made a motion to come out of Executive Session at 10:14 AM. Lori Schmidt seconded, and the Board came out of Executive Session.

XII. ADJOURNMENT

Lori Schmidt made a motion to adjourn the Board meeting. Jordan Berliner seconded, and the meeting adjourned at 10:14 AM.

Ed Schottland, President

Lori Schmidt, Secretary