

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JULY 25, 2023
9:00 AM – POA Service Center**

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

Present were:

Ed Schottland
Jon Heron
Lori Schmidt
Jordan Berliner
Rex Garniewicz
Margie Lechowicz
David Pollock

Absent were:

Carlton Dallas
Keith Schlegel

Staff Members:

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

II. PRESIDENT REMARKS

President Ed Schottland:

- He noted that a counting camera that was placed at Whooping Crane Conservancy showed at least 150 or more visitors every week.
- Thanked everyone for volunteering for the 4th of July event.
- Noted that Board Member David Pollock has resigned from the Board and thanked him for his service to the community.

III. APPROVE BOARD MINUTES

Jon Heron made a motion to approve the June 27, 2023, meeting minutes as corrected. Lori Schmidt seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the 6-month financials. He noted that the Commercial Decals and Daily rates, Interest Income, Tennis Fees all continue to do well. He noted that the monthly Revenue is \$71,000 to the good, and \$307,000 to the positive for the year. He also noted update the Board on the HHP Cash and Investment Funds and the Dolphin Head project expenditures.

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V. GENERAL MANAGER'S REPORT

- Staff is working on summer activities.
- 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	\$14010
April	\$15,590	\$14,720
May	\$14,545	\$14,935
June	\$13,465	\$15,135
July	\$12,315	\$15,735
August	\$12,640	\$13,140++

- Thus far in 2023, we have collected approximately \$333,813 in Capital Transfer Fees.
- The General Manager will be on leave the week of August 7th.
- The Charles and Waterway Gardens continue to make progress. Settlements for the lower floors of the Charles are in progress. Thus far, no 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 will be our guest speaker at the Coffee with Peter on Thursday, August 3, 2:00 PM, at the Plantation House. Unfortunately, the scheduled date of Thursday July 27 for the Coffee the Senator was not available. We also tried July 20 and the Senator was also unavailable.
- We have received the reimbursement check from the Town of Hilton Head Island for the Bayshore Stormwater Management project.

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- 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.
- Corporate Transparency Act – Federal Legislation to combat Money Laundering may affect community associations requiring us to register with the Federal Government.
- A storm water situation has been addressed regarding the Bayshore project and Birdsong Way.
- Noted leisure paths are being repaired at several locations.
- David continues to work on educating several property owners on Stormwater Management responsibilities.
- The Maintenance Committee has identified a Stormwater fix at intersection of High Bluff Road and China Cockle Lane.
- The control board for the gas pumps at the POA's Maintenance facility has been replaced.
- The deficient landscape material in front of the Dolphin Head Subdivision sign at the intersection of Dolphin Head Drive and Dolphin Head split will be removed shortly and replaced in the fall when the new plant material will have a better chance of survival as there is no irrigation at this location.
- The Tower of Funk & the Choosy Mothers Horns Concert originally scheduled for June 13 with a June 20 rain date got canceled BOTH days due to inclement weather. We have selected a third date – Monday, July 31 – for another rain make-up date. The concert will be held in the Plantation House parking lot from 7:00-9:00 PM.
- 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.
- Deas-Guyz performed at the Plantation House on Tuesday, July 18, to a capacity crowd.
- A Summer Ladies' Bocce League continues to be held on Wednesday mornings. Fall Season registration will begin August 7th with playing starting in September.

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- Our annual July 4th – HHP Day Celebration was one of, if not the best attended event to date. Director of Activities Chrissy Kristian and her assistant Jen Westerfeld pulled off a great event that was enjoyed by all in attendance. We worked with Doug Hubbard of Firehouse Nutz Extreme Events who did a tremendous job providing a wonderful assortment of games and inflatables. The Avid Gardeners also hosted a Cookie Sale inside the Plantation House, and the HHP Train Club ran the trains throughout the event. We were fortunate to have the entire HHP Staff assist with holding this event along with the help from our Security Department and over 40 volunteers who helped make this event possible. It was truly a team effort, and everyone seemed to have a great time.
- This summer we will once again partner with Soccer Shots to offer a shortened 6-week soccer enrichment program which will be held on Mondays, July 10 - August 14, at the Surrey Lane Ball Fields from 5:00-6:30 PM. The program will offer three different age groups again – Mini, Classic, and Premier. Cost is \$125/child which includes a jersey. Sign-ups began in June.
- The annual Teen/Tween Event will be a fun outing at Adventure Cove on Tuesday, July 25, from 6:00-8:30 PM. Cost is \$15/child, and the event is open to any child 10-15 years of age. Drop-off and pick-up will be at Adventure Cove (located at 15 Folly Field Road), and the kids will be offered miniature golf, arcade games (\$5 worth of tokens), and a pizza dinner. If kids would like to purchase additional tokens, they can bring extra money and receive a BOGO deal at the register (buy one token, get one free). Sign-ups began in June.
- Our Annual Cleaning Week is scheduled for the week of August 21-25.
- Our All-Clubs Meeting is scheduled for 10:00 AM, on Thursday, September 7, at the Plantation House.
- The staff is working on guidelines for the use of the Pickleball Courts.
- Trevor Scott our Tennis Professional has installed temporary lines for Pickleball on the two Teaching Courts at the Spring Lake Tennis facility.
- Security is down two positions.
- Crime continues to be very low.

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- ARB – Received nine submissions in June 2023. Eight were approved and one denied.

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

New Construction:	0
YTD New Construction:	4
Building Permits Issued:	60
YTD Permits Issued:	384
Tree Permits Issued:	57
YTD Tree Permits Issued:	353

ARB – June 2023

Review Fees	\$3,900
YTD Fees	\$40,125
Tree Permit Fees	\$1000
YTD Fees	\$4,750
Tree Mitigation Fees	\$1,293
YTD Fees	\$2,811

Covenants – June 2023

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$1,650	\$5,650	\$7,300
Fines Collected	\$1225	\$2,675	\$3,900
YTD Issued:	\$26,125		
YTD Collected:	\$17,500		

- 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.
- Staff is finalizing several painting projects scheduled for 2023.
- Mike Gournoe a property owner and retired commercial artist has provided a work product for the Historical sign rehab for the area overlooking the Dolphin Head recreation area which includes the Myrtle Bank Plantation ruins. Leah Davis is refining this rendering.

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- 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.
- The Fishing Club hosted the constituents from Camp Leo, which is a camp for the blind on Tuesday, July 18. This unique learning experience, which is an Out-reach Program that the HHP Fishing Club has hosted for many years, also included eight (8) International participants representing eight (8) different countries.

VI. UPDATE DOLPHIN HEAD RENOVATION/MEMORIAL & HONORARIUM PROGRAM

The Dolphin Head Memorial & Honorarium Program is officially underway. We have already received commitments from various families who are interested in donating the following: five (5) benches, three (3) picnic tables, four (4) Adirondack chairs, and one (1) grill. We still have three (3) more picnic tables available, as well as two (2) more Adirondack chairs. Other outdoor items include one more grill, four (4) bike racks, the foot/dog washing station, the firepit, swing trellises, among other items. The total amount of donations that have been submitted thus far (this includes the purchase of outdoor items PLUS general contributions) is \$34,750.

VII. ACCEPTANCE OF ACTION LIST

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

VIII. ACTION LIST

A. Decision Item(s):

1. Consider the proposed revision to the Board Code of Conduct.

Jon Heron made a motion to adopt the revised Board Code of Conduct Policy. Lori Schmidt seconded, and the motion passed unanimously.

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2. Consider replacement for vacant Board seat of David Pollock to be effective August 20, 2023.

The Board discussed the replacement of Board Member and Maintenance Committee Chairman David Pollock.

After discussion:

The Board unanimously voted to appoint Maintenance Committee member Mike Harris to fill the unexpired term of David Pollock. Mike Harris ran for the Board and received the next highest number of votes in the 2023 Board Election.

3. Consider changing Lagoon Maintenance proposal.

Jordan Berliner made a motion to send a letter terminating the current contract with Estate Management and pay the difference for the remainder of the year and approve the proposal from Salt Marsh Aquatics. It was noted that David Mills should be authorized to manage the transition between Estate Management and Salt Marsh with the goal of no interruption of service. Lori Schmidt seconded, and the motion passed unanimously.

IX. UPDATE ON DOLPHIN HEAD PROJECT

The Dolphin Head Renovation Project continues. There was a meeting held on July 6, with Ed Schottland, Jon Heron, Carlton Dallas, Joe Nix, Aaron Thielemier, Ivan Hosso, and Kyle Theodore to discuss the current progress of the project. Staff members included the General Manager and Director of Activities Chrissy Kristian. Construction on the clubhouse continues, and work on the decking is going on now. The metal roof for the picnic shelter and clubhouse is also underway. Installation of the pour and play surface for the playground has been completed. The drywall has been taped and plastered. Work continues on the pathways that connect the bluff walk to the Pine Island entrance, as well as all the various elements of the project. Work has also been completed on the trellis for the event lawn and the entrance to the playground. The anticipated completion date is still earmarked for mid to late September.

X. COMMITTEE REPORTS (Approved as a Group)

The Committee Reports were accepted as a group. The Maintenance Committee minutes had an error, which needed to be corrected at their next committee meeting.

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XI. PROPOSED NEW BUSINESS ITEMS

No new business.

XII. EXECUTIVE SESSION

The Board did not go into Executive Session.

XIII. ADJOURNMENT

Rex Garniewicz made a motion to adjourn the Board meeting. Lori Schmidt seconded, and the meeting adjourned at 10:47 AM.

Ed Schottland, President

Lori Schmidt, Secretary