

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JUNE 27, 2023
9:00 AM – POA Service Center**

I. President Ed Schottland called the meeting to order at 9:07 AM.

Present were:

Ed Schottland
Carlton Dallas
Jon Heron
Lori Schmidt
Rex Garniewicz
Margie Lechowicz
David Pollock
Keith Schlegel

Absent were:

Jordan Berliner

Staff Members:

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

II. PRESIDENT REMARKS

President Ed Schottland:

- He noted he finally met with all the Committees.

III. APPROVE BOARD MINUTES

David Pollock made a motion to approve the May 23, 2023, meeting minutes as corrected. Lori Schmidt seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the May financials for 2023. He noted that the Commercial Decals and Daily rates, ARB Fees, Tennis Fees, and Instruction Program Fees, and Kids Kamp all continue to do well. He noted that the Revenue is \$232,000 to the positive for the year. He also noted that on the Expense side that HHP is off by \$4,803 for the month, \$44,000 to the good. He gave a brief presentation to the Board regarding the HHP Funds.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JUNE 27, 2023**

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	\$14,010
April	\$15,590	\$14,720
May	\$14,545	\$14,935
June	\$13,465	\$15,135
July	\$12,315	\$14,550++

- Thus far in 2023, we have collected approximately \$258,905 in Capital Transfer Fees.
- The General Manager was appointed to the Beaufort County Greenspace Committee.
- *Plantation Living* advertising has remained steady. We are exploring increasing 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 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.
- 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.
- The first settlements at The Charles have taken place. Approximately ten units have settled thus far.
- The communication Committee is starting to work on the preliminary measure to prepare for the 2024 Resident Survey.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JUNE 27, 2023**

- The communication Committee is starting to work on the preliminary measure to prepare for the 2024 Resident Survey.
- A storm water situation has been addressed regarding the Bayshore project and Birdsong Way.
- Noted leisure paths are being repaired at several locations.
- The POA Compound's Generator has been inspected and serviced. During this process it was determined that the transfer switch that changes the POA Compound's power source from street power to back up generator power was worn and defective. Staff has arranged for the fix at a cost of just under \$8,000. The work will need to be performed in the early morning so as not to disrupt the POA Compound's access to power. Staff intends to ask the Board to fund this repair from the R&R Fund as the generator is on this schedule. The Generator and associated transfer switch equipment were purchased in 2006 at a cost of \$27,000 with an approximate 20-year useful life. The Diesel engine and Generator are both functioning fine. This piece of equipment is vital to our Hurricane Plan as it provides back up power to the entire POA Compound which includes the Security Building, POA Service Center and the Maintenance Facility. The transfer switch part is presently on order.
- David is working with the company that manufactured our gas pumps and dispersal system to repair the computer that controls the keycard system.
- David worked on educating several property owners on Storm Water Management responsibilities.
- The Maintenance Committee will be looking to implement a Storm Water fix at the intersection of High Bluff Road and China Cockle Lane.
- In conjunction with the Fishing Club sterile grass carp have been placed in several lagoons to help control aquatic weed growth.
- The deficient landscape material in front of the Dolphin Head Subdivision sign at the intersection of Dolphin Head Drive and Dolphin Head 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.
- For LeAnn's June classes, she has 11 participants signed up to attend. For her July Art Workshop scheduled for Thursday, July 6, sign-ups began in June. This one-day workshop entitled "SC Sea Babies" will be held at the Plantation House from 10:00 AM to 4:30 PM. Cost is \$90/person.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JUNE 27, 2023**

- LouAnne Barrett has decided to offer a 3-class session of art classes for July scheduled on Mondays, July 10, 24, and 31. The class will be held at the Plantation House from 10:00 AM to 1:00 PM, and the cost is \$125 for the entire session or \$49/class.
- 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 through 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 Summer Kick-off Party at the Spring Lake Pool was held on Saturday, June 3, from 1:00-3:00 PM. DeeJay Bill West played great tunes throughout the party, and we offered a variety of games and prizes for the kids. We secured the Mother Smokin' Good food truck, as well as the POPS – gourmet popsicles cart for the event.
- Plans are underway for our annual July 4th – HHP Day Celebration scheduled for Tuesday, July 4, from 12-3 PM. We will once again be working with Doug Hubbard of Firehouse Nutz Extreme Events. Doug will be providing an assortment of games and inflatables including the Dunk Tank, High Striker, Pitch & Burst along with new activities such as the Wrecking Ball, the Slam Dunk Basketball game, and a Military Tank Combo Bounce House and Water Slide. A variety of concessions will also be sold including pizza, hotdogs, sno-cones, and fresh-squeezed lemonade. Tickets are on sale now at the POA Service Center. The event will kick off with the Patriotic Parade at 12 Noon and festivities will continue through 3:00 PM. The Avid Gardeners will also be having their Cookie Sale inside the Plantation House, and two large tents have been reserved through Amazing Event Rentals to be set up in the parking lot to provide extra shade.
- 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.
- Deas-Guyz will be performing at the Plantation House parking lot from 7:00-9:00 PM on Tuesday, July 18. In case of inclement weather, we will move the concert to the following day, Wednesday, July 19. Same time/place.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JUNE 27, 2023**

- 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 so far (this includes the purchase of outdoor items PLUS general contributions) is \$30,000.
- ARB – Received 10 submissions in May 2023. Four were approved and two denied.

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

New Construction:	2
YTD New Construction:	4
Building Permits Issued:	64
YTD Permits Issued:	322
Tree Permits Issued:	51
YTD Tree Permits Issued:	297

ARB – May 2023

Review Fees	\$8,600
YTD Fees	\$33,625
Tree Permit Fees	\$900
YTD Fees	\$4,750
Tree Mitigation Fees	\$165
YTD Fees	\$1,518

Covenants – May 2023

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$2,200	\$5,1750	\$7,375
Fines Collected	\$1850	\$2,875	\$4,725
YTD Issued:	\$18,825		
YTD Collected:	\$13,600		

- Security has stepped up speeding enforcement.
- 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.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JUNE 27, 2023**

- Mike Gournoe a property owner and retired commercial artist has agreed to work on the Historical sign rehab for the area overlooking the Dolphin Head recreation area which includes the Myrtle Bank Plantation ruins.
- 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.
- We continue to track H.3253 which concerns the regulation of short-term rentals. The Bill is currently before the State Legislature. The Bill as written will prohibit Municipalities and Counties from regulation Short Term Rentals. This Bill did not make the cross over date; however, the Bill will still be alive in 2024 for consideration. If the State legislature scores a success in this area, they may be tempted to outlaw private covenants that limit short term rentals. This would be an excellent topic to discuss with Senator Davis when he visits us in early August.
- **All Concert Dates for 2023 –**
 - Tuesday, July 18 – Deas-Guyz Concert (7-9 PM)
 - Wednesday, July 19 – Deas-Guyz Concert Rain Date
 - Rob Ingman has indicated he will be available for the Dolphin Head Grand Opening

V-A. GENERAL MANAGER'S / BOARD CORRESPONDENCE

1) There was a correspondence sent to the Board regarding Pickleball.

Rex Garniewicz made a motion to support the General Manager in allowing Trevor the Spring Lake Tennis Pro to line the two practice courts in off hour times on a trail basis. David Pollock seconded the motion, the motion passed 6:2. Jon Heron and Carlton Dallas opposed.

2) There was a request that the Board meet with the Pickleball Committee Chair.

Margie Lechowicz made a motion to decline the request. Carlton Dallas seconded the motion and the motion passed unanimously. The Board President will contact the Pickleball Committee Chair in regard to the request.

VI. ACCEPTANCE OF ACTION LIST

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

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JUNE 27, 2023**

VII. ACTION LIST

A. Decision Item(s):

1. Consider the proposed Board Code of Conduct.

Margie Lechowicz made a motion to adopt the Board Code of Conduct Policy.

After discussion:

It was recommended that any Board member who would like changes submit their changes to Margie Lechowicz no later than June 30. Margie Lechowicz will revise the Board Code of Conduct Policy and resubmit it to the Board at the July meeting.

Carlton Dallas made a motion to table the proposed Board of Conduct Policy motion until the July Board meeting. Lori Schmidt seconded, and the motion passed unanimously.

2. Consider the proposed Repair and Replacement Items for inclusion in the draft of 2024 Budget.

Jon Heron made a motion to approve the proposed Repair and Replacement Items for inclusion in the draft 2024 Budget. Carlton Dallas seconded, and the motion passed unanimously.

3. Consider the proposed 2023/2024 HHP Election Calendar.

Rex Garniewicz made a motion to approve the 2022/2023 HHP Election Calendar as corrected. Carlton Dallas seconded, and the motion passed unanimously.

4. Consider the proposed 2024 Budget Guidelines.

Lori Schmidt made a motion to approve the proposed Budget Guidelines as presented. Carlton Dallas seconded, and the motion passed unanimously.

5. Consider recommending Option 5 noted in the Town of Hilton Head Island's Pine Island Beach Renourishment proposal for 2025.

Keith Schlegel made a motion to approve that Option 5 be selected, and authorize a letter be transmitted to the Town of Hilton Head Island supporting the selection of this option for use in the Town's 2025 Beach Renourishment Program. Jon Heron seconded, and the motion passed unanimously.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
JUNE 27, 2023**

6. Consider the replacement of POA's Compound Generator.

Keith Schlegel made a motion to authorize the General Manager to replace the Transfer Switch for the POA Compound's backup generator at a price not to exceed \$15,000 from the Repair and Replacement Fund. Dave Pollock seconded, and the motion passed unanimously.

VIII. UPDATE ON DOLPHIN HEAD PROJECT

Dolphin Head Recreation area work is progressing. The Playground has been completed along with the resilient surface. The trellis that frames the Event Lawn has been constructed and work on the paths and lead roads and parking areas is underway. The building is undergoing final steps before the drywall can be taped and the seams prepared for sanding. As the Board is aware three boys broke into the construction area and damaged the resilient surface. The boys came forward along with their parents and will be given the repair bill once we have the document in hand. The damage has been repaired. Our next meeting with the builder and representatives with Wood+Partners is tentatively scheduled for Thursday, July 6.

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

The Committee Reports were accepted as a group.

X. PROPOSED NEW BUSINESS ITEMS

No new business.

XI. EXECUTIVE SESSION

Rex Garniewicz made a motion to go into Executive Session to discuss legal and personnel matters at 10:49 AM. Lori Schmidt seconded, and the Board went into Executive Session.

Lori Schmidt made a motion to come out of Executive Session at 10:53 AM. Keith Schlegel seconded, and the Board came out of Executive Session.

XII. ADJOURNMENT

Margie Lechowicz made a motion to adjourn the Board meeting. Lori Schmidt seconded, and the meeting adjourned at 10:54 AM.

Ed Schottland, President

Lori Schmidt, Secretary