

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, February 14, 2023**

Present	Absent
David Pollock	
Roger Benning	
Robert Gluszik	
Mike Harris	POA Staff
Dave Morse	Peter Kristian, POA General Manager
Earle Nirmaier, alternate	David Mills, Director, POA Maintenance
Neal Post	
John Vogt	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 Scott Worthington would be coming to the meeting to talk about drainage issues as outlined in a Power Point document that was distributed with the meeting notice. This invitation is in keeping with the plan from the January meeting. David also mentioned that there is one more meeting scheduled with the current committee members before a new POA Board is elected, and that he will be running for re-election to the POA Board, but doesn't know what his duties will be if re-elected. The agenda was accepted (motion by Neal Post, seconded by Robert Gluszik) and minutes for the January 10, 2023 meeting (motion by Dave Morse, seconded by Neal Post) were approved.

II. Operations Update

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

- His crew continues working on items as planned during the winter season, which includes pruning trees and shrubs back from roadways and leisure paths and trimming around ponds.
- Has ground up a lot of yard debris and distributed a tremendous amount of mulch in cul-de-sacs and other areas in the plantation.
- Cleared a path to Elliot Cemetery, allowing vehicle access, and generally spruced up the cemetery grounds. An ensuing discussion revealed that a lot of the gravesites are not easily identified and it is not clear how many people are buried there.
- Starting to trim some of the plants that were damaged by the hard freeze this winter, while waiting a little while longer for others.
- Starting to clean up around the pool.
- Will apply pre-emergence to appropriate turf areas within a month.

- Re-planted some flowers at the front sign, general spring flower planting is not far off.

B. General Managers Report (Peter Kristian).

- The Charles continues to progress, some units may start to be occupied within a month or so according to the contractor.
- Announced that Mike Harris will also be running for election to the POA Board.
- Said that the final audit will not be mailed out with the other materials for the Annual Report.
- The Annual Report mailings will highly encourage everyone to vote electronically in the annual election.
- Capital Transfer fees raised about \$622K in 2022, and are continuing to come in at a good rate.
- The Dolphin Head Project progress continues to be good. Joe Nix, the contractor, hopes to have concrete poured by the end of the week. He is also footing the bill for an extra cost of \$12K to upgrade material to Epay wood instead of yellow pine for construction of the deck cap rail. Peter met with the director of the Coastal Discovery Museum at Honey Horn, who will donate an unused, nice kiosk to the POA; David Mills will move it. And, the playground equipment was returned from storage; installation is expected to start next week.
- The POA Board will review bids for the Spring Lake pool maintenance at their next meeting.
- With regard to Hwy. 278, progress on planning has been very slow and frustrating. The Town has hired a firm to do a traffic study that has never done business with the SCDOT before.
- NOTE: At this point, the meeting jumped to drainage issues. See Section V. Old Business, Item A.

III. Project Update

A. David Mills – Recent and planned activities include:

- Due to a lack of time, this report was deferred until the next meeting.

IV. New Business

A. Tree Removal at 13 Jingle Shell Lane

- It was agreed that this tree could be removed at the property owner's expense.

B. Discuss Plantings at Dolphin Point Lane

- It was agreed that the property owner may replace the yaupon holly on the POA property, but will be asked to keep it trimmed to the same height as the neighbors to either side.

C. Discuss Cul de Sac at Tree Swallow Court

- The committee agreed to recommend to pave up to a 4-foot collar around the cul-de-sac.

V. Old Business

A. Drainage – Review HHP Storm Water Discussion

1. Scott Worthington and Pam Wall joined the meeting at the invitation of David Pollock, David Mills, and Peter Kristian to present information from an informal committee, which they named the HHP Storm Water Working Group, that they said represented various drainage issues from a number of different POA communities.
2. Scott and Pam went over material in a handout that they had provided that was distributed to the Maintenance Committee Members in the meeting notice.
3. Various issues were discussed in generality. Near the end of their attendance, David Mills sought particulars for each of the ten communities/streets/addresses that the working group represented. It became clear each of the particular cases would need to be addressed individually, as for many of the cases the problems involve property and solutions that are not on POA property and/or jurisdiction.
4. HHP POA involvement to help resolve these issues will be discussed at the next Maintenance Committee meeting.

B. Review Drainage Proposal for 6 Sawtooth Court

1. The committee agreed to recommend to the POA Board a budget of up to \$15,000 for construction of a drainage addition to move water about 60 feet along the property line to the closest lagoon. The work could begin in 2024 if approved for the 2024 budget.

Adjournment

The meeting was adjourned around 10:45. The next regular meeting will be on Tuesday, March 14, 2023 at 8:30 am.

**Respectfully submitted,
Roger Benning**