

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, January 10, 2023**

Present	Absent
David Pollock	Robert Gluszik, with notice
Roger Benning	Dave Morse, with notice
Mike Harris	
Earle Nirmaier, alternate	
Neal Post	POA Staff
John Vogt	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 and Robert Gluszik were absent with notice. The agenda was accepted and minutes for the October 11, 2022 meeting were approved. David commented on a letter received from several residents in the China Cockle Way area in which they requested that improvements be made to address drainage issues in the area. Both he and Peter have met with at least one of the signers; he will invite them to the February meeting to brief the Committee. David passed out a list summarizing the approved Maintenance Budget items for CY2024, and noted that there are no big-ticket equipment purchases. He also commented that he looked over the current Strategic Plan, which we will be following. The Committee will participate in developing a Maintenance Plan for the new Dolphin Head Recreation Area to be ready when the project is completed.

II. Operations Update

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

- His crew has been cleaning drainage ditches while it is cold as it is a time when snakes are least active.
- The hard freeze over the Christmas season did a lot of damage to plants. Most pruning will be delayed until danger of hard freezes is past.
- Have been doing some cleaning up in Howard Davis Island, just enough to not look so ugly.
- Have ordered some plants to replace those near the entrance that were damaged.
- Have been pruning some low overhanging limbs and wax myrtles.
- Have been mulching leaves in the cul-de-sacs, this will be followed by putting down mulch.

- Bush-hogging some empty lots, not as many left due to recent building.

B. General Managers Report (Peter Kristian).

- Ads in the Plantation Living have stabilized, after being down some.
- Hilton Head Monthly has ceased publication after many years. HHP was voted Best Community again.
- Capital Transfer Fee collected about \$623K in 2022, down slightly, but still very good.
- The annual audit is beginning, results will be available sometime after the Annual Meeting.
- Some pipes were freeze-damaged at the SL tennis courts, Dolphin Head construction area, and at the Plantation House (all outside).
- Construction is proceeding at Dolphin Head, with steel beams and some wood framing up. A progress meeting is scheduled for Thursday.
- Regarding inquiries about pickle ball courts, there will not be a fence around the multiuse basketball courts. Noise from pickle ball has become an issue at some Associates that have them, even generating law suits.
- David Mills will discuss Pine Island renourishment in his report.
- Construction is proceeding at the Charles and the units near the Grandview (which have not yet been sold).
- The application to the Town for rezoning of the Driftwood Eatery property has been withdrawn.
- Security has a new patrol truck.
- The kitchen area in the POA office building has been remodeled.
- Peter will be meeting with representatives from the Town and the Gullah cemetery to discuss the latter's request for parking spaces for funerals at the Talbird cemetery.
- There are five candidates for this year's Board election. The new Board will get to meet with the Town mayor in March.
- Assessment receipts are coming in OK.
- The budget includes a 5 % increase for staff.
- The Kids Christmas party was a huge success (60 kids, David played Santa).
- The Christmas Big Band and the Volunteer parties were also well received.
- Peter has been working with a Dr. Jean Fruh, with Outside Hilton Head, regarding getting a second collection point for oyster shells. Also, a Boy Scout is interested in doing an oyster shell trial at Pine Island for his Eagle Scout project. DEHEC approvals would be required.
- Treavor will be hiring two new assistant pros at the SL Tennis Center.
- The kiosk for displaying artifacts from the Dolphin Head project will be put inside. Joe Nix will donate the cost difference to purchase swings.

III. Project Update

A. David Mills – Recent and planned activities include:

- The Lazy River pool pump is working. The biggest obstacle was fishing out the old broken pieces; a camera from PSD helped.
- Set up and took down Christmas decoration.
- Replaced some rotted support posts at the Spring Lake Pavilion.
- Completed a number of perimeter fence repairs.
- Spread mulch under the power lines.
- Have been cutting vines that are visible from Whooping Crane Drive.
- Completed striping along High Bluff Road.
- Installed several new benches.
- Fixed water breaks, mostly at the tennis courts.
- Repairing leisure paths between the Rookery and Fallen Arrow, next will be moving to the Shell street areas.
- Doing a number of milling and overlay projects.
- Renourishment of Pine Island beach will begin Feb. 6, will be adding 3000 tons of sand.
- Peter commented that David Mills will be speaking at a conference describing the Pine Island renourishment work and future approaches being pursued, e.g., moving sand for restoration of the access to Park Creek. The conference will be held at Isle of Palms.

IV. New Business

A. Discuss 2023 Maintenance Projects

See David Pollock's comments at the opening, Section I.

B. Discuss Possible Drainage Inspections

1. At Wild Turkey, plan to intercept the flow on the street and get into a storm drain.
2. At 8 Sawtooth, should have estimates by the next meeting and plan to budget for 2024.
3. At Knollwood, will build a small catch basin.

V. Old Business

A. There was no old business.

Adjournment

The meeting was adjourned around 9:35 am by acclimation. The next regular meeting will be on Tuesday, February 14, 2023 at 8:30 am.

**Respectfully submitted,
Roger Benning**