

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, August 15, 2023**

Present	Absent
Mike Harris	
Roger Benning	
Ray Borg	
Robert Gluszik	POA Staff
Dave Morse	Peter Kristian, POA General Manager
Neal Post	David Mills, Director, POA Maintenance
Earle Nirmaier, alternate	
Edna Wilcher	Guests
	John Michnuk, PC On-site LS & Maint. Mgr.

I. Administrative

Chairman Mike Harris, in his first role as Chairman (taking over for David Pollock, who moved away), called the meeting to order at 8:30 am. He noted that there is a general trend in society to be more contentious, and that the POA staff often is the recipient of undue criticism. Mike encouraged the members of this committee to take it upon themselves to counter this undue criticism in support of the POA staff, Board, and other committees whenever opportunities permit. The agenda for this meeting was approved (motion by Dave Morse, seconded by Roger Benning), and the minutes for the July 20, 2023 Meeting were approved (motion by Edna Wilcher, seconded by Ray Borg). Mike also asked each person present to briefly introduce themselves.

II. Operations Update

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

- As it has been very hot, they have had to be careful about spraying weeds in order to not burn the turf. They have been able to spray some areas.
- They have been working on cleaning up the boat and RV storage area.
- Trimming and general upkeep of leisure paths is on-going.
- Routine summer maintenance, mowing, trimming, cleaning up after numerous brief storms is on-going, taking up much of their effort.
- Plans to spray for mosquitos next Friday, weather permitting.

B. General Managers Report (Peter Kristian).

- The Board approved the required 60-day notice to end the lagoon maintenance contract with Estate Management, and the notice was sent to them. Estate Management has not responded.

- The Spring Lake ProShop is being spruced up; the popcorn ceiling has been removed and the interior is being painted.
- Lines for four courts of pickleball have been laid out at the Spring Lake Tennis Center, and two pickle ball courts will be available at the new Dolphin Head Rec Center when it is complete. The Recreation Committee is working on guidelines for their use.
- Questions for inclusion in the upcoming Plantation wide survey need to be submitted in one month.
- The POA has received \$42K in donations towards the new Dolphin Head Rec Center. Donations are still being accepted.
- Alan Perry, Mayor of Hilton Head, and Marc Orlando, Town Manager, will be the guest speakers at the next Coffee with Peter on Sep. 28.
- Ribault Island management plans to submit a request to the Maintenance Committee for a speed bump near their entry gate. HHP POA owns the roads in Ribault Island. The POA Board has traditionally rejected past requests for speed bumps, as they are detriments to first responders, in addition to being annoying to many residents.
- Ribault Island is also requesting the Town to take over their storm water management.
- The POA staff is working on next year's budget.
- Peter is serving on the Greenspace Planning Committee for Beaufort County. The committee has submitted guidelines to the County Council for use of the \$100M that was approved to be collected with the special 1% sales tax that is to be used for setting aside property so it will not be developed. Organizations that submit proposals to purchase properties would need to provide matching funds, which would help leverage the \$100M dollars to buy more properties.
- The DH contractor is still projecting an end-of-September completion date for Dolphin Head Rec Center. Furniture for the building is on hand, stored upstairs in the Plantation House.
- Residents have moved into some units at the Charles. Two units at Waterway Gardens are under contract.

III. Project Update

A. David Mills – Recent and planned activities include:

- Helped cleanup after storms, including removing a 26-inch pine that fell across Misty Morning.
- Replaced signs along Seabrook and skull Creek since there are no longer any restaurants in that area.
- Setups and take-downs for band concerts held near the Plantation House.
- Bush-hogged some properties, including 24 Flagship and 35 Myrtle Bank.
- Fixed shelving at the Plantation House and repaired the rear door.
- Cut various low hanging limbs along roadways.
- Repaired sign where Dolphin Head Road intersects with itself, and

- removed old plants.
- Cleaned up the woodhog machine of the debris that settles in various places so it will not damage the belts, etc.
 - Waiting on a part since May to fix the newer slope mower. Have made some use of the old 1982 model in the meantime, but it is not nearly as capable.
 - The improvement to the drainage at 17 Dolphin Head is completed.
 - The Big Bopper heat pump that cools the Spring Lake Pool had a failure of its time-delay fuses. Hopefully can get the parts to replace the fused contacts this week.
 - The standby generator transfer switch is working.
 - Our road contractor will start work on the various road repair projects next week.

IV. New Business

A. Assign 2023 Area Audits Responsibility

- Areas are assigned as follows: Area 1 Dave Morse, Area 2 Edna Wilcher, Area 3 Robert Gluszik, Area 4 Ray Borg, Area 5 Roger Benning, and Area 6 Neil Post.
- Instructions and forms were handed out, with a request to complete the inspections by the October meeting.

B. Discuss Filling the Openings in the Maintenance Committee

- To fill the vacancy created by Mike Harris' becoming a POA Board member and the new chairman of the Maintenance Committee, Ray Borg will become a regular member instead of an alternate. Mike Harris suggested Mark Schrum as a new addition, and he was approved to become the new alternate member.

V. Old Business

A. Update Information on the Ponds Maintenance Contract Change

- A The cancellation notice was sent to Estate Management about two weeks ago. The new contractor will begin work on September 1.

B. Discuss Questions to be Submitted as Part of the Plantation Wide Survey

- The questions from the previous survey, along with the evaluation of the survey responses were passed out. Members are asked to submit their suggestions for any changes or additions at or before the October meeting.
- Consideration of finding a way to quiet the noise from blowers, especially from contractors, was briefly discussed. It was decided to not include any reference to this in the survey, but Robert Gluszik thought that Sea Pines

might have addressed the noise issue. David Mills get in touch with his contact at Sea Pines to find out their status.

C. Visit the Open Space Trimming on POA Property at Oyster Reef Bateau Court

- The committee members made a site visit after the regular meeting to the property to survey what had been done. The property owner was there. David Mills described why we were there, and informed the owner that permission was required before making such changes on POA property. The owner said that she was willing to pay for any remediation that was required. The committee members generally agreed that remediation to satisfy neighbors complaints about the removal of privacy vegetation was preferred over possible fines. It was also agreed that the contractor who did the unauthorized work should be identified and contacted. David Mills will speak with Peter Kristian about this and follow up with suggested remedial plantings by the property owner if Peter agrees with the committee's suggested approach.

Adjournment

The meeting was adjourned at 10:02 am (motion by Dave Morse, seconded by Robert Gluszik). The next regular meeting will be at 8:30 am on Tuesday, September 12, 2023.

**Respectfully submitted,
Roger Benning**