

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, APRIL 23, 2024
9:00 AM – POA Service Center**

I. CALL TO ORDER:

Board President Carlton Dallas called the meeting to order at 9:00 AM.

Present were:

Carlton Dallas
Margie Lechowicz
Lori Schmidt
Ed Schottland
David Barnum
Jordan Berliner
Rex Garniewicz
Mike Harris

Absent were (*with notice*):

Keith Schlegel

Staff Members:

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

II. PRESIDENT REMARKS

President Carlton Dallas

- Thanked the Board members for their candidness and openness.
- Noted that he will be speaking with and attending at least one meeting of each committee.
- Noted that his goal is to raise the visibility of the Board. Noting that it's important for the Board to show that they are listening and getting more familiar with the community.
- Thanked Peter and Todd and Staff for the work they continue to do.
- Noted examples of Visibility
 - Board members visiting community clubs
 - Highlight different Board members in the *Plantation Living*
 - Practice Roberts Rules of Order – giving everyone a chance to speak
- Foreword
 - Creating several Ad hoc Committees – 120 days to complete
 - Technology Adhoc Committee Chaired by David Barnum
 - Strategic Planning Committee Chaired by Margie Lechowicz
 - Finance Adhoc Committee Chaired by Lori Schmidt

The Board will give guidance when needed.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
APRIL 23, 2024**

III. APPROVE BOARD MINUTES

Margie Lechowicz made a motion to approve the March 26, 2024, meeting minutes as corrected. David Barnum seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the February financials for 2024. He noted that the Commercial Decals and Daily rates, Tennis fees, Instructional Programs, Advertising all continue to do well. He noted that the ARB Fees are slightly under, the Facility Usage Fees are within range, and the Storage Yard Fees are steady. Assessment collections are going down. Todd also noted that HHP is currently \$100,000 to the good.

V. GENERAL MANAGER'S REPORT

- Staff is preparing for the summer activities.
- Our advertising revenue for *Plantation Living*:

	<u>2023</u>	<u>2024</u>
January	\$12,150	\$15,605
February	\$12,440	\$14,285
March	\$14,110	\$14,760
April	\$14,720	\$15,285
- Thus far in 2024, we have collected approximately \$225,650 in Capital Transfer Fees.
- The General Manager will be attending the Community Associations Institutes National Conference in Las Vegas in May. The GM will be making a presentation on State and Federal Legislative issues at the conference.
- The 2024 Resident Survey was included in the April Edition of Plantation Living and is now live on our website. The Survey will close on May 31, 2024.
- The HHP Conservancy Foundation Trustees held their annual meeting immediately following the Tuesday, April 16, Executive Committee Meeting.
- The next Coffee is scheduled for 4:00 PM, Thursday, May 30, at the Plantation House. Senator Tom Davis will be our special guest.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
APRIL 23, 2024**

- Thus far, we have collected \$22,860 in donations to the Whooping Crane Conservancy Foundation.
- The HHI/Bluffton Chamber of Commerce will be our guest speaker at the Coffee with Peter on Thursday, July 25, 10:00 AM, at the Plantation House.
- A Resident Hurricane Preparedness meeting has been scheduled for 5:00 PM, Tuesday, June 17, at the Plantation House.
- Noted the partial ban on LSVs has gone into effect with only moderate pushback from existing owners.
- The Whooping Crane outfall has been dredged and the catwalk rebuilt.
- The mini-Pine Island Beach renourishment has been completed.
- In-house crews repaired a compromised stormwater pipe on Rusty Rail Lane in the Headlands.
- David is working on securing painting pricing for the Plantation House and the wooden fence that borders the Cypress.
- The Dolphin Head Rec Center stats for March indicate a 765% increase in total attendance compared to March of 2022. We also experienced a 187% increase in the total number of events compared to March of 2022. The building was closed in 2023 for construction. Most events for the Dolphin Head Rec Center were comprised of Club Events at 34%.
- Our ever-popular Cooking Live program is currently underway. We continue to offer the sessions at 11:00 AM at the Spring Lake Pavilion. Cost was \$7/person per session, and the remaining sessions are all SOLD OUT. For April 24, Chef Adam Marshall and Chef Lisandro Hernandez from Nectar Hilton Head will be doing the cooking, and for May 15, we have Chef Daniel Mears from Fraser's Tavern lined up. We are still working on filling Wednesday, May 1.
- On Friday, May 31, we will be working with Lauren Zidek, MS, RDN, LDN (Registered Dietitian Nutritionist) for a free presentation on "Optimizing Health and Wellness through Nutrition & Lifestyle" at 10:00 AM at the Plantation House. This presentation will highlight the importance of healthy dietary and lifestyle habits in effort to prevent and manage chronic diseases, such as obesity, diabetes, and heart disease. Sign-ups began in April.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
APRIL 23, 2024**

- Kids Kamp Registration is officially CLOSED. We will not be accepting names for a wait list this year as we accepted higher enrollment numbers for all 8 weeks in lieu of a wait list. We have a grand total of 345 kids enrolled in Kids Kamp for the 2024 season. Out of that, 188 kids are enrolled for the full session with additional sign-ups each week. Our current weekly average is 217 kids per week.
- Two new parking lot lights for the Dolphin Head Recreation Area have been installed. We are worked with Larry Setola of Hilton Head Furniture Company to install 35 soundboards at the new Dolphin Head Rec Center to help with the acoustic issues we've been experiencing. The soundboards have been installed and we are anxious to learn of the effectiveness of the new panels. There is space for some additional panels if needed.
- ARB – Received 4 submissions in March 2024. Three were denied and one was tabled.

- **Monthly Revenue ARB and Covenant – March 2024**

New Construction:	0
YTD New Construction:	0
Building Permits Issued:	62
YTD Permits Issued:	200
Tree Permits Issued:	44
YTD Tree Permits Issued:	147

ARB – March 2024

Review Fees	\$4,350
YTD Fees	\$18,135
Tree Permit Fees	\$800
YTD Fees	\$2,175
Tree Mitigation Fees	\$847
YTD Fees	\$2,715 (corrected)

Covenants – March 2024

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$375	\$1,325	1,700
Fines Collected	\$450	\$775	\$1,225
YTD Issued:	\$1,700		
YTD Collected:	\$3,000		

RV/Boat Storage

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
APRIL 23, 2024**

- We have hired a new Security Officer who's currently in training.
- The Dolphin Head Recreation area continues to be a big draw with use from the community.
- Anneliza (Pippi) Itkor has been selected as the new Communication Coordinator for HHP and will be starting her duties on Monday, April 22. Pippi is presently meeting with Leah to affect a smooth transition.
- Staff is reviewing and updating their In-house and Resident Hurricane Plans.
- 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 display case to house the artifacts recovered during the excavation of the Picnic Shelter footings.
- Noted the 2024 Executive Committee Alternate Schedule. If you cannot attend the meeting when scheduled, please contact Sharon at (843) 681-8800 ext. 233 or email swhite@hhppoa.org.
- **All Concert Dates for 2024 –**
 - Saturday, April 20 – Big Band "Spring Fling" (2:00-4:00 PM) - PH
 - Sunday, April 21 – Big Band Spring Fling Rain Date
 - Monday, April 29 – Garage Band Concert (5:30-7:30 PM) - PH
 - Monday, May 6 – Garage Band Concert Rain Date
 - Tuesday, May 21 – Ken Kolbe (6:00-8:00 PM) - DH
 - Tuesday, May 23 – Ken Kolbe Rain Date
 - Wednesday, June 19 – Tower of Funk (7:00-9:00 PM) - PH
 - Monday, June 24 – Tower of Fund Rain Date
 - Thursday, July 11 – Deas Guyz (7:00-9:00 PM) – PH

VI. ACCEPTANCE OF ACTION LIST

Jordan Berliner 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
APRIL 23, 2024**

VII. ACTION LIST

A. Bid Item(s):

1. Consider the paving bid proposal.

Margie Lechowicz made a motion to award 2024 Mill and Overlay Road repair bid to Bennett Paving in an amount not to exceed \$656,000 to be funded from the Repair and Replacement Budget. Jordan Berliner seconded, and the motion passed unanimously.

B. Decision Item(s):

1. Consider the proposed 2024/2025 recommendations for committee members.

After discussion;

Mike Harris made a motion to approve the proposed committee members as submitted. Margie Lechowicz seconded, (Rex Garniewicz opposed and Ed Schottland abstained) and the motion passed 6:2.

C. Information Item(s) Only:

1. Noted copy of the Executive Committee 2023 Alternate Schedule.

A copy of the Executive Committee 2024 Alternate Schedule was included for information only. It was noted that if someone could not attend their scheduled meeting to please contact Sharon.

VIII. UPDATE ON TRIANNUAL COMMUNITY SURVEY

It was noted that the 2024 Resident Surveys are coming in strong.

IX. COMMITTEE REPORTS (Approved as a Group)

Ed Schottland made a motion to accept the Committee Reports as a group. Jordan Berliner seconded, and the motion passed unanimously.

**HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES OF
APRIL 23, 2024**

X. PROPOSED NEW BUSINESS ITEMS

Rex Garniewicz noted concerns with tree mitigation and the revenue collected. He also noted that the Board should consider having a Conflict-of-Interest form in place. It was noted that the Board of Conduct covers Conflict-of-Interest regarding Board members.

XI. EXECUTIVE SESSION

Ed Schottland made a motion to go into Executive Session to discuss legal and personnel matters at 10:58 AM. Margie Lechowicz seconded, and the Board went into Executive Session.

Margie Lechowicz made a motion to come out of Executive Session at 11:09 AM. Jordan Berliner seconded, and the Board came out of Executive Session.

XII. ADJOURNMENT

Lori Schmidt made a motion to adjourn the Board meeting. Ed Schottland seconded, and the meeting adjourned at 11:09 AM.

Carlton Dallas, President

Ed Schottland, Secretary