

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

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**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  
David Barnum  
Jordan Berliner  
Rex Garniewicz  
Mike Harris

**Absent were:**

Ed Schottland  
Keith Schlegel

**Staff Members:**

General Manager: Peter Kristian  
Recording Secretary: Sharon P. White

**II. PRESIDENT REMARKS**

**President Carlton Dallas**

- Welcomed everyone to the meeting and thanked them for being prepared for the meeting.
- Noted Roberts Rule of Order which comes from the private sector and we are going to focus on the current Agenda.
- Thanked everyone who has been involved in attending different HHP Club meetings. Encouraged Board members to make their presence known as they continue to support the clubs.
- Reiterated to the Board members that when the Board goes into Executive Session the conversations must not be discussed outside of the meeting.
- Noted that he would like to have an update from the Technology Ad hoc Committee for the Board meeting in August.

**III. APPROVE BOARD MINUTES**

*Lori Schmidt made a motion to approve the June 25, 2024, meeting minutes as corrected. David Barnum seconded, and the motion passed unanimously.*

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**IV. FINANCIAL REPORT**

Lori Schmidt gave a brief presentation on the Preliminary June financials for 2024. She noted that report shows that we are ahead on the Revenue side and under budget on the Expense side. She noted that Budget Committee met with Stifel at their meeting did a comprehensive review of the POA Investments. The Committee looked at the FDIC insurance on POA funds, and project investments interest. She noted that it is time for a five (5) year review of Asset Manager and will look at a fee schedule from other Asset Managers.

**V. GENERAL MANAGER'S REPORT**

- The General Manager briefed the Board on an issue about banning gas operated equipment by vendors and/or property owners.
- Staff is preparing for the summer activities.
- Our advertising revenue for *Plantation Living*:

	<b><u>2023</u></b>	<b><u>2024</u></b>
January	\$12,150	\$15,605
February	\$12,440	\$14,285
March	\$14,110	\$14,760
April	\$14,720	\$15,285
May	\$15,235	\$13,790
June	\$15,135	\$13,265
July	\$15,735	\$14,775
August	\$14,055	\$14,945

- Thus far in 2024, we have collected approximately \$402,666 in Capital Transfer Fees.
- 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.
- The Communications Committee is working on a new set of Note Cards to benefit the Conservancy Foundation.
- The HHP Resident Opinion Survey has posted to the POA's Website.

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- The HHP Fishing Club hosted campers from Camp Leo to teach them how to fish. Camp Leo is a Camp for the Blind and the Fishing Club has been hosting this event for many years.
- David Mills is working with Palmetto Heating and Air to fix the A/C unit at the new Dolphin Head Recreation Center.
- Paving of Skull Creek Drive and Dolphin Head Drive have been completed.
- The controller of the RV/Boat Storage area has failed, a new control unit has been ordered.
- Noted the Federal Government has raised the threshold annual salary to be considered an "exempt" from overtime employee. This will be enacted in two phases one on July 1, 2024 (current \$35,568 to \$43,888) and another on January 1, 2025 (to \$58,656).
- **Facility Statistics:**
  - The Plantation House stats for June indicated an increase in attendance by 40%; however, the number of occasions decreased by 10%. Most events for the Plantation House were comprised of Club events at 72%.
  - Spring Lake Pavilion stats for June indicated a decrease in attendance of 33%; and the number of occasions also decreased slightly by 4%. Most events for the Spring Lake Pavilion were comprised of Fitness Classes at 67%.
  - Spring Lake Pool stats for June indicated an increased by 10% versus June of last year. The peak attendance also increased by 52% with 303 people attending the pool at one time.
  - Dolphin Head Recreation Center stats for June indicated an increase of 82% in total attendance compared to June of 2021. We also experience a 28% increase in the total number of events compared to June of 2021. The building was closed June 2022 through October 2023 for construction. Most events for the Dolphin Head Recreation Center were comprised of Club events at 54%.
  - For the Dolphin Head Picnic Shelter, we have had approximately 120 people in attendance for the four events that were held at the Shelter in June. Most were comprised of Private Events at 75%.

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- On Wednesday, July 24, at 3:00 PM at the Plantation House we will be hosting an informational meeting with Collette regarding our Group Tour scheduled for Ireland in 2025. Because of high demand, we have secured a second bus that will be leaving a week earlier than the original group. The original dates are March 8-17, 2025. That bus has 40 people signed up. A second bus will be leaving earlier and will be on tour from March 1-10, 2025. That bus currently has 8 people signed up. We have 4 spots open on the original dates, and 22 spots open on the earlier dates. Also available is an optional 3-night London Pre-Tour Extension as well as an optional 3-night Edinburgh Post-Tour Extension.
- The Bocce Club is hosting a specified time for ladies to play on Wednesday mornings from 8:30-10:30 AM throughout the summer. Ladies can just show up and play.
- Our next Community Blood Drive with OneBlood have been scheduled for Monday, September 9, from 9:00 AM to 4:00 PM at the Plantation House parking lot inside the Big Red Bus. Sign-up began in July.
- The annual cleaning week for the facilities – Plantation House, Spring Lake Pavilion, and the Dolphin Head Recreation Center has been scheduled from August 19-23.
- Pool/Kids Kamp
  - Kids Kamp is currently underway. We just finished week 3, and we have five more weeks to go. This week was American Dream week, and we finished the week with a super fun special event – inflatable waterslides and the dunk tank. Next week will be Willy Wonka week.
  - The Big Bopper has been fixed, and it is now chilling the pool. Everyone is happy with the cooler water temperatures!
  - We were fortunate to have several additional substitute counselors' return to help at Kids Kamp. We are averaging between 18-21 counselors a day, which is perfect.
  - We also have 6 lifeguards that are providing coverage 5-6 days a week depending on availability.
  - The Bocce Club did a wonderful job teaching the Green Group (4<sup>th</sup> & 5<sup>th</sup> graders) how to play bocce during the second week of Kids Kamp (June 24 – 28). The kids really enjoyed the new activity, and plans will be made to offer it two times next summer if enough volunteers can commit to helping out.

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- Deas Guyz preformed to a blowout crowd at the Plantation House Parking Lot on Thursday, July 11.
- ARB – Received seven (7) submissions in June 2024. Three were denied and four were approved.

• **Monthly Revenue ARB and Covenant – June 2024**

New Construction:	0
YTD New Construction:	2
Building Permits Issued:	53
YTD Permits Issued:	398
Tree Permits Issued:	53
YTD Tree Permits Issued:	314

**ARB – June 2024**

Review Fees	\$3,150
YTD Fees	\$30,860
Tree Permit Fees	\$650
YTD Fees	\$42,207
Tree Mitigation Fees	\$270
YTD Fees	\$5,425

**Covenants – June 2024**

<b>Covenant Fines</b>	<b>Residential</b>	<b>Commercial</b>	<b>Total</b>
Fines Levied	\$575	\$950	\$1,525
Fines Collected	\$725	\$275	\$1,000
YTD Issued:	\$11,525		
YTD Collected:	\$8,175		

**RV/Boat Storage**

YTD	\$10,973.60
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- We presently down one Security Officer.
- Noted status of Bay Point Island and the Whitestone Group.
- Staff has updated their In-house and Resident Hurricane Plans.
- US 278 Corridor Improvement Project. The Town Council has granted its unqualified Municipal Consent for the 278 Bridge and Corridor Project.

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- 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. He also donated a display case to house the artifacts recovered during the excavation of the Picnic Shelter footings. We are hoping to have the display completed soon.
- Repaving of Skull Creek and Dolphin Head Drives have been completed.
- Noted the Town of Hilton Head Island has indicated that their renourishment of the Pine Island Isthmus will tentatively be completed by August of 2025. Once the sand has been placed on the beach, they will use the sand as a staging area to install groins.
- The painting of the Security Gatehouses is scheduled for late July early August.

**VI. ACCEPTANCE OF ACTION LIST**

*Margie Lechowicz made a motion to accept the Action List as presented. David Barnum seconded, and the motion passed unanimously.*

**VII. ACTION LIST**

**A. Decision Item(s):**

**1. Consider the revised HHPPOA Election Calendar<sup>5</sup> Budget.**

*Margie Lechowicz made motion to approve revised HHPPOA Election Calendar. Jordan Berliner seconded, and the motion passed unanimously.*

**VIII. STRATEGIC PLAN UPDATE**

- Margie Lechowicz noted that she has met with all but two committees. She noted that all the committees Chairs and committee members are really engaged with the process of updating and understanding the process of revising the Strategic Plan. She noted that once she have met with the last two committees, she will give a brief update to the as to when the Strategic Plan will be finalized.

**IX. UPDATE ON 278 BRIDGE AND CORRIDOR PROJECT**

The General Manager noted that the Bridge Project was approved to by the Town Council move forward.

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**X. COMMITTEE REPORTS (*Accepted as a Group*)**

*Margie Lechowicz made a motion to accept the review of the Committee Reports with the exception of the Covenants Committee minutes. David Barnum seconded, and the motion passed unanimously.*

It was noted that the good things are happening within the HHP community.

**XI. PROPOSED NEW BUSINESS ITEMS**

- It was noted that HHP should begin to highlight the good things that is happening within the community.
- Get the Kiosk display for Dolphin Head Recreation Center completed.

**XI. EXECUTIVE SESSION**

*Lori Schmidt made a motion to go into Executive Session to discuss legal and personnel matters at 10:22 AM. David Barnum seconded, and the Board went into Executive Session.*

*Lori Schmidt made a motion to come out of Executive Session at 10:27 AM. Mike Harris seconded, and the Board came out of Executive Session.*

**XII. ADJOURNMENT**

*Lori Schmidt made a motion to adjourn the Board meeting. Jordan Berliner seconded, and the meeting adjourned at 10:28 AM.*

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Carlton Dallas, President

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Ed Schottland, Secretary