

**HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JUNE 25, 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
Keith Schlegel

Absent were:

Staff Members:

General Manager:	Peter Kristian
Assistant General Manager:	Todd Lindstrom
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 that the Clubs are very accepting of the Board Members attending their Club meetings.
- Asked that the Board members continue to update him with what Club meetings they are planning on attending.
- Asked that the Three (3) Ad hoc Chairs give an update on their Committees.
 - Strategic Planning – Margie Lechowicz noted that she is in the process of putting her Strategic Planning Calendar together. She plans on meeting with the Committees beginning in July and hopefully be completed within two months.
 - Finance – Lori Schmidt noted HHP is well maintained, and she plans to continue working with Peter and Todd to keep HHP Fiscal Discipline.
 - Technology – Noted that he has researched over 60 Technology Packages and hopes to narrow it down to about six by July 1st. He is evaluating pricing and different features of the packages.

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The Board President thanked the Ad hoc Chairs for their updates and noted the great job they are doing. He reiterated that employees should be assured that their jobs are safe.

III. APPROVE BOARD MINUTES

Ed Schottland made a motion to approve the May 28, 2024, meeting minutes as corrected. Lori Schmidt seconded, and the motion passed unanimously.

IV. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the May financials for 2024. He noted that the Capital Transfer Fees are at the highest they have ever been for the first 5 months. He noted that Commercial Decals, Tennis Fees, Facility Usage, Advertising, Franchise Fees, Instructional Program Fees continue to do well. He noted that late charges are down. Todd also noted that HHP is currently \$70,000 to the good for the month of May and \$261,000 through the first five months of 2024. Todd noted that to date, there are only 13 properties that are delinquent with their Assessment. The Finance Committee is working on putting together the information to present to the Board regarding HHP Cash position.

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*:

	<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
May	\$15,235	\$13,790
June	\$14,695	\$14,160

- Thus far in 2024, we have collected approximately \$349,926 in Capital Transfer Fees.

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- 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 was held at the Plantation House on Tuesday, June 17 at 5:00 PM.
- Pippi has formatted and created templates for the new lobby electronic boards. We are just waiting for the installation.
- The Town of Hilton Head is working on a drainage repair in the Prestwick Court neighborhood.
- Staff completed a drainage project on the corner of High Bluff Road and China Cockle Lane.
- Paving of Skull Creek Drive and Dolphin Head Drive is scheduled for late June early July weather permitting.
- We have received correspondence from DHEC that our project has been taken off "Hold" and has been with the "Permit Activated". The permit is good for a five-year period ending May of 2029.
- 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).
- The Spring Lake Pool lock failed over the weekend. The main entrance to the pool is being secured via a chain and padlock until a new lock is installed. The parts for the lock have been ordered.
- The Dolphin Head Rec Center stats for April indicate a 179% increase in total attendance compared to May of 2022. We also experienced a 113% increase in the total number of events compared to May of 2022. The building was closed in 2023 for construction. Most events for the Dolphin Head Recreation Center were comprised of Club Events at 63%.
- We had a chlorinator malfunction at the Spring Lake Pool, which forced the closure of this facility until the repair was completed and the water level restored. The Pool re-opened mid-afternoon on Tuesday, June 18.

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- On Saturday, June 8, we hosted our annual Spring Lake Pool Party to kick off the summer. The party was held from 1:00-3:00 PM, DJ Bill West provided the music entertainment, and we staged two food trucks – Food Savvy and Jahmerican Jerk – as well as the POPS gourmet ice cream popsicles. Admission was free.
- On Wednesday, June 19, we hosted another outdoor concert featuring Tower of Funk and the Choosy Mothers Horns, which was held at the Plantation House parking lot from 7:00-9:00 PM. This event was free, and POPS of Hilton Head Island was there to serve gourmet ice cream popsicles.
- On Thursday, July 4, we will have our annual HHP Day Celebration at the Plantation House from 12:00-3:00 PM. We are working with Firehouse Nutz Extreme Events to offer a plethora of old, new, and fun activities including the dunk tank, the eating contests, the patriotic parade, the Military Tank combo bounce house, waterslide, Rodeo Roper, Field Goal Challenge, Flap Attack, Shock Wave, Wiffle Ball Toss, and more. We will also offer some favorites including High Striker, Stand-A-Bottle, and the Lemonade Stand. Tickets are on sale at the POA Service Center.
- Kids Kamp
 - The Kids Kamp Cookie Social is scheduled for Sunday, June 16, from 1:30-3:30 PM at the Spring Lake Pavilion. Families are invited to come and meet the Kids Kamp Staff for 2024.
 - Interviews are ongoing for both Kids Kamp Counselors and Lifeguards. We were able to hire a Lifeguard Instructor, Ella Peklenk-Brown, in late May and she offered to teach a Lifeguarding Course for us at the Spring Lake Pool over the weekend of May 31, June 1 & 2. Out of that course, we were able to gain two additional new Lifeguards to help us work over the summer. A third individual signed up for the course, but was just interested in getting re-certified, and he paid for his recertification since he was not interested in working for us.
 - Currently, we have six (6) Lifeguards on the roster working for us this summer. For Kids Kamp, we have nine (9) returning Kids Kamp staff members plus two (2) who offered to help occasionally as subs. We also hired seven (7) new Kids Kamp Counselors and have one more interview lined up.
 - Kids Kamp kicked off on Monday, June 17. Special events that have been lined up so far included a day of POPS gourmet popsicles, a visit from Jill Moore – master naturalist, inflatable waterslides, and a carnival day for the kids.

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- The Bocce Club will be working with Kids Kamp offering bocce lessons to the Green Group (4th & 5th graders) during the second week of Kids Kamp (June 24-28).
- Deas Guyz will be performing at the Plantation House Parking Lot from 7:00-9:00 PM on Thursday, July 11, with a rain date of Tuesday, July 16.
- ARB – Received 10 submissions in May 2024. Three were denied and seven were approved.

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

New Construction:	1
YTD New Construction:	1
Building Permits Issued:	73
YTD Permits Issued:	345
Tree Permits Issued:	58
YTD Tree Permits Issued:	261

ARB – May 2024

Review Fees	\$3,100
YTD Fees	\$27,110
Tree Permit Fees	\$1,550
YTD Fees	\$3,275
Tree Mitigation Fees	\$1,222
YTD Fees	\$4,775

Covenants – April 2024

Covenant Fines	Residential	Commercial	Total
Fines Levied	\$700	\$1,700	\$2,400
Fines Collected	\$475	\$875	\$1,350
YTD Issued:	\$1,700		
YTD Collected:	\$7,175		

RV/Boat Storage

YTD	\$10,348
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- We presently down two Security Officers.
- Noted status of Bay Point Island and the Whitestone Group.
- Anneliza (Pippi) Itkor published her first edition of *Plantation Living* in June.

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- US 278 Corridor Improvement Project. We have been advised that the Town Council may move on this project in June 2024.
- The Resident Hurricane Plan was included in the June edition of *Plantation Living*.
- Carolina IT is presently working on installing all the upgrades associated with a faster internet and phone system
- Noted we have been issued our Sand Scraping Permit for Pine Island.

VI. ACCEPTANCE OF ACTION LIST

Lori Schmidt made a motion to accept the Action List as presented. Jordan Berliner seconded, and the motion passed unanimously.

VII. ACTION LIST

A. Decision Item(s):

- 1. Consider the proposed Repair and Replacement items for inclusion in the draft of 2025 Budget.**

Jordan Berliner made motion to approve proposed Repair and Replacement items for inclusion in the 2025 Budget. David Barnum seconded, and the motion passed unanimously.

- 2. Consider the proposed 2024/25 HHP Election Calendar.**

It was the consensus of the Board to table the approving the Election Calendar until the July Board meeting.

- 3. Consider the proposed 2025 Budget Guidelines.**

Margie Lechowicz made a motion to approve 2025 Budget Guidelines as presented. Jordan Berliner seconded, and the motion passed unanimously.

- 4. Consider the proposed revisions to HHPPOA's General Committee Guidelines.**

After discussion:

David Barnum made a motion to approve the revisions to the HHPPOA's General Committee Guidelines. Jordan Berliner seconded, the motion passed in favor 7:2 (Keith Schlegel and Rex Garniewicz opposed).

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VIII. 2024 RESIDENT OPINION SURVEY

- Noted that some of the rankings were changed from the last time the Survey was completed and after some research, the information needed to be adjusted as to how the questions were created for the 2024 Survey. The Communications Department will change the rankings and once corrected it will be put on the Website, emailed, and made available at the POA Service Center.

IX. COMMITTEE REPORTS (*Approved as a Group*)

Keith Schlegel made a motion to approve the review of the Committee Reports. Lori Schmidt seconded, and the motion passed unanimously.

X. PROPOSED NEW BUSINESS ITEMS

- Rex Garniewicz noted that voting privileges for Property Owners should be for anyone who owns the property.
- Rex Garniewicz noted that the By-Laws – Special Meetings; 25% of the By-Laws are in conflict with SC Laws; stating that the Bar is 5% and the only exemption is for religious organizations.
- Rex Garniewicz noted that HHP should consider having the committee meetings closed and the Board meetings open and/or Live Stream.

XI. EXECUTIVE SESSION

Ed Schottland made a motion to go into Executive Session to discuss legal and personnel matters at 11:28 AM. Jordan Berliner seconded, and the Board went into Executive Session.

David Barnum made a motion to come out of Executive Session at 11:50 AM. Jordan Berliner seconded, and the Board came out of Executive Session.

After the Board came out of Executive Session;

Ed Schottland made a motion to revise the Low-Speed Vehicles (LSV) Policy to include Grandfathering-In the five (5) vehicles that currently have POA Decal, and to allow LSV's access to the Plantation House from Santa Maria Drive North with the understanding that HHPPOA will not be held accountable for any accidents. Mike Harris seconded, the motion passed in favor 6:3 (Margie Lechowicz, Keith Schlegel, and Jordan Berliner opposed).

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XII. ADJOURNMENT

Keith Schlegel made a motion to adjourn the Board meeting. Ed Schottland seconded, and the meeting adjourned at 12:13 AM.

Carlton Dallas, President

Ed Schottland, Secretary