



Hilton Head Plantation Property Owners' Association, Inc.

EXECUTIVE COMMITTEE MEETING MINUTES November 12, 2024

CALL TO ORDER:

President Carlton Dallas called the meeting to order at 10:00 AM.

PRESENT:

Carlton Dallas
Margie Lechowicz
Ed Schottland
Lori Schmidt
Jordan Berliner – Alternate

STAFF:

Peter Kristian – General Manager
Michelle Chilsom- ARB Administrator

AGENDA

Heard the Appeal of Mr. and Ms. John Ward of 27 Hickory Forest Drive. The Ward's appealed the ARB's decision to not approve a Pergola and outdoor fireplace that would encroach upon building setbacks. The Appeal Board voted unanimously to approve the Pergola on the Ward's Plans as submitted. However, the Outdoor Fireplace was not approved. In the alternative a firepit no more than 18 inches high was approved or a portable fire pit may also be permitted. The rear yard would be required to be landscaped with mature planting to screen the rear yard from adjacent properties.

A: Decision Items:

- A-1 The Board usually holds its Pre-Audit meeting ahead of the December Board Meeting on Tuesday, December 3, 2024, at 8:30 AM.
- A-2 Noted several recommendations regarding Financial Policies that are recommended for changes by the Finance Committee. Referred to the Board for consideration.
- A-3 Noted status of Board of Directors nomination applications.
- A-4 Noted the recommendation of the Covenants Committee regarding their suggested modification to Rules and Regulations. Referred to the Board for consideration.
- A-5 Noted the recommendation from the ARB regarding recommended changes to the ARB Guidelines. Referred to the Board for consideration.

- A-6 Noted the recommendation of the Recreation Committee to make the Plantation House the next Capital project and authorize Staff to commission a Land Planner in consultation with an appropriate engineer and architect to determine if it is more cost efficient to renovate the Plantation House or demo the existing building. The Recreation Committee provided guidance to Staff for the elements and functionality that should be considered as part of the renovation or new building plans. (enclosure)
- A-7 Noted the recommendation from the ARB regarding recommended changes to the ARB Guidelines. Referred to the Board for consideration.

B: Discussion Items:

- B-1 Noted the Advertising in *Plantation Living* continues to be very strong. November's Ad sales look to be approximately \$18,649.
- B-2 Noted plans are being finalized for the Volunteer Party on Friday December 6, 4:00 - 6:00 PM at the Spring Lake Pavilion.
- B-3 Board President Carlton Dallas will be hosting the Board and Past Board Presidents' Holiday Social, on Tuesday, December 3, at the Dolphin Head Pavilion, from 6:00 – 8:00 PM. More details to follow.

C: Information Items:

- C-1 To date, the balance in the Capital Transfer fee account is approximately \$618,274
- C-2 Our last Coffee of the year will be held on November 21, 10:00 AM at the Plantation House. Beaufort County School Superintendent Dr. Frank Rodriguez will be our special guest.
- C-3 The front entrance flowers are in the process of being changed out for the winter.
- C-4 Noted the wallboard in the Ladies Restroom at the Spring Lake Pavilion has been repaired and painted.
- C-5 The final Board meeting of 2024 will be held on Tuesday, December 3rd.
- C-6 The Spring Lake Pool closed for the season on Wednesday, October 31st.



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- C-7 The new Camera System for the Security Gates is in the process of being installed. Staff has also asked our IT provider to activate the camera systems so they can also be monitored by Security Personnel.
- C-8 The Security Department is down one full time officer.
- C-9 Noted a successful Pet Parade and Trunk or Treat event were held in the closing days of October.
- C-10 The RV/Boat Storage Area presently has nine (10) spaces available for lease. Income from leases totals over \$157,884 thus far for 2024.
- C-11 Noted meeting with tennis players to discuss a change in schedule for the morning Spring Lake Tennis Courts.
- C-12 We had a successful Veterans Day observance on Friday, November 1st.

D: Bids

- D-1 Bids for resurfacing six tennis courts for the Spring Lake Racquet Club will be available at the December 3rd Board meeting.
- D-2 Noted Bids for the replacement of a Security Patrol Vehicle. Referred to the Full Board for consideration.

E: Set Board Agenda

Set the December 3, 2024, Board Agenda

F: Executive Session

Legal and Personnel Matters