

**HILTON HEAD PLANTATION  
MAINTENANCE COMMITTEE MEETING MINUTES  
Tuesday, May 14, 2024**

<b>Present</b>	<b>Absent</b>
Mike Harris	Neal Post – with notice
Roger Benning	
Ray Borg	
Jacqueline Emery, alternate	<b>POA Staff</b>
Robert Gluszik	Peter Kristian, POA General Manager
Earle Nirmaier, alternate	David Mills, Director, POA Maintenance
Nancy Powell	
Mark Shrum	<b>Guests</b>
	John Michnuk, PC On-site LS & Maint. Mgr.

**I. Administrative**

Chairman Mike Harris called the meeting to order at 8:30 am. He first introduced new members Nancy Powell and Jacqueline Emery, then had everyone briefly introduce themselves as this is the first meeting of the newly selected committee. The agenda for this meeting was approved (motion by Robert Gluszik, seconded by Mark Shrum). Mike noted that the last meeting was held on February 13, 2024; the minutes for that meeting were distributed with the meeting notice. Mike Harris thanked everyone for making themselves available for the committee.

**II. Operations Update**

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

- Cleaned up after several thunderstorm, one recent one downed 4 trees.
- Completed fertilizing turf and applying insecticide.
- Sodded a bad spot near the Plantation House.
- Predominant centipede grass is gradually looking better with the warmer weather.
- Replaced 5 new shrubs near the Plantation House that were not making it.
- Added some taller flowers at the entry circle.
- Hired a new heavy equipment operator.
- Continuing maintenance of the boat and RV yard, applying pre-emergence to keep weeds down.
- Doing routine warm weather maintenance, mowing, trimming plants, etc.
- Blowing leaves at Dolphin Head playground and will apply pre-emergence around new plantings on the slopes at Dolphin Head Rec.

## **B. General Managers Report (Peter Kristian).**

- The POA just switched over to a high-speed network, and are dealing with a couple of problems.
- Looking at new equipment for the entry gates that will read license plates, and provide many other capabilities that will aid in searches.
- Received word that the sand scraping permit application is finally “off hold” at DHEC, so are hoping that it will be moving to approval.
- Security is trying to hire for one position.
- Thinks that the Town Council might finally make a decision in June to move ahead on HWY 278 project.
- SC State Senator Tom Davis will be the guest at the May 30 Coffee with Peter.
- The old Sam’s Club building in Port Royal Plaza looks like it will be converted to a combination of indoor pickle ball and a Lowes Grocery store.
- The resident survey is underway, with a May 31 deadline for submission.
- The boat/RV storage has a couple of spots left for kayaks, could build another rack if needed.
- Held a memorial event at Dolphin Head for Dave Morse’s wife, Bev, and a tree was planted in her honor.
- Someone placed two roosters at Dolphin Head; a notice has been posted that they must be removed.
- Most groups have commented that the new acoustic tiles in the Dolphin Head building are effective.
- Avid Gardeners wants to donate a new sign that identifies what is seen on the coastline across Broad River from Dolphin Head; this would replace a sign that was there before Dolphin Head was upgraded.

## **III. Project Update**

### **A. David Mills – Recent and planned activities include:**

- Hired one new person part time.
- Prepped the Spring Lake swimming pool area and equipment for April 1 opening.
- Helped with new plantings at Dolphin Head Rec, some of which require continued watering.
- Has been adding millings alongside roadways and other areas where appropriate.
- Dolphin Head and Skull Creek Drive are scheduled to be milled and paved this summer.
- Are widening a walkway between the Dolphin Head park area and the Bluff, from 3-feet to 6-feet wide.
- Built and installed “Caution Walkers” signs for Dolphin Head Rec Area.
- Installed a 40-foot drainage pipe extension near the Woodhog to allow

- more space for ground yard debris.
- Supported the Easter Sunrise service.
- Installed a new bench overlooking the pond by boat/RV storage area.
- Completed Pine Island beach renourishment.
- Spread pine straw at Dolphin Head Rec.
- Cutting away rotted siding near the ground and installing treated wood boards in their place around the POA office building.
- Painted new fence section by bocce courts.
- Resurfaced tennis courts as needed after a hard 4-inch rain.
- Trimmed azaleas after their spring blooms.
- Trimmed encroachment along paths around Crooked Pond to provide slope-mower access.
- Power washed the the pavers in the center of the entry round-about.
- Installed dispensers for jumbo toilet paper rolls at the Dolphin Head Rec restrooms.
- Made repairs to Hickory Forest boardwalk.
- Repaired 15-inch drainage pipe at Rusty Rail.
- Changed some cameras for Security.
- Repaired damage caused by truck tracks in the drainage ditch at 266 Seabrook.
- Replaced a failed bearing in one of the Spring Lake lazy river pool pumps, first with a used bearing and then by a new bearing.
- Will be applying Top Choice to selected areas to control fire ants and mole crickets this week.

#### **IV. New Business**

##### **A. Discuss Maintenance Committee Guidelines**

- These were sent out with the meeting notice for everyone to read on their own time.

##### **B. Discuss 2024 Audit Area Responsibilities**

- Six areas are marked on an HHP map that David Mills provided.
- Area assignments are assigned as: Area 1 - Jacqueline, Area 2 – Nancy, Area 3 – Robert, Area 4 – Mark, Area 5 – Roger, and Area 6 – Neal.
- The full area audits will be done in the fall.

#### **V. Old Business**

##### **A. Discuss Marking Damaged Areas on the Leisure Paths with Paint**

- David is asking committee members to help in identifying areas of the leisure paths that need repair.
- Leisure paths are assigned to committee members as given within the audit areas above in IV. B.
- Areas to be marked are those that show significant heaving or otherwise present a hazard to pedestrians or cyclists.

- Can mark the areas with a short cross-stripe at the beginning and the ending of the problem sections, with inward pointing arrows if needed to clarify the area to be repaired.
- David passed out cans of paint to be used. These are “inverted” paint cans, which are to be used pointing downward.
- The goal is to complete the markings by the June meeting.

## **Adjournment**

The meeting was adjourned at 9:39 am (motion by Ray Borg, seconded by Robert Gluszik). The next meeting will be on Tuesday, June 11, 2024.

**Respectfully submitted,  
Roger Benning**