

**HILTON HEAD PLANTATION
MAINTENANCE COMMITTEE MEETING MINUTES
Tuesday, August 13, 2024**

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

I. Administrative

Chairman Mike Harris called the meeting to order at 8:32 am. Mike mentioned that the meeting notice was sent out late. Some attendees had not received it, as there was at least one incorrect email address used. Peter Kristian was not able to attend as he was on vacation. The agenda for this meeting was approved (motion by Ray Borg, seconded by Robert Gluszik). The minutes for the July 9, 2024 meeting were approved (motion by Ray Borg, seconded by Robert Gluszik).

II. Operations Update

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

- His crew has been devoted mostly to cleanup following Tropical Storm Debby, which dumped heavy rain and had wind gusts up to 50 mph last week. This included removing several trees from roadways. Some debris is still falling, so cleanup efforts are continuing.
- The rain prevented any mowing last week, so they are busy now trying to catch up. Have also been hampered waiting for parts for one of their mowers.
- David Mills noted that one rain gage he has collected almost 15 inches of rain.
- John’s crew sprayed for mosquitos ahead of the storm, will be spraying again at the end of August.
- John mentioned that some people were upset by his crews using blowers to clear the streets, but these had to be used rather than the usual vacuum truck due to the conditions.

B. General Managers Report (Peter Kristian).

- There was no report, as Peter was away on vacation.

III. Project Update

A. David Mills – Recent and planned activities include:

- Spent a lot of effort lowering lagoons in preparation for Tropical Storm Debby, which dumped heavy rain. Also put a lot of effort into clearing storm drains.
- Resurfaced the Spring Lake tennis courts after Debby, and had to retie many of the wind screens along the top of the fence.
- Trimmed, sprayed weeds, added numbers and 5 additional spaces at the Boat and RV yard.
- Cleaned up at the stop sign on Cat Tail Lane.
- Made repairs to the leisure path bridge across from where High Bluff meets Whooping Crane.
- Serviced and cleaned the coils on the Big Bopper heat pump at Spring Lake Pool.
- Installed new benches at Seabrook and Ellenita.
- Repaired sink holes at 39 Royal James and Windflower/Sara Court. The latter requires further repair by the Town.
- Double ground a lot of mulch and spread mulch at various locations.
- Cleaned up the Stonegate bridge.
- Replaced some trim on the guard gates and cleaned guard houses in preparation for painting.
- Cut back encroachments at several locations.
- Made repairs to a 10-foot section of the Conservancy boardwalk where a tree had fallen on it.
- Made repairs to the guard dispatch center where a truck had damaged it.
- Repaired electrical wiring for the backup generator for the dispatch center.

IV. New Business

A. Site Visit to Discuss Drainage at 4 Loggerhead Court

- Two options were viewed, one that would replace a small drainage pipe that had been installed by a previous home owner with a larger pipe, and one that would install a new pipe under the roadway. Both would empty into a branch of Park Creek, but the second option would have the advantage of a lower outfall.
- The first option would require getting an easement agreement since it goes through private property. The second likely does not.
- David will further examine the options and get an appropriate quote or quotes.
- Both options will require assessing what utility lines would be affected.

B. Site Visit to Assess Tree Removal at 28 Whitetail Deer Lane

- The home owner would like to remove four tall pine trees that are on POA property at his own expense because he fears they might fall on his house.

- Since these trees are surrounded by various other trees, the committee felt that the pine trees would not be missed and were OK with them being removed.

V. Old Business

A. None

Adjournment

The committee members left the conference room at 9 am to make the site visits. The meeting was adjourned about 10 am by consensus. The next meeting will be on Tuesday, September 10, 2024.

**Respectfully submitted,
Roger Benning**