

**HILTON HEAD PLANTATION  
 MAINTENANCE COMMITTEE MEETING MINUTES  
 Tuesday, July 9, 2024**

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

**I. Administrative**

Chairman Mike Harris called the meeting to order at 8:30 am. Margie Lechowicz spoke about the purpose of the Strategic Plan and SWOT analysis. The updates for these are due October 31. Because of the guests in attendance, Mike asked everyone to introduce themselves. The agenda for this meeting was approved (motion by Robert Gluszik, seconded by Ray Borg). The minutes for the July 11, 2024 meeting were approved.

**II. Operations Update**

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

- General maintenance, including mowing and picking up debris.
- Spraying for mosquitos to keep them under control.
- Added three groups of white hydrangeas were to the front flowers.
- Most mowing is done bi-weekly.  
 The first round of lagoon bank mowing is now complete. Completion was delayed due to a seal in the mower that needed to be replaced.
- Mark Shrum noted that there were some weeds at Dolphin Head and that their extraction probably added to maintenance time. John added that heavy wind had moved some vegetation and that blowing can be a delicate operation. David Mills commented that there is a learning curve for the maintenance required at Dolphin Head Rec area. Selection of cover materials at the end of the year will enable cost estimates.
- Robert asked if John’s crews worked on Holidays. Basically, no, but one person does Sundays.

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

- Regarding the Highway 278 project, the Town Council provided Municipal Consent to the state proposed project. Along with their Consent, the Town made several requests that they would like to see included in the project. This is good news. \$190,000,000 is still needed.
- The next Coffee with Peter is on July 25<sup>th</sup>.
- The Town held a Zoom meeting regarding beach renourishment.
- Covenants Committee is looking at the low speed vehicle issue.
- Kids Kamp is booming.
- New windscreens are being installed at Spring Lake Tennis.
- New Committee guidelines are on the HHP website.
- The Transfer Fees are still going like gangbusters, currently \$621,000.
- With regard to a question about whether to refurbish or replace the Plantation House, there are challenges to the planned improvements.
- The POA staff is starting the 2025 budget planning.
- With regard to a question about visitors attending committee meetings, the rumor about making a change to the By-Laws is untrue. This was last looked at in 2005, nothing has changed. Committees can invite people in, then change from open to closed time. Some committees have private matters.
- With regard to a question about why there is a delay in posting minutes, the delay is due to the month later approval.

## **III. Project Update**

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

- Added pinestraw around Plantation House and setup things for the July 4<sup>th</sup> event.
- Added shelving in the closet at Dolphin Head Rec building.
- Replaced rotted boards at SL Pavilion deck.
- Added screws to Hickory Forest/Dolphin Head boardwalks.
- Added pinestraw around SL tennis courts.
- Built and added “Children at Play” signs.
- Replaced some street signs.
- Improved drainage ditch at China Cockle Way.
- Cleaned drainage ditches at Brown Thrasher and Nut Hatch.
- Bush-hogged under power line and ditch-shelf at Nut Hatch/Jarvis outfall.
- Added mulch around various HHP common areas.
- Encroachment trimming is on-going.
- Seeded areas at Prestwick drain replacement.
- Installed new wind screens at SL Tennis Courts, and did minor resurfacing.
- Fence painting is almost complete.
- Guard house painting is scheduled in two weeks.
- Repaired “Big Bopper” heat pump at Spring Lake pool.
- Resurfacing of Skull Creek Drive and Dolphin Head Drive starts this week.

- Mark Shrum noted a problem with Dolphin Head bathroom door, David will adjust.
- Mark also suggested that the “No Dogs Allowed” sign on the event lawn should be bigger.
- Robert Gluszik noted some mower damage at Whooping Crane and High Bluff bridge.
- Nancy Powell asked about cleaning the Stonegate Bridge and slope mowing; the latter will hopefully be completed today.
- Nancy also asked to see the drainage plan for the whole of HHP. David Mills will go over the plan with her at mutual convenience.
- John Gilbert, a resident along the Hickory Forest pond, had asked if anything could be done about the reeds that accumulate in the pond. David Mills noted that the pond belongs to the golf course. However, David has a plan that could be tried at minimal cost and hopefully would catch the reeds at king tides.
- Mike Harris complimented David Mills on all the excellent work that he and his small team accomplish for our community.

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

##### **A. Discuss Drainage at 4 Loggerhead Court.**

- Needs some major work.
- David suggested making a site visit at the August 13 meeting.

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

##### **A. Discuss the Maintenance Strategic Plan and SWOT Analysis**

- A revised version of the previous SWOT document was presented by a team led by Neal Post. Other members of the team were Mark Shrum, Nancy Powell, and Ray Borg.
- The revisions were accepted with a minor wording change (motion by Neal Post, seconded by Ray Borg).

### **Adjournment**

The meeting was adjourned about 10:05 am by consensus. The next meeting will be on Tuesday, August 13, 2024.

**Respectfully submitted,  
Roger Benning**