

**HILTON HEAD PLANTATION
 MAINTENANCE COMMITTEE MEETING MINUTES
 Tuesday, June 11, 2024**

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

Administrative

Chairman Mike Harris called the meeting to order at 8:30 am. He noted that he had expected a couple of guests to attend, but apparently their plans changed. Mike thanked the committee members for marking portions of the leisure paths that potentially need repair. The agenda for this meeting was approved (motion by Ray Borg, seconded by Neil Post). The minutes for the May 14, 2024 meeting were approved (motion by Earle Nirmaier, seconded by Mark Shrum). Mike mentioned that volunteers were needed for the upcoming July 4th Celebration and encouraged members to volunteer.

Operations Update

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

- General maintenance, including mowing and pruning take up most of their time.
- Most of the lagoon banks have been mowed, just two small lagoons remain.
- Added flowers to the front entrance circle to get more height.
- Cleaning up the ponds near the entry.
- Will spray for mosquitos before the July 4th Celebration.

General Managers Report (Peter Kristian).

Regarding the Highway 278 project, there will be a workshop on June 17th,

and a planned Town Council vote on June 18th. Peter thinks the Town Council has the votes to move the project forward, although there are some holdouts. Peter noted that Senator Tom Davis says the clock is ticking, i.e., the funding money from the state could go away if things don't move forward.

HHP has received the permit from DHEC to move sand from near the mouth of Park Creek to where it is needed. This is the culmination of a long, tough battle. Since the Town plans to do beach renourishment next year, the POA might not need to take advantage of the permit until a year after that is done.

The Boat/RV storage area is now full, all spots taken.

The Kids Camp is full.

Need a couple of more life guards for the Spring Lake Pool.

The Country Club of Hilton Head has had a couple of flooding events, the latest being a broken main that flooded their maintenance shed.

Trevor Scott is working on an agreement that would let HH Christian Academy use the Spring Lake tennis courts for their matches and practices late in the afternoon.

Analysis of the triennial survey is nearly complete. One notable change in demographics is that there are a lot more residents who are working from home, which among other things increases the importance of having high speed telecommunications services available. Home prices have doubled in the past few years.

The annual July 4th Celebration is coming up.

Trevor Scott installed some small electronic announcement boards in the SL ProShop.

A new fountain that is being installed in Spring Lake was donated by former POA Board member, Tom Hoppin.

The Town has submitted five parcels of land to the Green Space Committee, on which Peter is a member, for consideration for preservation to alleviate population growth. However, the Town has not offered to contribute any matching funds, which is one of the basic requirements for approval.

Among the five are a Mitchelville parcel and the land on which the ropes course, electric go-carts, and zipline reside.

There have been occasional articles in the Island Packet about possible future plans being pursued by the Whitestone Group for Bay Point, in spite of all of their past plans being rejected by Beaufort County. A number of these assume debarkation from Safe Harbor at Skull Creek. However, neither the HHP POA or Safe Harbor has been approached about any of these plans, and currently Whitestone has only a 20-foot boat at Safe Harbor. There have been some reports of their doing some internal work inside the currently closed Eatery Restaurant, which does not require POA approval. In addition to past plans for Bay Point being rejected, Whitestone's request

to rezone the Eatery area from restaurant to high density condo area was rejected by the Town, with input from HHP.

Project Update

David Mills – Recent and planned activities include:

Assisted the Town on the Prestwick Court drainage repair project.
Graded to fix drainage at Marsh Owl/Sea Otter.
Fixed outfall at the Conservancy and #15 tee on Oyster Reef Golf Course.
Cleaned outfall ditches at Brown Thrasher and Field Sparrow.
Fixed the gate lock at the Spring Lake Pool.
Replaced some bad deck boards at Spring Lake Pavilion.
Replaced rotted 6x6 posts at Spring Lake Tennis.
Trimmed encroachment around various lagoons to provide slope mower access.
Obtained a 40-yard dumpster for shop yard cleanup (part of prep for hurricanes).
Continued watering new plants at Dolphin Head Rec area.
Installed a pedestrian counter at Cypress Conservancy.
Repaired HVAC unit (high limit sensor) at Spring Lake Tennis.
Installed aerators and new donated fountain at Spring Lake. The new fountain is farther away from the shore line to prevent accidental fishing line entanglement.
Applied Top Choice insecticide where needed.
Installed new roof top heat pump at the Spring Lake Pavilion (this services the ballroom).
Fogging for mosquitos is scheduled for this month.
Unfortunately, the new part time employee quit citing retirement plans.

New Business

Discuss the Maintenance Strategic Plan and SWOT Analysis

These documents were sent out with the meeting notice.
Peter noted that these documents are updated every two years for a five-year period.
The first task is to address the SWOT Analysis.
Neil, Mark, Nancy, and Ray will meet and create a strawman update to be reviewed at the July meeting.

Old Business

Discuss the Marking of Damaged Areas on the Leisure Paths with Paint

All members had completed marking the paths in their assigned areas.
David Mills will go over all the paths and make the decisions of which areas will get repaired. Cost is about \$36 per foot, so the budget will limit how

much gets done.

Adjournment

The meeting was adjourned about 10 am (motion by Mark Shrum, seconded by Neil Post). The next meeting will be on Tuesday, July 9, 2024.

**Respectfully submitted,
Roger Benning**