

**HILTON HEAD PLANTATION  
 MAINTENANCE COMMITTEE MEETING MINUTES  
 Wednesday, March 20, 2024**

<b>Present</b>	<b>Absent</b>
Mike Harris	Mark Shrum – with notice
Roger Benning	Edna Wilcher- with notice
Ray Borg	
Robert Gluszik	<b>POA Staff</b>
Earle Nirmaier, alternate	Peter Kristian, POA General Manager
Neal Post	David Mills, Director, POA Maintenance
	<b>Guests</b>

**I. Administrative**

Chairman Mike Harris called the meeting to order at 10:30 am. The minutes for the February 13, 2024 meeting were approved (motion by Neal Post, seconded by Robert Gluszik). The agenda for this meeting was approved (motion by Ray Borg, seconded by Earl Nirmaier). Mike Harris thanked everyone for making themselves available to meet on this alternate date and time. He also noted that John Michnuk, the PC On-site LS & Maint. Mgr., could not attend today’s meeting due to work commitments, and that David Mills, will give John’s report for him.

**II. Operations Update**

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

- Continued cleaning drainage ditches and trimming encroachments.
- Helped clean up the pool area in preparation for the April 1 opening.
- Trimmed bushes at the Dolphin Head Rec Area to improve the view of the water from the picnic tables.
- Did some mowing, mostly of weeds that are growing ahead of the grass.
- Noted that John’s crew is short one person.

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

- Two new lights in the parking areas at Dolphin Head have been added.
- The recommended panels to improve the acoustics in the new Dolphin Head pavilion are being fabricated.
- Two new signs warning of pedestrian traffic have been fabricated and installed on the roadway near Dolphin Head Rec.
- David Mills got a quote to widen the existing 3-foot path towards the

Bluff from Dolphin Head Rec. to 6 feet. This should lessen the pedestrian traffic on the adjacent roadway.

- Pine Island renourishment, using trucked sand, is underway.
- Peter sent a note to SC State Senator Tom Davis asking him to prod DHEC towards approving our requests for future Pine Island maintenance.
- Pool cleaning is underway to meet the April 1<sup>st</sup> opening date.
- HHP POA's annual audit has been approved.
- Quorum for the annual meeting has been achieved in record time.
- The Annual Meeting is at 10 am March 23, 2024 in the Plantation House.
- Hilton Head's mayor and general manager are meeting with appropriate parties to make progress on obtaining land rights needed for widening Hwy 278 to six lanes towards the bridge heading off-island.
- The new hire working the Plantation House to assist in activity management is working out well.
- KIDS Camp sold out rapidly! Unfortunately, this has resulted in a number of complaints from people who did not sign up quickly enough.
- The new electronic bulletin boards installed near entrances to HHP are much easier to see in the daylight.
- Todd Lindstrom is working on getting a system in place to allow on-line sign-ups for classes and activities. A method of allowing payments that does not incur a huge overhead cost has yet to be resolved.
- The annual Easter morning sunrise service is scheduled for 7 am at the Dolphin Head Rec.
- The Covenants Committee is working on a proposal for dealing with slow moving vehicles. This problem arises from Golf cart like vehicles that are capable of being licensed by South Carolina, but represent a traffic hazard on our roadways due to their limited speed.

### III. Project Update

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

- Bo has been filling in doing the cleaning in Sue's absence.
- Did some repairs for tennis courts surfaces, fixed the fountain on Ct. 12, cleaned the bocce court drains.
- Preparing for using paving millings in the Bone Yard.
- Trimming back growth along the wood fence at the Cypress near Birdsong and Outerbridge roads so that the fence can be painted.
- Patched some roads and filled ruts along roadway edges with millings in various places.
- Cut back overgrown viburnum hedges, and removed invasive vines along Seabrook and Crooked Pond.
- Cleaned up Knollwood Circle.
- Mulched at Plantation House entrance, both sides.
- Installed a new projector at the Plantation House.
- Installed acknowledgement plaques on benches, tables, and firepit chairs

at Dolphin Head Rec.

- Repaired the perimeter fence near the power line.
- Repaired the split rail fence at Hickory Forest and High Bluff.
- Trimmed the lagoon edge at Seabrook Landing and hauled off debris.
- Moved mulch to the powerline and spread it with a tractor.
- Repaired Conservancy outfall.
- Trimmed yaupon hollies along the Bluff at Dolphin Head Rec.
- Cleaned up downed trees at Edgewood and along the leisure path near the monopole pine.
- Cut back encroachments at Golden Hinds.
- Replaced rotted deck boards at the Spring Lake Pavilion.
- Replaced some rotted boards at the POA Administrative Building (more to do).
- Completed spreading pine straw at the tennis courts, starting to spread pine straw around the pool area.
- Completed the 1000-hour service on the CAT 420 backhoe.
- Removed the very large stump of the live oak tree that had to be cut in front of the POA Administrative Building. Work was done on a Saturday to minimally impact parking there. (See photo at the end of these minutes showing size of this stump.)
- Repaired a fence that had been hit by a car near the back steps of the Spring Lake Pavilion.
- Repaired the locking mechanism on the front doors of the Spring Lake Pavilion.
- Removed a silt fence at 13 Birdsong and installed a split rail fence.
- Beach renourishment at Pine Island is ongoing.
- Coordinating repairs to the stormwater system that are being done by the Town of Hilton Head.

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

##### **A. Discuss HHPPOA's Involvement at Hickory Forest Outfall**

- Ever since the outfall was changed by Hurricane Mathew a lot of Spartina grass reeds wash into the lagoon, particularly during king tides. A number of residents have asked if there is a way to mitigate this.
- While unsightly, the reeds aren't particularly harmful except that in the long term the extra decaying matter will tend to build up on the bottom and lessen the lagoons capacity.
- David Mills described a way to put up a large farm gate that he has on hand that could be installed with minimal cost and impact that would stop most of the reeds on their way in and they should be washed back out with the outgoing tide. The gate could also be removed with minimal effort. The Committee agreed that trying this was a good idea, and to advising the property owners that this is being done on an experimental basis with no long-term commitment.

##### **B. Discuss Mike Harris' Visit to 14 Big Woods Drive**

- The property owner was concerned because water from the Conservancy was backed up to within 30 to 40 feet from his house, and asked if the POA could lower it.
- David Mills has also inspected the property in the past.
- Although HHP owns the Conservancy, it is a protected area and doing anything on it would require approval from DHEC. In other words, we don't control the water level in the Conservancy.
- The owner will be advised of the above, and that he can seek approval from the ARB to protect his property by modifying his yard at his own expense (e.g., adding fill dirt to heighten the yard or build a berm).

## **V. Old Business**

### **A. No Old Business to Discuss**

## **Adjournment**

Peter Kristian thanked the Committee members for their service and encouraged them to continue to serve. The meeting was adjourned at 11:47 am (motion by Neil Post, seconded by Ray Borg). The next meeting will be on Tuesday, May 14, 2024.

**Respectfully submitted,  
Roger Benning**



**Now that's a stump!! (Note: It is upside down, was the only way David could move it.)**