

**HILTON HEAD PLANTATION
 MAINTENANCE COMMITTEE MEETING MINUTES
 Tuesday, November 19, 2024**

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

I. Administrative

Chairman Mike Harris called the meeting to order at 8:30 am. Mike reminded everyone that the annual Volunteer Party is on December 6th from 4 to 6 pm at the Spring Lake Pavilion. He also noted that there will not be a December committee meeting. The Agenda was approved (motion by Neal Post, seconded by Jacqueline Emery). The Minutes from the Oct. 16, 2024 meeting were approved with corrections (motion by Nancy Powell, seconded by Robert Gluszik). One correction is that IV. D. 1. ii., should say Area 2: Nancy Powell. Also, IV. A. 1., should be 15 Stillwater.

II. Operations Update

A. Jeffrey Birman’s Report – work currently being done or recently completed:

- Jeff is from Beaufort, has been in the landscaping business for five years.
- His goal is to make Hilton Head Plantation look even better.
- Over seeding of annual rye was completed about four weeks ago, and is coming along nicely with the recent rainfall. Weekly mowing has started.
- Still having to mow some other areas, but at about a 10-day interval.
- Has started edging along roadways and leisure paths, blow once per week.
- Cutting back small encroachment limbs along roadways and leisure paths.
- They employ one sweeping truck full time, have a second that is also used. It takes about ten days to sweep all the streets.
- Fall flowers are in, spraying with deer repellent where needed.
- Are working on planting flowers in some planter boxes in the Spring Lake area.
- Are trimming the hedges ahead of Christmas lights being installed.
- Is working on a plan to upgrade the landscaping in Gen. Howard Davis Island.
- Will remove some shrubs at entrances to various communities that are past their attractive life-span, so that they can be replaced. Peter Kristian noted that there is money in this year’s budget to buy some of the replacement plants.

B. General Managers Report (Peter Kristian).

- Coffee with Peter is scheduled for this Thursday at 10 am. Invited speaker is Dr. Frank Rodriguez, the Beaufort County Superintendent of Schools.
- Applications for POA Board is closed, 13 have applied.
- Tennis court reservation times will remain at 2-hours by popular vote. However, Trevor is making changes to how courts are reserved starting in 2025.
- More acoustic panels are on order for the Dolphin Head Rec Building.
- The Recreation Committee is putting together a list of activities that the Plantation House Project should support. This is being submitted to the POA Board. The likely first step is a contract to evaluate modification vs. a new build.
- The POA will be employing a new SW system to support reservations and other functions. The first step is gathering one email contact for each residential property. The system will intentionally evolve slowly on a planned path.
- New post cards using winning photos will be coming out.
- The RV/Boat Storage is bringing in about \$185K in revenue and has eight units left for rent.
- The transfer fees are bringing in about \$620K this year, bring the total available close to \$1M. Home sales are slowing, but are still very good.
- Expenditures for 2024 are projected be about \$150K to \$200K under budget.
- Tennis is faring very well financially, ARB fees are up, and Plantation Living ads are up, too.
- The Volunteer Party is on Friday, Dec. 6.
- Hayrides are scheduled for Saturday, Dec. 14, with rain date Sunday, Dec. 15.
- The Grandview enlisted the Calvary Baptist Church to engage with them to sue the Town of Hilton Head and the developer of the Waterway Gardens. The settlement got several them several concessions, but the results are too complicated to summarize here and are not necessarily for the better long term.

III. Project Update

A. David Mills – Recent and planned activities include:

- Continuing work on repairing and cleaning street signs.
- Stenciling the yield and bicycle signs on the leisure paths.
- Completed the rejuvenation of the drainage ditch at 14 Brown Thresher, except for re-grassing it. In spite of the home owner's previous objections, she is now happy with the result.
- Removing limbs and brush around various lagoons so that the slope mower can access the lagoons.
- Resurfaced some tennis courts as needed after heavy rains.
- Repaired a water leak at the outside table area at Spring Lake Pavilion.
- Re-spackled and painted the wall in the ladies' bathroom at Spring Lake Pavilion.
- Added pine straw in the Spring Lake Recreational area.
- Painted the guard houses, some touch up will be done soon.
- Replacing fluorescent lighting with LED lights at the POA and Spring Lake Pavilion.

- Are double grinding all mulch that is delivered to home owners. Excess mulch that is used under power lines, etc., is just single ground.
- Repaired a sink hole at Dolphin Head Rec near the bluff.
- Removed protruding rocks along the bluff that were tripping hazards.
- Replaced return and diffuser grills at the guard houses that were dirty and rusty. Are cleaning and repainting salvageable ones so they can be reused.
- Repaired a solar light sign at Myrtle Bank.
- Trouble-shooting outdoor power issues at the Plantation House. Did minor touchup painting at the POA and maintenance buildings.
- Installed a memorial bench at Crooked Pond.
- Replaced a toilet at one of the guard houses.
- Greased the lazy river pump to keep it in good order.
- Having to make on-going repairs on the drip irrigation system at Dolphin Head Rec due to squirrels biting the hose lines.

IV. New Business

There was no new business.

V. Old Business

A. Request to Remove Trees

1. **15 Stillwater Lane.** The home owner requested that the POA remove a large water oak that is on the border of POA property and his property. The committee made an on-site inspection, voted unanimously to deny the homeowners request that the POA remove the tree in question, but agreed to let the home owner trim or remove the tree at his own expense. The owner's request to have the POA clear vegetation in the adjacent POA common property was also denied as it provides screening to the neighboring house.
2. **2 Windy Cove Court.** The owner's request to remove a large pine tree within the POA right of way that is damaging his driveway was approved under the standard provision that the removal cost is split 50/50.

B. Repair of Cell Tower Behind 28 Whitetail Deer Lane

1. Crown Castle has the parts on order and has agreed to make repairs when the parts are available.

C. Drainage Work on Coopers Hawk

1. The meeting that was planned for November to meet with the home owners was postponed due to illness, and will be rescheduled in January.

Adjournment

The conference room part of the meeting adjourned at 9:53 am (motion by Neal Post, seconded by Nancy Powell), with the members traveling to make an on-site visit to 15 Stillwater Lane. The next meeting will be on January 14, 2025.

**Respectfully submitted,
Roger Benning**