

PDPOA BOARD OF DIRECTORS
REGULAR MEETING
November 16, 2017
2:00 PM | Conference Rooms A&B

Board Members Present:	Mike Vaughn, Chair Koji Shimada,, Secretary Mark O’Neil Elizabeth Belenchia	Doug Luba Bill Caywood Brian Fahey, Vice Chair Gayle Cleaveland
Board Members Absent:	Bill Watkins	Ben Kinnas, Treasurer
Ex-officio:	Andrew Schumacher Kiley Fusco Jim Griner Matthew Nemes Sydney Wan	<i>CEO</i> <i>Recording Secretary</i> <i>Chief of Security</i> <i>Controller</i> <i>Facilities Manager</i>

Chairman Michael Vaughn called the meeting to order at 2:00 p.m.

Approval of Minutes: Chairman Michael Vaughn called for a motion to approve the October 2017 minutes pending the correction of the November meeting date. Bill Caywood made the motion, it was seconded by Mark O’Neil, and passed unanimously. (8-0-0)

Michael Vaughn then gave the Chairman’s report. He is looking forward to the coming year. Ray Pfeiffer, former Chairman, had dubbed 2016 the “Year of the Build”. 2017 was the “Year of the Lagoon”, and we expect 2018 to be the “Year of Community Engagement and Participation”.

Andrew Schumacher gave the CEO’s Report. The Town of HHI Visioning Project Thinktank is reconvening to review the many engagement session results. Mark O’Neil took a moment to review the topic. The Town’s process is to draft a vision(s) from the first thinktank results along with the feedback from the other engagement sessions and community at large. Invitations for the upcoming thinktank have been published in the paper and online. The upcoming event is expected to produce a redrafting of the vision statement and some preliminary plans/initial strategies. Mark serves on a steering committee not to set vision, but to ensure that the process is transparent, participative, and inclusive.

The PDPOA undertook an employer of choice initiative this past year, and plans to announce the results to our staff this Monday. We recently held a cornhole tournament and low country boil as a staff teambuilding activity. The Town has completed the emergency access and associated landscaping. The PDPOA plans to revisit the area to add additional vegetative screening. The Town has also completed the turning lane project with the installation of the rolled curb. Andrew received information last week regarding a proposed zoning amendment to 71 Shelter Cove Lane. There is a potential buyer for this site who has hired a firm, and has asked for a zoning amendment with the intention of building an assisted living facility. While light commercial allows for this type of facility, the purchaser is looking for an amendment to increase density on the parcel. (The max height and number of units per acre may be increased.) Currently the property is zoned as light commercial, and while not part of the PUD, is part of Shelter Cove Harbour Company. (Current Shelter Cove owners have easement rights across PD to the Atlantic Ocean.) This will go to the Town of HH Planning Commission on December 6. The Town has contacted Andrew to see if the PDPOA would like to comment. This proposal will go through the Planning Commission and two readings in front of Town Council prior to approval. Chairman Michael Vaughn called for a motion.

Doug Luba brought forth the following motion, seconded by Bill Caywood:

“The PDPOA Board of Directors requests that Andrew Schumacher send communication to the Town of Hilton Head Island stating that the PDPOA is supportive of the redevelopment of the 71 Shelter Cove Lane site, with the caveat that there be no easement rights granted across PDPOA property.”

There was a discussion, followed by a vote. The motion passed unanimously. (8-0-0)

Andrew continued with the CEO’s Report. Conde Nast has named Hilton Head the Number 1 Island in the US. They also named Palmetto Dunes the Number 3 Southern Resort. Beaufort County Council has approved a transportation sales tax referendum – a penny tax – to generate monies to fund the repair/replacement of the HHI bridges, the Lady’s Island Bridge, and the installation of pathways throughout the county. Of the four bridge spans to HHI (two on each side) one is reaching its useful life, and the other three spans have a remaining 20-year life expectancy. SCDOT estimates 40M to replace the one span. If this tax is not approved, DOT will fix the one span, and not increase bridge capacity. Total costs to replace all spans are 240M (80M from the transportation sales tax, 120M from State Infrastructure funding, and 40M from DOT). The bridge replacements are currently in the design phase, with planned construction to begin in 2020. The new bridges would be south or north of existing spans. We are expecting more information in 1Q 2018, and we are expecting the Chamber of Commerce to support approval. The Board Orientation was held last week. There is no update on strategic planning today as it was recently reviewed during the orientation. Kiley and Andrew will vet the term goals list from the orientation, and present to the Board for prioritization at the January meeting. We would like to look at a long-term plan to alleviate traffic in the Queen’s Folly corridor, and there may be an opportunity on the Mariners side. We have begun initial research into what would be involved, including discussions with Town staff. We are looking into potentially introducing a sea turtle-themed 5k run in the community in 2018 for 9-10 weeks in the summer. We are hopeful that this event would increase community engagement, could possibly be used to bring awareness to sea turtle conservation, and be a potential fundraising opportunity for a community foundation. The Chamber has taken a leadership role in addressing the Island’s workforce issues by creating a Workforce Coalition. There was a bill proposed in 2016 in the House related to HOAs. One of the elements of the bill was the creation of a state ombudsman to oversee all of the community associations. We are not in support of this part of the bill, and had brought it to Senator Davis’ attention. He had attached his name to it, and it will be revisited in 2018. We are hosting a lowcountry large-scale managers meeting this month, and have invited Senator Davis to speak. Andrew also mentioned the Shelter Cove paver project. There will be no December board meeting. Our next meeting will be in January.

Sydney Wan gave the Facilities Report. The Queen’s Folly outbound bridge reconstruction projects is currently on track to be completed on time. Holiday decorations will be installed the Monday and Tuesday prior to Thanksgiving. The front sign reconditioning has been completed. The new landscaping is also complete. We are looking into lighting replacements shortly. Maintenance is procuring pricing on pathway repairs. Disney is planning to connect fiber from their island to their beach house in Palmetto Dunes, and will mobilize this month on that project. Reynolds Services is working on storm cleanup on Bird Island, and several other areas of the lagoon. Sydney and Jimmy Martinez will be taking a three-day backflow technician certification class.

Jim Griner gave the Security Report.

Matthew Nemes reported on the Association’s finances. He also gave the Finance Committee Report in Ben Kinnas’ absence. He brought forth the following motion from the Finance Committee:

“The PDPOA Finance Committee recommend that the PDPOA Board of Directors approve the 2018 Operating Budget as amended.”

A discussion followed; the motion passed unanimously. (8-0-0)

Joanne gave the ARB Report.

Mark O'Neil gave the Nominating Committee report.

Kiley Fusco gave a 2017 Covenant Compliance Report.

Old Business: None

New Business: None

Chairman Michael Vaughn called for a motion to adjourn the meeting. Brian Fahey made a motion to adjourn that was seconded by Elizabeth Belenchia, and passed unanimously. (8-0-0)

Adjournment: 3:02 p.m.

The meeting was followed by member comments.

Executive Session Adjournment: 4:05 p.m.