

# *The Palmetto Hall* REPORTER



*Spring 2024*





# Palmetto Hall OWNERS' ASSOCIATION

P.O. BOX 23017  
Hilton Head Island, SC 29925

## POA OFFICE

<b>Association Manager</b>	<b>Courtney Struna</b>
<b>Operations Manager</b>	<b>Bruce Massey</b>
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## BOARD OF DIRECTORS

<b>President</b>	<b>John Caverno</b>
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<b>Secretary</b>	<b>Gary Finchum</b>
<b>Members at Large</b>	<b>Tim Gibson</b>
	<b>Sandy Hoover</b>
	<b>Scott Weiss</b>

## POA COMMITTEES

<b>ARB</b>	<b>CHAIRPERSONS</b>
<b>Finance</b>	<b>Marina Tiano</b>
<b>Maintenance &amp; Infrastructure</b>	<b>Warren Shull</b>
<b>Personnel Committee</b>	<b>Frank Carollo</b>
<b>Safety &amp; Security</b>	<b>BOD</b>
	<b>Walt Theiss</b>

## WOMEN'S CLUB

**Debbie Dusenberry**

## HERITAGE GOLF GROUP

<b>General Manager</b>	<b>Rob Ciapanna</b>
<b>Membership Coordinator</b>	<b>Noah Hightower</b>
<b>Head Golf Pro</b>	<b>Parker Mulford</b>

## PH CLUB COMMITTEES

<b>Men's Golf Association</b>	<b>Mike Williamson</b>
<b>Men's Golf League WED</b>	<b>Bobby Allen</b>
<b>Men's Golf League SAT</b>	<b>Joe Wiczorek</b>
<b>Women's Golf Association</b>	<b>Wendy Bowles</b>

**Cover Photo:** **Jerry Griffin**



# Association Manager's REPORT

*by Courtney Struna*

Greetings from Palmetto Hall!

I hope the Spring edition of our newsletter finds you well! We are halfway through the first quarter of the year as I write this article. Each year is much the same as the year before in terms of the cadence here in the POA office. We prepare the meeting calendars starting with the BOD meetings, and work through all the calendars for committees, orient the new BOD and new BOD member positions along with the normal POA monthly office activities.

Three evening BOD meetings, the annual meeting, and a series of BOD cocktail mixers have been planned this year to give the community an opportunity for informal interaction with the BOD and to receive community feedback. We hope that many of you will plan to attend the BOD meetings and BOD cocktail mixers. The BOD calendar is included in this edition of the newsletter. These mixers will be announced in the Friday Flyer as they are scheduled for the rest of the year.

The interesting part of the new year is what projects and efforts the BOD chooses to pursue. On January 5th, the new 2024 BOD met for a planning session. It was at that meeting that they began to coalesce and zero in on what they intended to get accomplished. Consideration is given to areas of opportunity... best use of common areas, community beautification, safety and security upgrades or improvements, investments in infrastructure, financial investments & stewardship, efforts to partner with the golf club operation to improve the experience of our members in common. These are the themes discussed each year. The question is how best to achieve these goals. The new BOD each year is empowered by the election to try to best carry out the wishes of their constituents, but they need your feedback! BOD meeting attendance is welcome.

An important item to agree upon is capital expenditure priorities. Many of our capital expenditure decisions are driven by the Capital Reserve Study. This document helps the POA to keep the long view in mind as the BOD determines what projects to fund annually. The Reserve Study is available on the finance page of the website. Once they meet and the obligations are laid out in the planned contributions, there are limited funds to invest in other areas. The discretionary expenses are the items that the BOD would like community input on. This year, we will be talking about the recreation area at Tucker Ridge, possible improvements to signage, potential additional security fencing, and continued beautification of the common areas.

To that end, the BOD has formed a recreation area ad hoc committee to explore usage of the recreation area in Tucker Ridge. Currently, there is a ballfield and some picnic tables. The committee plans to send out a survey later this year to gauge interest in developing the area and what types of usage are desired by the community. A similar survey will be sent out to owners to gauge interest in updated Palmetto Hall signage.

As we move out of winter and into the better weather, the POA has scheduled three landscape debris collection opportunities. One will have taken place by the time the newsletter is in mailboxes in March but there will be 2 more this year. We hope all will use these landscape debris collections to spruce up and stay ahead of the long growing season!





## Message from the **P R E S I D E N T**

*by John Caverno*

Hello, and happy spring!

During our almost 20 years in Pittsburgh, at this time of year Connie and I would begin to look for signs that Spring was on its way. Maybe it was the fact that some of the front yard was peeking through the snow, or maybe it was each day got one or two minutes longer. Here on the Island and more specifically in Palmetto Hall, it's much easier to discern.... As soon as we see the first Canadian golfer in shorts on a 50-degree morning... we know we are getting close!

2024 is off to a good start for Palmetto Hall and the POA. We welcomed three new board members, Melinda Tunner, Scott Weiss and Tim Gibson. All three have hit the ground running with Melinda taking on the additional role of Treasurer and Liaison to the Finance Committee, Scott doing the same for Safety and Security, and Tim working with both the Nominating Committee and the Heritage Strategic Committee. Thank you again to Miguel Leman and Chris Lane who completed their three-year terms at the end of 2023 and made significant and important contributions to our community.

We recently approved several capital projects – the first is the widening of the resident's entry lane at the front gate. We have heard from many of you that when there are numerous commercial vehicles in the visitor lane, awaiting check in, the congestion can cause a delay in being able to access the resident's lane (typically at the most inopportune time!). This project is scheduled to begin sometime in March and should relieve most if not all this congestion. Next up is the continuation of our curbing work along our roads. This is an ongoing project that we have spaced out over several years and it is intended to add to the strength and aesthetics of our roads. Lastly is a drainage project in the Saxton Lane area that is necessary to move storm water away from homes and into the storm drains.

## *Our Mission*

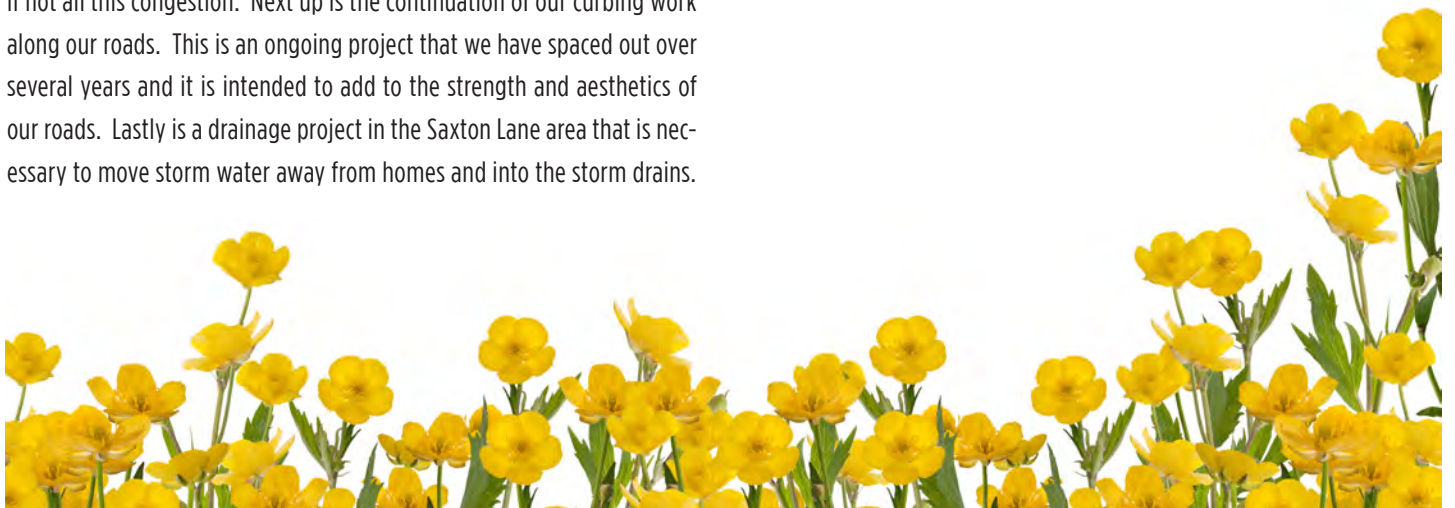
*To continuously improve Palmetto Hall as a premier residential community by enhancing property values for all owners and the quality of life for all residents.*

For those of you who attended the recent BOD mixer at the club, you will likely recall that the 2022 Reserve Advisors Study anticipates that we will need to replace our roads within the next 10 years. The estimated expense for that project is \$3M. Therefore, the Board must continually balance the desire to invest in projects that improve our community with the responsibility of being prepared for this sizeable capital project. The recently approved Capital Reserve Fee generated \$78,000 (\$3,000 for the purchase of a home and \$1,500 for the purchase of a lot) in 2023 and we have budgeted an additional \$90,000 in 2024. This source of revenue is an important component of our capital planning.

We will be seeking community input through spot surveys and meetings to identify areas for additional capital projects that make sense within our financial constraints. One of these potential projects is the updating of our main signage along both Beach City Road and Highway 278 and the other is a plan to repurpose the ball field in Tucker Ridge. Stay tuned for additional information regarding these two potential projects.

And finally, please look for details in the weekly blast regarding our three Community Clean Up days that are planned for 2024.

Enjoy your Spring and get ready to break out those shorts!







# Maintenance & Infrastructure PLANNING

*by Frank Carollo and Bruce Massey*



## **Maintenance and Infrastructure Committee**

Spring cannot come soon enough! We are all wishing for warmer weather, more sunlight, greener grass, and flowers in the garden.

That said, the Maintenance and Infrastructure committee is working on several projects that will kick off soon.

### **Projects:**

The entrance to the security gates at the Guard House is going to be widened by a few feet to allow easier access to the residents only gate. Currently, when vehicles, particularly those pulling trailers, don't stay completely on the left side of the center white line, residents have a difficult time passing by the vehicles. Widening the right side lane should reduce that problem.

The white road edge lines on Fort Howell Drive from the first Sedge Fern intersection to the end of Fort Howell Drive are going to be repainted. In this section of the road the lines are very faded and need to be refreshed.

Missing and damaged reflectors in the center of Fort Howell Drive and on Sedge Fern have recently been replaced. If you see one that is missing or broken, please let the POA office know and we can have it replaced. We have spares for this purpose.

### **Road Maintenance and Drainage**

A matter that the POA is going to increase their focus on this year is road edging, swales along the road and culverts (pipes) under driveways.

As a planned community, Palmetto Hall was developed by Greenwood Development with a Master drainage plan approved by the Town of Hilton Head

Island. This plan includes several hundred storm drain inlets to remove rainwater off the road and from the along the roadsides. The pipes and swales allow it to flow into the lagoons and eventually into the Port Royal Sound. For our system to work properly the culverts under driveways and frontage swales must be maintained to allow the flow of water to reach storm drains. This system, coupled with the natural absorption of water into the ground should keep the community from flooding.

Property owners are responsible for keeping their driveway culverts and frontage swales in good working order. If you have questions about this or need assistance, please call the POA office and we will be happy to come and provide advice.

With regard to road edging, it is extremely important to frequently edge the grass along the road and not let the grass grow up through the asphalt. This will cause the road edge to weaken and eventually break away. Frequent edging with a string line edger (rather than an edger with a blade which will cause damage to the asphalt) and use of herbicides should keep the problem in check. Grass eradicators can be purchased from most big box hardware stores. You can help protect the roads in the community by keeping the road edge along your property frontage clear of grass and weeds.

Spring is around the corner, and it is almost time to focus on homes and landscaping... We hope to see you out in the community over the next several months!



# Safety & Security Committee REPORT

*by Walt Theiss*



I want to pass on some Palmetto Hall Security (PSI) statistics from 2023.

Would anybody have guessed that over 35,000 guest passes (an average of 105/day) were issued last year? I sure wouldn't. A third of those were generated by residents online. I personally have found this to be a very convenient option. I do it from my cell or desktop computer well in advance of my guest's arrival. I suggest you try it if you haven't already done so. Over 12,000 daily commercial passes were purchased/issued in 2023. PHP collected over \$225,000 from passes. This figure has steadily increased over the last three years and is a significant increase from what was collected before 2021.

We've all observed the security patrol cars stationed throughout PHP each day. PHP has about eight miles of roadways. Officers patrol 2-3 times per shift during the day and 3-5 times at night. You'd be surprised at the number of miles put on the patrol vehicles yearly. About 55,000 miles were driven between the two vehicles last year. Having two vehicles has proved to be a wise decision. Switching between the older Jeep and the new Nissan saves mileage on the Jeep and will prolong its usefulness. Having a second vehicle

allows for security response as well as patrol when one of the vehicles is being serviced.

Palmetto Hall Security has experienced employee longevity in a business where there is usually constant turnover. Most officers have been with PSI for 2-4+ years. This has enabled our officers to better know our community and its residents as well as regular guests and contractors. PSI doesn't offer any benefits other than five PTO days a year for full-time employees. We attract and retain employees that already have health insurance and retirement benefits or because they have a spouse with benefits. The average PSI employee age is 55. Seven of the thirteen PSI owners/staff are either retired law enforcement or have prior law enforcement experience.

I also want to thank residents that contributed to the Security Holiday Fund this year. Over \$11,500 was collected and passed out to the staff based on their hours worked in 2023. This represents an increase over last year's collection.



## Treasurer's Report

*by Melinda Turner*

It's that busy time of year in the Finance area when we close out the prior year results and set up the current year reporting. The annual Financial Audit is being finalized, and our tax statements are being prepared so we can put a close to 2023.

*Here are some of the highlights from last year's strong results:*

- Revenues ended at \$1.6 million which was \$127 thousand better than the budget. Major drivers were strong results in Decal Sales, Gate Receipts, and Interest Income.
- Expenses ended at \$1.3 million, which was \$15 thousand better than the budget.
- Net Income was \$323 thousand, which was \$142 thousand better than the budget.
- The new Capital Reserve Fee collected \$78 thousand which was the budgeted amount.
- Total Capital investments of \$73 thousand were made for roads, curbing, signage, fencing, gatehouse generator, and technology.

But in my opinion, the best news from 2023 was strength of our Capital Reserves which ended the year at \$1 million. We exceeded the \$803 thousand

recommended level from the Reserve Study and are about 18 months ahead in our reserve levels. This is a fantastic place to be and is a result of good financial stewardship by the POA staff, board, and finance committee.

So what will 2024 bring? One area that we will be keeping an eye on is our revenues, which have been so strong over the last several years. Although only one month, we did get off to a slower start in Gate Receipts than we have seen in three years, which coupled with the quieter activity of renovations and building may be a signal that this revenue stream may be slowing down.

We will continue to invest in our community. The board has approved a capital plan of \$86 thousand for the year to include widening the lanes at the front entrance, lagoon management safety improvements, drainage improvements, curbing and landscape enhancements.

And lastly, we will continue to be financial stewards of our POA for both the short-term and long-term.



## ARB NEWS

*by Marina Tiano*

It's time to take a look over property sales and construction in Palmetto Hall for the year 2023. This summary will make a comparison of activity in 2022 and 2023. The total home closings in 2023 were 27, and lot sales were 4. In 2022, total home closings were 24, and lot sales were 4. This is a 13% increase. The average home price was \$987,394 in 2023, and \$926,177 in 2022. This is a 7% increase. The average lot price was \$262,625 in 2023, and \$201,000 in 2022. This is a 31% increase.

In the first quarter of 2024, there were 2 home sales and no lot sales. The average price was \$817,500.

There are 523 properties in Palmetto Hall. There are 489 completed

homes which is 93.5% of the total properties in the community. Currently there are 5 homes in construction. There are 29 unimproved lots.

The ARB members are Marina Tiano (chairperson), Chris Coseo, Anne Waters, Charles Fauer, Jerry Timiraos, Tom Crew (ARB consultant), Sandy Hoover (BOD liaison), and Courtney Struna (ARB administrator).

Be sure to review ARB standards and guidelines before starting projects, or call the POA office to be advised of any procedures that must be followed.



# Palmetto Hall WOMEN'S CLUB

~ enriching the lives of our neighbors ~

CONTACT: [phwcreervations@gmail.com](mailto:phwcreervations@gmail.com)

## 2023-2024 EXECUTIVE BOARD

Debbie Dusenberry	President
Berna Gaul	Vice President
Joyce Maguire	Treasurer
Beth Yarnold	Secretary



by Debbie Dusenberry,  
Women's Club President

Happy 2024 everyone. The sun is out today and there was a lovely breeze coming off Port Royal Sound. Before you know it, Spring will be here on our little island oasis. I don't know about you, but I cannot wait.

Knowing that Spring is currently on the way, PHWC has been busy as bees developing a robust calendar that is chalked full of some incredible events such as:

- A candle bar & boutique called "Sea Love" to create your own scented candle or diffuser to be held March 19th.
- A trip to Charleston to see the production of Beautiful on April 25th.
- A neighborhood driveway/block party sometime in April.
- An afternoon lunch with a Master Naturalist to learn more about "of-the-beaten" path destinations near our homes is scheduled for May 10th.
- A spring brunch/end of year event slated for May 18th.
- Save the date for Our annual "Salty Dog" cruise scheduled for September 20th.
- Monthly Ladies Who Lunch and Early Bird & Banter gatherings throughout the year.

Reminders will be posted in the POA Friday Blast.

- Food, Toy & Diaper Drives throughout the year.
- Our Holiday Brunch is scheduled for December 7th.

And . . . we are just getting started. We will surely be adding to this ever-growing list.



PHWC is a great way to meet others and establish some wonderful friendships.

To the left and below are pictures of our Holiday Party and Toy Drive.



Below: Eleven ladies had a fabulous time in Jacksonville in early December to see Miracle on 34th Street, dinner, and tons of shopping.



Above: Did you PHWC has five active book clubs? Book & Beyond, our newest book club, enjoyed shopping for children books that they denoted to Deep Well right before the Holidays.

If you are new to the neighborhood, please check out our website at <https://www.palmettohallhi.com/index.php/womens-club> or call me at 843-415-8803 to discuss how you can get involved in PHWC.





## POA Heritage Committee

by *Tim Gibson*

Dear Palmetto Hall Community Members,

It is hard to believe that Spring is almost upon us. What a great time of year to be on the island and even more so, a resident of Palmetto Hall. We are looking forward to a fantastic 2024 as we continue to strengthen our relationship with the Heritage Golf Group. Both the Cupp and Hills courses continue to be in great shape. Special thanks to Patrick and his staff for their dedication and efforts as they continue to build on the blueprint of making these courses the desired place to play golf on Hilton Head Island. You will see additional changes throughout the year which will enhance the overall golf experience for both members and public play.

The "Clubhouse Renovation" remains a priority for the Heritage Golf Group. Progress continues to be made as they hope to provide additional specifics in the coming months. Rob Ciapanna and his staff have made several positive steps towards their goal of bringing the community back to the clubhouse. There is a 2024 MEMBER CLUB ACTIVITIES AND EVENTS CALENDAR BOOKLET that was created, listing all of the social and golf events already scheduled for this year. [Rob noted that there are more holiday events that are planned that will be announced throughout the year.] Please make it a point to grab one of these on your next visit to the clubhouse or reach out directly to Noah Hightower. We have already experienced some great fun at the recent Trivia and Karaoke Nights that were enjoyed by all. The common theme was friends and neighbors getting together for good times, food and entertainment. Look forward to more of these events in the coming weeks and months.

Special thanks to the Food and Beverage team as they continue to provide an enjoyable experience no matter the event. Baird's Pub has recently extended hours of operation to include Wednesday Burger Night.

They continue to host Friday Night Happy Hour and upcoming specialty events including a Wine Dinner, Cookout & more. They also host Palmetto Hall Tuesday Troupe on the last Tuesday of each month which is a great way to connect with friends and new community members.

Get set to roll in the beautiful weather as the pool is scheduled to reopen on March 29th, just in time for Easter celebrations. The pool area will have a new refreshed look as new pool furniture has been ordered. In addition, upgraded lighting has recently been completed on the Tennis & Pickleball courts.

We are excited for 2024 and the growth and development that all residents should plan to see. Remember to stay connected. If you are not receiving the Palmetto Hall Golf & Country Club Eblast each Tuesday, please email [nhightower@heritagegolfgroup.com](mailto:nhightower@heritagegolfgroup.com) to get on the list.

Thank you, Palmetto Hall Community,  
and have a fantastic 2024.



# 2024 BOD CALENDAR

DATE	MEETING	TIME AND LOCATION
March 20, 2024	Monthly Meeting	6:00 PM Club Banquet Room
April 26, 2024	Monthly Meeting	8:00 AM Club Banquet Room
May 24, 2024	Monthly Meeting	8:00 AM Club Banquet Room
June 20, 2024	Monthly Meeting	6:00 PM Club Banquet Room
July 19, 2024	Monthly Meeting	8:00 AM Club Banquet Room *
August 16, 2024	Monthly Meeting	8:00 AM Club Banquet Room *
September 18, 2024	Monthly Meeting	6:00 PM Club Banquet Room
October 18, 2024	Monthly Meeting	8:00 AM Club Banquet Room *
October 25, 2024	Community Event - Fall Festival	Clubhouse Time TBD
November 15, 2024	Monthly Meeting	8:00 AM POA Office ( Reilley's) *
December 5, 2024	Annual Meeting	7:15 Club Banquet Room
December 13, 2024	Monthly Meeting	8:00 AM Club Banquet Room *
December 13, 2024	2025 Organizational Meeting	10:00 AM Club Banquet Room *

\* Meet at Club if available



*Last month, Bob and Susan Moore provided photo shoot sessions for the BOD members, Committee Chairs and POA Staff for our upcoming new website. Bob created this fun little collage that he called "The Dream Team".*



**Thank You!**

*...to Bob and Susan,  
for sharing your time and talent  
for Palmetto Hall!*



## VOLUNTEERS OF THE YEAR



Joe and Jodi Wieczorek were awarded the Palmetto Hall Volunteer of the Year Award at the Annual Meeting in December to honor their many years of work leading the teams who decorate the street signs in Palmetto Hall for the holidays.

They work in advance self-sufficiently and with no fanfare to get your volunteers lined up and to make Palmetto Hall beautiful for the holidays.  
**Congratulations on a job well done!**

## WELCOME NEW NEIGHBORS & PROPERTY OWNERS!

373 Fort Howell	Todd & Susan Schlegel	2 Hatteras Ct	Scott & Laura Thompson
302 Fort Howell	Brian & Stephanie Cauller	4 Cherry Hill	Dalan & Jennifer Garcia
203 Fort Howell	Timothy & Michelle May	214 Fort Howell	Kenneth Dean & Kathleen Whitney
3 Timber Marsh	Chad & Tara Surprenant	313 Fort Howell	Stephen Arnold & Holly Sears

### Palmetto Hall POA Contact Information

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### Heritage Golf Group Contact Information

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Rob Ciapanna	General Manager	<a href="mailto:rciapanna@heritagegolfgroup.com">rciapanna@heritagegolfgroup.com</a>
Noah Hightower	Membership Coordinator	<a href="mailto:nhightower@heritagegolfgroup.com">nhightower@heritagegolfgroup.com</a>
Parker Mulford	Head Golf Pro	<a href="mailto:pmulford@heritagegolfgroup.com">pmulford@heritagegolfgroup.com</a>



## IN MEMORIAM



- John Bulmer ~ 12/18/23
- Carolyn Kubitz ~ 11/22/23
- Tom Cumming ~ 10/17/23
- Ed Tankins ~ 1/19/24
- Tommy Thompson ~ 11/7/23

# MOSQUITOES



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@maryscott9481







# Committed to Our Community

Dr. Matt and his family have lived in Palmetto Hall since 2006 and on Hilton Head for 24 years. In 2000, he founded ROC Dental Group to provide the Lowcountry with the most advanced dental care in the country and support local nonprofits that promote wellness in our community. It would be our privilege to welcome you in and help you achieve your best oral and overall health.

**Pictured above:** Dr. Matthew Mastorocco, University of Pittsburgh School of Dental Medicine, Dr. Robyn May, University of Louisville Dental School, Dr. Annette Callejo, The Ohio State College of Dentistry, Dr. Jordan Haire, University of Louisville Dental School



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## CONSIDERING A “RIGHT SIZE” MOVE?

While Palmetto Hall experiences slightly more inventory, home prices continue to rise. I have helped many clients find the “right size.” Allow me to advise on your next move!

## LET'S WORK TOGETHER!

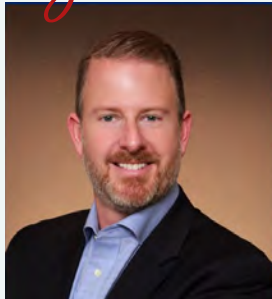
18 Year Palmetto Hall Owner and Resident  
20+ Years in Real Estate



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