The Palmetto Hall REPORTER





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

POA OFFICE

Association Manager Courtney Struna **Operations Manager Bruce Massey** Staff Jennifer Kelly Gwen Perrine Office 843.682.4182 **Email** phpoa@palmettohallhhi.com Website www.palmettohallhhi.com

BOARD OF DIRECTORS

President **Vice President Treasurer** Secretary Members at Large

POA COMMITTEES

Scott Slawson Melinda Tunner Sandy Hoover **Scott Weiss** Marina Tiano Fred Goulet

Tim Gibson

CHAIRPERSONS

ARB Keith McCormack **Finance Bob Totte** Maintenance/Infrastructure Frank Carollo **Personnel Committee** BOD Safety & Security **Walt Theiss**

WOMEN'S CLUB

Berna Gaul

HERITAGE GOLF GROUP

Rob Ciapanna **General Manager Membership Coordinator** Noah Hightower **Head Golf Pro** Parker Mulford

PH CLUB COMMITTEES

Men's Golf Association Rick Criss Men's Golf League WED Bobby Allen Men's Golf League SAT Joe Wieczorek Women's Golf Association Michele Foote



Association Manager's

by Courtney Struna

As I draft my article for our Fall newsletter, the last days of summer are winding down. Activity picks up from now until the end of the year. We are preparing the 2026 budget, planning the Fall Festival, and working on the Annual Meeting package for a delivery date of the end of October.

I would like to thank our BOD members who have served during the 2022-2025 BOD term. Sandy Hoover and Scott Slawson will be ending their BOD terms in December. Sandy served as the ARB Liaison for the majority of her time on the BOD. She recently took over responsibility for Communications as the BOD liaison, as well as the added responsibility of ARB Liaison again, along with Marina Tiano. Sandy and her husband Randy keep a busy pace entertaining friends and traveling, so no longer juggling the BOD and ARB responsibilities might be a relief for Randy, but Sandy says she will miss her BOD position. See Sandy's comments about her time serving on the BOD.

"I really enjoyed my time serving on the PH board. I have learned so much about our community and how it operates. I now have a much better understanding of the purpose of the board and our responsibility to maintain and improve the safety, beauty, and infrastructure of Palmetto Hall to ensure that future residents will enjoy the community we call home, too. I have learned about road maintenance, lagoons and weirs, and the reasoning behind the covenants, bylaws, and standards. And it has been a pleasure to get to know my fellow board members and especially our wonderful POA staff who work so hard every day to keep Palmetto Hall the great place we know. We need committed residents to maintain our community, and I would encourage any resident to seriously consider serving in this capacity if approached by our Nominating Committee in the future."

- Sandy Hoover

Scott Slawson has served on the BOD for two terms, separated by 11 years. Scott was the BOD President in 2011 and served two years in a row as BOD Vice President in 2023 and 2024. Scott and his wife Pam also enjoy traveling and

following the Clemson Tigers. Scott stays very busy juggling a work schedule. family, golf and one of his favorite hobbies, yard work. See Scott's comments about serving on the BOD.

"When our family moved to Palmetto Hall over 21 years ago we could not have chosen a better place to raise a family and call 'home'. Palmetto Hall is a unique community with an Association staff charged with daily management, volunteers responsible for assuring this management is cohesive with our interests and many others taking care of our extra needs, and a third party (i.e., Heritage Golf Group) involved to deliver top notch amenities for us. We have great Association staff and Heritage is by far the best we've had to date investing large sums to improve our ownership experience. However, it truly is the volunteers giving their time and talent which sets us apart. I'm so happy that I agreed to step up and serve twice now as a Board member and hope others will also raise their hand in the future. Yes, it's a time commitment and I could say has resulted in a spike in my golf handicap...but time does fly when you're having fun!"

- Scott Slawson

Truly, our POA is successful because of our volunteers. The committee structure set up within the Palmetto Hall POA provides a valuable feedback loop for the BOD and the POA. I would like to personally invite you to attend BOD meetings, review the BOD minutes, and read the Annual Meeting material that will be mailed at the end of this month. Now that the clubhouse reopening is imminent, the BOD meetings will move back to the club. Can you spare some time to attend, plug in and perhaps you will consider becoming active within the POA?

Finally, we have our annual Fall Festival planned for later this month. Come and join your neighbors for the fun! This is a POA sponsored event that is fun for all to gather and see old friends and make new ones as well.

I hope to see you there!



Message from the PREŠIDENT

by Tim Gibson

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.

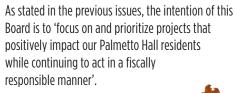
It wasn't that long ago that I was saving Happy Summer to Palmetto Hall, now we get to welcome the Fall weather and the cooler temperatures. I hope that everyone had a great summer, and like me, are excited for football... I mean Fall!!

I will continue to state that the Mission of the BOD is 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.' Melinda's report will reflect revenues remaining strong, aided by new construction and various resident projects. We were excited to host a June community gathering at the newly completed walking trail at Palmetto Hall Park. Stay tuned for future upgrades in early 2026. We have completed curbing projects to various locations to improve the roads. The Greenery continues to receive strong reviews from our community on the overall job they are doing to enhance the overall landscaping in the neighborhood.

The community is truly excited to see the completion of the Clubhouse remodel. The excitement continues to build as Rob and his team have released several sneak peaks at the progress. The Heritage Golf Group continues to show support of Palmetto Hall with the attention to detail in this project. I stated earlier this year that Rob Ciapanna and the Heritage Executive Team started with a vision for this project that will soon be a reality for Palmetto Hall that will allow its residents to enjoy for years to come. We are also excited for our Fall Festival to be held at the Club in October.

At this time, we still find ourselves in the midst of Hurricane Season and understand the impact that Mother Nature can have

on our community and Island. The Board was excited to work with the Town of Hilton Head as they recently completed installation of numerous Water Level Monitoring Devices at no cost. This will assist the Town of Hilton Head in addressing drainage system deficiencies within Palmetto Hall. Over the summer we saw firsthand the impact of several large rain producing storms that strained our lagoon systems. We are diligently working with available resources to ensure our lagoons continue to operate in the most efficient manner. Special thanks to Bruce and Courtney for managing and coordinating this critical component of our community with Heritage and the town of Hilton Head.





Palmetto Hall POA **Contact Information**

11 Palmetto Pkwy, Ste. 201, Hilton Head Island, SC 29926 P.O. Box 23017, Hilton Head Island, SC 29925

OFFICE

843-682-4182

phpoa@palmettohallhhi.com

SECURITY

Gatehouse 843-342-6482

guardgate@palmettohallhhi.com

Patrol 843-247-7542

Palmetto Hall POA **Staff Information**

ASSOCIATION MANAGER

Courtney Struna

manager@palmettohallhhi.com

OPERATIONS MANAGER

Bruce Massey

operations@palmettohallhhi.com

FRONT DESK

Jennifer Kelly

phpoa@palmettohallhhi.com

BOOKKEEPER

Gwen Perrine

bookkeeper@palmettohallhhi.com

COMMUNICATIONS

Gwen Perrine

communications@palmettohallhhi.com

Heritage Golf Group Contact Information

Main Number: 843-342-2582

General Manager

Rob Ciappana

rciapanna@heritagegolfgroup.com Membership Coordinator Noah Hightower nhightower@heritagegolfgroup.com





Treasurer's Report

by Melinda Tunner

As we roll into Fall the Finance Committee continues to monitor our financial results while also preparing the budget for 2026.

Our revenue results continue to run over budget, which is a reflection of the activity within the community. Revenues are \$96,000 over our budget YTD, primarily from Decal Sales, Gate Receipts and ARB Forfeitures. We expect that trend to continue during the remainder of the year.

Expenses however are over budget by \$5,000 and will need to be an area of focus. The community has experienced more repairs to gates, fences, signage, irrigation and ground improvements. Security and Association Management expenses are currently over budget, some due to the seasonality of supply expenses and employee-related expenses. As always, the POA staff will keep a sharp eye on these categories as we close out the year.

From a Net Income perspective we are doing better than our budget by \$91,000 due to the strong Revenue results.

We have collected \$36,000 in capital reserve fees. We anticipate that we will not make our \$75,000 budget as the real estate market has slowed down. We have several homes on the market, and no anticipated closings by year-end.

Capital expenditures total \$127,000 and include \$65,000 on the new Palmetto Hall Park, \$35,000 on roads and paving, \$19,000 on drainage, \$6,000 on gates, and \$2.000 on signage.

The POA is busy working on the budget for 2026, which will be presented to the Board for approval at the October meeting. One area I wanted to bring to your attention is the updating of the Capital Reserve Fee. The language in our covenants require an update to the amount charged for the CRF as follows. "The amount of the CRF shall be adjusted every three years beginning January 1, 2026 to reflect .3% of the median sales price of all existing home sold in PH for the first nine months of the year, rounded to the nearest one-hundred-dollar increment." The Finance Committee has reviewed the calculation which will increase from the current level of \$3,000 to \$3,400. There were 11 home sales ranging from \$920,000 - \$1,875,000 and the median is \$1,120,000. Multiplying \$1,120,000 results in \$3,360, and rounding to the nearest \$100 brings the amount to \$3,400. This increase in CRF is a direct reflection of the increase in value of homes being sold in the community. This calculation can result in an increase or decrease when calculated every three years.

The covenants can be accessed through the POA website if you have any questions regarding the language.



ARB NEWS by Keith McCormack

Are you thinking about taking on a project that involves the exterior of your home? If so, please review the ARB standards and guidelines before starting the project and call the POA office for clarification of the standards and the proper procedures required prior to submission. I know you have heard this many times, but it has its importance. When it comes to community living, maintaining harmony between individual preferences and collective standards is key. They preserve our neighborhood appeal, property value, and overall quality of life. For homeowners and our overall community, reviewing the ARB standards is not just a procedural task—it's an essential responsibility. Once the standards are reviewed, the POA office always stands ready to answer any questions to help provide clarity of the standards and ensure proper procedures are followed prior to submission.

The team in the POA office works tirelessly to collaborate with homeowners taking on outdoor projects and preparing the ARB committee to review projects. Their efforts ensure the aesthetics of our community appeal to others, community standards are enforced throughout and property values are protected. As someone who gets a glimpse of the hard work done behind the scenes, I'm impressed by the knowledge and enthusiasm of the team at the POA office.

I'm also equally impressed by homeowners who have done due diligence by reading the standards and collaborating with the POA office. By doing so, homeowners usually submit clear, detailed, and well thought out plans of projects and ensure their projects sustain the character, value and functionality of our community. Their submissions most likely result in a quick approval by the ARB on the 1st and 3rd Monday of the month.

We live in a beautiful community and it continues to be sought out by others who want to enjoy its beauty. People will continue to seek out our community, if we as a community uphold the standards and collaborate on approval procedures. Our community has 496 homes and 21 empty lots. We have 6 homes under construction and most of them will be completed by Q1 of 2026. We also have 7 pools under construction and several more within the process of complying with standards and collaborating with the POA. In 2025, eleven homes were sold for a median price of \$1,120,000 and one lot sold for \$299,000.

The ARB committee meets on the 1st and 3rd Monday of each month to review and make decisions on projects submitted. Again, if you are thinking about taking on a project, please read the ARB standards and collaborate with the POA office. It makes the project approval process easy for everyone involved and keeps our community one of the best on Hilton Head Island.



Maintenance & Infrastructure PLANNING

by Frank Carollo and Bruce Massey



This summer the focus has been on road maintenance and paving the nature trail at the Community Park. This fall we will trim up tree canopies over the roadways and remove dead branches. We intend to keep branches approximately 17 to 18 feet above the road. This allows for clear passage of emergency vehicles such as fire trucks and other large vehicles such as moving vans.

The next community clean-up is planned for November 10th. This will be the third community clean up this year. We encourage all Palmetto Hall residents

to plan to participate after the long growing season here. The POA performs covenants ridearounds and evaluates conditions of homes in the community. Overgrown shrubbery that has become too tall or wide can detract from your property's appeal. Please walk around your yard and make note of areas that have become overgrown. Please plan to trim and tidy up your property. Take advantage of the last debris cleanup of the year!



Heritage/POA Strategic Committee

by Scott Weiss



As summer moves to fall, we look forward to some of the most spectacular weather our island has to offer. Whether you are sinking putts in the morning mist or enjoying a sunset view, know that you are part of a vibrant, welcoming and inspiring community.

We are approaching the season with some great golf. Patrick and his team have laid the foundation to ensure we have two great courses for all to enjoy and be proud of. This summer certainly threw some curve balls with shifting weather patterns. From stretches of hot, humid conditions to weeks of droughts and then to additional weeks of unrelenting rain, perseverance and diligence have begun to pay off. As you look around, you'll have the opportunity to notice the recent installations of fresh sod and pine straw. The greens and fairways have been punched and will be scheduled for overseeding this coming October. We encourage you to take advantage of our upcoming events and tournaments, which will not only showcase the talents of our members but foster camaraderie within our community. Whether you are a seasoned golfer of just starting out, there is something for everyone to enjoy, from friendly competitions to social gatherings.

Additionally, the clubhouse and cart barns have been reroofed. The parking lots have been completely resurfaced, and parking lines have been restriped. Power washing of the buildings have also been completed.

Although as of this writing we have missed the anticipated target date of our club house renovation, our rebranded "Terrapins" restaurant should be up and running within a few weeks. Thank you for your patience as we work through the process of finalizing its completion. If you have been following the renovation, you will know that we are close with the finishing touches. Extended hours of operation, refreshed menus, along with additional support staff, will all add to an enjoyable dining experience and a club that we can be proud of.

In closing, we want to thank each and every one of you for your continued support and enthusiasm. Together, we are building a vibrant community where everyone can thrive. We look forward to seeing you out on the courses and in the clubhouse as we celebrate this wonderful season together.

WELCOME NEW NEIGHBORS & PROPERTY OWNERS!

241 Fort Howell Drive Mark & Chrissy McGowan
 17 Ellis Court Brandy Patterson & Warren Howard
 20 Wildbird Lane Beth Miller & William "Ed" Turton
 29 Clyde Lane Robert DiVita & Ellyn Levin

41 Sedge Fern Drive Richard & Mary Mannix
 43 Tucker Ridge Court Andrew & Cassandra Holland
 206 Fort Howell Drive Peter & Arianna Ballard
 18 Cherry Hill Lane Stephanie & John Coward

Safety & Security Report

by Walt Theiss



As noted previously, we have a new gate arm at the resident's lane. We're probably going to have to replace the visitor's gate arm as well next year. The cost will be part of the 2026 budget. A magnetic controller is what we have in the resident lane and the exit lane. It is more reliable and requires less maintenance. It's obvious but please make sure the gate is up before entering. On occasion, people anticipate the gate rising. If their timing is off, they can hit the gate and cause damage. If the gate is hit, a gate arm inspection is required and any repair costs will be charged back to the resident.

The messages on the speed signs are changed periodically. You may have looked forward to a smiley face or a thank you message in the past. Currently you'll notice a thumbs up or thumbs down sign. There are a handful of preprogrammed messages from which we choose.

We are planning to implement a Lock Box Program for PHP residents. The purpose of the program is to assist security in responding to medical emergencies. Security is typically the first on the scene in a medical call and is equipped with lifesaving technology. If the resident is unable to open the door and is alone during an emergency, medical care could be delayed until EMS arrives and enters a home with force. Residents who are interested in this program would purchase a lock box with a passcode which will be selected by the POA, and a POA contractor would install the lock box inside the service yard at the residence. The resident would place a key to the home inside the lock box to allow access in the event of a medical emergency or other legitimate emergency which will be defined and agreed upon by security operator and the POA. This is strictly a voluntary program. The Safely and Security Committee voted unanimously to support this program.

It's hard to believe we're into the last quarter of the year. The holidays will be here before you know it and we will ask residents to consider contributing to the Security Holiday Fund. The amount collected will be distributed to the officers based on the hours they worked this year. More information will be provided as we get closer to the end of the year.





Palmetto Hall WOMEN'S CLUB

~ enriching the lives of our neighbors ~ **CONTACT:** phwcreservations@gmail.com

Welcome Back, Ladies of Palmetto Hall!

We hope you've all had a fantastic summer! For those who escaped the Hilton Head heat with travel adventures—welcome home!

The Palmetto Hall Women's Club has been buzzing with activity all summer long. We've been growing our membership and planning an exciting lineup of events for the upcoming fiscal year. One of our recent



by Berna Gaul

highlights was the Hawaii Fluid Art class, where several members got creative, the photos below capture the fun!







We kicked off the 2025-2026 year with a record-high summer membership and a joyful "Celebrate Summer" Picnic. It was a beautiful afternoon of reconnecting with old friends, meeting new neighbors, and honoring the incredible women who make our club so special. We are thrilled to welcome 14 new members so far this year!

PHWC is more than just a club—it's a vibrant community of women who love to connect, support one another, and have fun. With six different book clubs, there's truly something for every schedule and interest. We host Early Bird and Banter Dinners, Ladies Who Lunch outings, and group trips to Charleston, Jacksonville, and even NYC!

Looking ahead, we've got a fabulous calendar of events, including:

- A guided tour of the Savannah College of ArT and Design
- Our Mix & Mingle Neighbors Dinner
- An Olive Oil Thanksgiving Cooking class
- A Night Out at the Comedy Club
- A Charcuterie Workshop
- Our beloved Annual Holiday Luncheon ...and that's just the beginning!

2025-2026 EXECUTIVE BOARD

President Vice President Secretary Treasurer Past President Berna Gaul Jen Gibson Shirley Schneider Sharon Weiss Debbie Dusenberry



Giving back is at the heart of what we do. Our outreach efforts include:

- Annual Deep Well Thanksgiving Drive
- Annual Deep Well Toy Drive
- Annual Sandalwood Diaper Drive

New efforts this year:

- Deep Well School Supply Drive
- Operation Turbo Drive

We roll up our sleeves for volunteer projects like Pedal HH, and we let our hair down for fun events like our 7th Annual Salty Dog Sunset Cruise!

For all the dates and details of our fabulous programs, be sure to visit the "Happenings Calendar" on the Palmetto Hall POA website. Once the invitations flyers are sent to the members, you will be able to click on each event listed on the calendar to view all the details – flyers included!

Please check your email inbox for our weekly update, published and sent every Wednesday

Wondering where your \$25 dues go? The majority supports local charitable donations—proof that a small contribution from many can make a meaningful impact. Last year, we proudly supported Sandalwood Food Pantry and Pockets Full of Sunshine.

So, if you're looking to build friendships, uplift others, and make a difference in our community, we would love to have you join us. It's never too late, and we are saving a space just for you!

Best,

Berna Gaul President, PHWC

If you are new to the neighborhood, please check out our website at https://www.palmettohallhhi.com/index.php/womens-club or call me at 630-738-0747 to discuss how you can get involved in PHWC.

2025 BOARD OF DIRECTORS CANDIDATES



BILL BALLARD

My wife, Lynne, and I retired to Hilton Head Island in 2020 after having spent our working life in higher education in beautiful (dark, cold!) northern Vermont. We are blessed with two children, a puppy, grandchildren and grand dogs, who are all located nearby. I am seeking election to the Board because I've always been in community service in some way and I would value the opportunity to use my skills to

enhance the quality of life and continuity of the Palmetto Hall community.

For the last two years, I have been a member of our Safety and Security Committee. I have a master's in business administration and am an internationally certified Emergency Manager as well as a certified Business Continuity Planner. I have experience on other boards and have the versatility to serve in whatever roles are helpful to the Board.

Here's a quick snapshot of my professional experience that can be applied to Palmetto Hall. For nearly 50 years I served in managerial and executive positions at the University of Vermont including as the Associate VP for Admin

& Finance. That role functioned much like a City Manager with responsibilities for administrative support, facilities management, public safety, risk management, emergency management and auxiliary service operations for a campus population of 15,000. My favorite volunteer role was serving as a mentor and advisor to the all student-run UVM Rescue Squad (advance life-support ambulance) serving the campus and adjacent communities.

Perhaps the greatest support I can provide to my neighbors in the Palmetto Hall community is to help us better understand how to prepare for and manage the unexpected to safeguard our resources. Those who know me will tell you that I have a quiet and productive style, operate ethically and respectfully, openly listen to different perspectives, and prefer working collaboratively with others. I have worked with great people and together we have addressed some perplexing issues. I will always contribute to decisions that reflect the best interests of our entire community, not just a few voices.

I hope that you consider my candidacy!



JEFF HILL

Like many of you our family has frequented Hilton Head on our family vacations for many years, and from the beginning we knew this is where we wanted to be when retirement rolled around. That time has arrived and we couldn't be happier to be part of the Palmetto Hall community. My wife Tracey and I searched high and low on the island for years to find the right spot, and knew we wanted to be part of

a community that was family oriented, and one that had young families as well as retirees. Palmetto Hall checked all the boxes, and we are thrilled to be here. We both hope to give back to the community that has already given so much to us in the short time that we have been here. We moved into our new house in March, and hope to be here for many years to come.

Our retirement journey began in September 2024 when I retired from FOX5 Atlanta after a 27 year run as a Meteorologist for the station. I graduated from Penn State University with a degree in Meteorology and worked for 37 years in the television industry with a first stop in Sioux City, Iowa.

From there I went to Richmond, Va where I met my wife Tracey, and then went on to work in Pittsburgh, Pa, Raleigh/Durham, NC and then finally Atlanta, Ga. I was involved in many volunteer roles during my days of tv that included Toys for Tots, Project Bundle Up as well as speaking to schools and just about any organization that asked. Serving those communities was an honor, and I hope to continue serving by being a board member of Palmetto Hall. I believe my strong communication skills along with a deep understanding of environmental factors would be a positive for our community.

As for the rest of our family we have two daughters who grew up coming to the island to play tennis among other things. They both played in college and now live in the northeast. Our oldest Katie lives in NYC and works at Memorial Sloan Kettering Hospital doing pediatric cancer research, and our youngest Madeline is a doctor of PT at Rehab2Perform, and lives in Maryland with her fiancé Peter. They plan to get married on the island next May.

2025 BOD CALENDAR

Friday, October 24, 2025 Fall Festival Clubhouse 5:00 pm Friday, November 14, 2025 **Monthly Meeting** Clubhouse 8:00 am Thursday, December 4, 2025 **Annual Meeting** Clubhouse 6:00 pm Friday, December 12, 2025 **Monthly Meeting** 8:00 am Clubhouse

2025 BOARD OF DIRECTORS CANDIDATES



SUSAN SNOW

My name is Susan Snow, and I am honored to express my interest in serving as a member of the Palmetto Hall Board.

I am originally from California, where I spent the majority of my career leading companies in the Government Contracting sector. My husband, John Nell, and I made Hilton Head our home in March 2021, though John's connection to the island goes back decades,

as he and his family frequently escaped Wisconsin winters here during his childhood. After vacationing together on Hilton Head during COVID, we quickly discovered what makes Palmetto Hall so special. The gracious and welcoming ambiance, the manageable size of the community, and the commitment of neighbors who truly care about this place made it clear—almost instantly—that this was where we wanted to build our lives. It is a decision we continue to celebrate every day.

Throughout my career, I have served on numerous Boards across public corporations, private enterprises, and not-for-profit organizations.

My expertise in finance and transactions has often led me to serve as Audit or Governance Chair, ensuring strong financial stewardship, ethical governance, and effective board operations. I believe board service requires three essential qualities: presence, preparation, and openness to both offering and receiving ideas.

Beyond my professional career, I have always been passionate about community involvement. I have contributed time and leadership to philanthropic community foundations, national performing arts organizations, and chambers of commerce. Now that John and I have completed our careers as executives, I am eager to devote my time, energy, and enthusiasm to serving the Palmetto Hall community.

It would be a privilege to bring my experience, skills, and commitment to the Board in support of maintaining and enhancing the character and vitality of our neighborhood. I deeply value the uniqueness of Palmetto Hall and would be honored to contribute to its continued success.

Thank you for your consideration.

ANNUAL MEETING

Please remember to vote!



Thursday, December 4th, 2025 at 6:00 p.m. at The Palmetto Hall Clubhouse

Please send in your proxy prior to the meeting.
The BOD and POA need a quorum before the meeting in order to conduct the annual meeting.

Have you ever wondered who decorates Palmetto Hall for the holidays? We have a group of dedicated volunteers who decorate the community the week following Thanksgiving. Bruce and Courtney coordinate the volunteers. Some of our dedicated volunteers have decided that they need to retire from their volunteer duties mostly to avoid climbing ladders. If you can spare a few hours after Thanksgiving weekend, we could use some new volunteers to join us!



COMMUNITY APPRECIATION FALL FESTIVAL

SPONSORED BY THE POA

FUN FOR THE FAMILY FRIDAY, OCTOBER 24 | 5:00PM-9:00PM

BOUNCY HOUSE AND LIVE MUSIC

MENU

Kids Table

Chicken Tenders, Mac & Cheese, Hot dogs

Buffet

Gulf Coast Oyster Table

Saltines, Lemons, Cocktail Sauce, Tabasco, Horseradish

Cornbread & Dinner Rolls

Tossed Salad

Romaine Bowl, Cherry Tomato, Red Onion, Cucumber, Ranch Dressing, Balsamic Dressing

Pulled Pork

BBQ Sauce, Spicy Pickle Chips, Slider Buns

Fried Chicken

8 Cut Fried Chicken

Mac & Cheese

Baked Beans

Brownies & Assorted Cookies



IN MEMORIAM



Dan Osbeck ~ 6/20/25

Because the World Is Not Perfect... ...rodents invade your home.

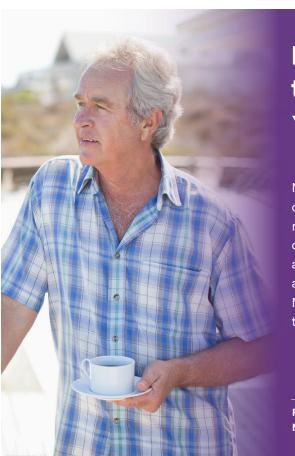


Until the world is perfect, we have to live with imperfections. But when you call us, you don't have to live with rodents.



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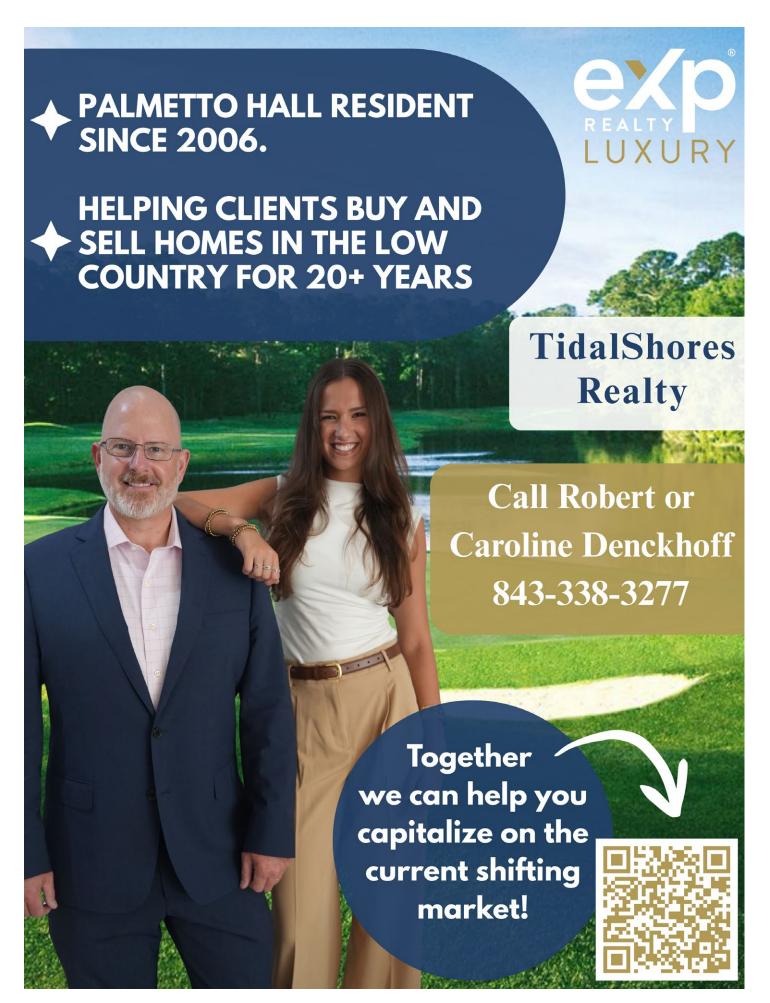


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