

## 2025 Windmill Harbour Association & Committee Accomplishments

### **LANDSCAPING COMMITTEE**

**POA Board Liaison:** Janet Davis Brooks    **Chair:** Janet Davis Brooks

**Volunteers:** David Crowell, Janet Drozdowski, Susan Geller, Shannon Jordan, and Kitty Sperry

- Eleven planting enhancement projects were completed. These were focused on installation of low maintenance shrubs, flowers, and grasses, designed to withstand intense heat and humidity, and/or to remedy erosion.
  - A minimum, once per quarter, review of enhancement project installations, erosion areas, and general maintenance, has been established with the Landscape Maintenance contractor to help the timely remedy of issues more effectively.
- Two Live Oaks were replaced: one on Harbour Passage, across from the Community Pool, and one on Crosstree, near the entrance. Also, one Willow tree was planted on Old Ferry.
- Sod was installed in several areas experiencing erosion, particularly along the marina promenade.
- The twice-yearly flower bed rotations were refined by the Committee members to ensure that colorful material, able to sustain the low country summer heat and occasional winter cold snaps, were selected.
- Several areas received rejuvenation pruning, relocation, replacement, or removal of aging plant material.
  - An annual review of required rejuvenation pruning has now been established to be performed each January with the Landscape Maintenance contractor.
- Areas of missing, deteriorating or damaged irrigation were identified, repaired or installed, or listed for future installation.
- Members of the Committee assisted in the RFP/Award process with landscape maintenance firms in the Hilton Head area for the community landscape maintenance contract.
  - A 3-year “renewal” contract with BrightView Landscaping, commencing in January of 2026, was selected and has been approved by the Board.
- The Committee held the Annual Community Landscaping Event on May 13, 2025. This was hosted by Brightview and held at the MOA Marina office.

### **LONG RANGE PLANNING & INFRASTRUCTURE COMMITTEE**

**POA Board Liaison:** Brad Wolford    **Chair:** Todd Miller

**Dolphin Park Water Feature Ad Hoc Members:** Malcolm Fortson & Tom Crews

The Infrastructure Committee remained active throughout 2025, overseeing several major maintenance and improvement projects.

**Community Pool:** The heater/chiller pumps were replaced.

**Stormwater System:** Cleaning and video inspections continued of the community’s stormwater pipes. Minor issues were identified and addressed, including a blockage near 11 Crosstree and erosion near 101 Harbour Passage caused by a dislodged pipe joint. The system is functioning well overall, and repairs were completed or are being planned where needed.

**Community Pier:** McSweeney Engineering completed required surveys and began the permitting process for the pier replacement project. Construction is expected to begin in November 2026. The pier will remain in its current location, with a possible length extension based on piling adjustments. New signage was installed on the gangway related to weight / person capacity.

**Entrance Lighting:** Nite Lites completed the replacement of landscape lighting along the front entrance.

**Dolphin Park Water Feature Rehab:** The water feature and surrounding landscape beds were cleared and secured for evaluation. The Committee issued a Request for Proposals for redesign options, and Wood + Partners was selected to provide design services.

The Committee will continue to focus on maintaining infrastructure and advancing key projects to enhance the community’s safety, functionality, and appearance.

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### **ARCHITECTURAL REVIEW BOARD**

**POA Board Liaison:** Tom Crews **Chair:** Mike Mackie

**Members:** Bob Till, Nancy Schmitz, Denise Stringer, Scott Connal **Former Members:** Rob Rolf & George Read

**Staff Architect:** James Ogden

#### October 2024 – September 2025:

- 6 new home construction projects were completed in 2024.
- There are currently 9 new home construction projects in progress.
- The ARB reviewed approximately 124 submissions ranging from new construction, additions, exterior painting, lighting, landscaping, tree removals, driveway/patio replacements, fencing, etc.
- Significant number of ARB on-site inspections performed by ARB and/or staff.
- Significant number of maintenance and tree trimming projects processed by staff.

### **TRAFFIC COMMITTEE**

**POA Board Liaison:** R. Malcolm Fortson **Chair:** Charles Perry **Volunteers:** Joe Price, Mike Garrigan, Cindy Polsen

The WHA Traffic Committee actively monitored developments on the US Hwy 278 Corridor Project throughout the year.

The Committee participated in meetings and actively represented the Association before the Beaufort County Council with regard to several issues. A summary of those issues, and the position taken by the Committee, is as follows:

1. **Joint Resolution between the County and the Town of HHI Approving Construction of Replacement of Eastbound Bridges** – Background: Because of cost escalation caused by delays, the 278 Corridor Project as originally approved was unable to proceed. The County/SCDOT then moved to a plan to replace only the eastbound bridges from the mainland to HHI. In order to fund this effort, the County and the Town of HHI developed a Joint Resolution urging the SC Transportation Infrastructure Bank to provide \$120 M funding. Action: In concept, the Committee supported this Resolution. However, the Resolution contained a clause transferring ownership of the traffic signal at the WH entrance to the Town. The Committee successfully petitioned the County to modify the Resolution to eliminate this clause. The Committee did support the incorporation of our traffic light into the Adaptive System being implemented by the Town and allowing the Town to maintain the signal.
2. **Initiative to Apply for a Federal Grant for funding of the Original Project** – Background: In a further effort to resurrect funding for the 278 Corridor Project, the County/SCDOT proposed applying for a federal grant that, if awarded, would allow the Project to proceed as originally approved. Because the chances of receiving this grant are minimal, the County and SCDOT decided to proceed on a parallel track with the eastbound only bridge replacement project. At some point in the near future, the County and SCOT will decide which course to follow. Action: The Committee supported this course of action.

The Committee will continue to actively monitor the evolution of the Hwy 278 Project, and the incorporation of the traffic signal at the entrance to WH into the Island wide adaptive control system. To this end, the Committee is meeting with Town officials on 10/09/25 to better understand the potential impacts of any changes in operation of the signal.

In addition, the Committee will keep abreast of the development of the selection process for the Project. To support this effort, the Committee is requesting that the Association include \$10,000 for professional services to assist in analyzing traffic and potential noise impacts.

## 2025 Windmill Harbour Association & Committee Accomplishments

### **MEMBER RELATIONS COMMITTEE**

**POA Board Liaison:** Susan Geller   **Events Chair:** Susan Geller

**Events Volunteers:** Vanessa Coker, Janet Drozdowski, Eileen Fitzgerald, Nancy Ford, Vicki Ross, Gail Giovannini

- Windmill Harbour Volunteer and Holiday Decorating Participants Appreciation Party on February 27th was very well attended, and everyone had a wonderful time, meeting new neighbors.
- The 4th Annual Chili Cook Off took place on Saturday, March 22nd. Perfect weather day. Great music and dancing and of course all the wonderful chili to taste. We had eleven [participants.
- OneBlood Blood Drive was held May 27th. 18 Units of blood were donated.
- Third Annual Golf Cart Progressive Happy Hour was held on June 14th. Unfortunately, the weather did not cooperate. We were lucky enough to move all the stations over to the Yacht Club. Nick Vasil & SCYC did a fantastic job with the food and all the setup even with the rain.
- The 4th of July Parade was another success! We had decorated golf carts and bikes. We had 28 Golf Carts in the Parade, which is a record.
- Beers & Brats – Oktoberfest Kickoff, was held on September 21st. Another great turnout and meeting new residents.
- OneBlood Blood Drive will take place on October 13th.
- Trunk or Treat will take place on October 30th on the Promenade behind the Yacht Club. A Hayride will take place from the SCYC Parking Lot and Local Pie Pizza Truck will be there from 5:00 – 7:00 PM
- Trick or Treat in Windmill Harbour on October 31st from 5:30 – 8:00 PM
- Currently planning activities for the 2025 Harbour Stroll that will take place on December 19<sup>th</sup> & 20<sup>th</sup> with a Beverage Station, Music and of Course Santa Claus.

### **FINANCE COMMITTEE**

**Board Treasurer:** Ann Clausen

The Finance Committee continued its oversight of the Association's financial management and accounting activities throughout the year.

Early in the year, the Committee worked closely with Webster Rogers to prepare and review the 2024 Financial Statements. Once finalized, the statements were made available to all property owners through the Windmill Harbour Owner Website portal. The Committee also collaborated with Webster Rogers to complete and file the 2024 Federal and South Carolina Income Tax Returns.

Due to higher interest earnings on bank accounts, the Association was required to pay both federal and state income taxes for the 2024 tax year. To mitigate future obligations, the Committee authorized the payment of 2025 Federal Estimated Income Taxes.

The Committee coordinated with Coastal States Bank to review and successfully renew the Association's two Lines of Credit, which are now extended through May 2026.

Throughout 2025, the Committee continued its routine financial oversight, including approving monthly financial statements and ensuring all tax payments were made by the required deadlines.

Work began in midyear on developing the 2026 Operating and Reserve Budgets, which will be presented for approval at the November Annual Meeting. A draft budget will be included in the annual meeting materials distributed to the membership in October.

Finally, as part of its commitment to sound financial stewardship, the Committee has initiated a competitive bidding process with independent accounting firms for the preparation of the upcoming annual financial statements and tax returns.

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### **COMMUNITY RELATIONS COMMITTEE**

**POA Board Liaison:** Margaret Rolf

- A draft POA|MOA memorandum of understanding (MOU) has been developed and continues to be reviewed. The purpose of the MOU is to identify future projects where shared expenses may come into play. Doing so will allow us to better plan and budget for such projects down the road.
- Maintained open lines of communication regarding the MOA's dredging of the fairway that is anticipated to occur in January, 2026.

### **SAFETY, SECURITY AND HURRICANE PREPAREDNESS COMMITTEE**

**POA Board Liaison:** Margie Rolf **Chair:** Joseph Price

**Volunteers:** Al Graham, Charlie Meade, Tim Kelly

#### **Security Operations**

- As of September 28, 2025, 900 annual commercial decals have been processed.
- 1,467 property owners' decals issued.
- 407 decals for SCYC members were issued.
- All revenue was accounted for with no discrepancies.

#### **Action Items**

- Security staff continue to monitor the queueing occurring from the traffic light.
  - A change in the timing cycle was identified, and Security staff coordinated with the Traffic Committee and Beaufort County Traffic engineers to get the cycle corrected.
- June 1 was the start of the 2025 Hurricane season. While NOAA predicted that it could be a very challenging season, thus far there have been no hurricanes that impacted our committee.
  - In preparation the committee sent out a hurricane guide in May to the community.
  - Security staff prepared the community's emergency equipment.
- Traffic Issues
  - Speed monitoring continues throughout the community.
  - Resident complaints about stop sign violations at the intersection of Crosstree and Harbour Passage continue. The committee prepared a plan and forwarded it to the POA Board for review.
  - Line of Sight issues were brought to the committee's attention. In lieu of significant landscape and tree removal the committee made recommendations to install mirrors to address the line-of-sight issues.

#### **Future Issues**

- The Committee and Security staff will continue to monitor the impact on entrance and exit queueing.
  - During 2026, The Committee will explore some short-term actions to evaluate if the delay in entrance queueing can be improved.

*Thank you to our community volunteers, board members, chairpersons and committee members!*  
**IF YOU ARE INTERESTED IN VOLUNTEERING YOUR TIME TO THE COMMUNITY, PLEASE EMAIL**  
**[WHABOARD@WINDMILLHARBOUR.ORG](mailto:WHABOARD@WINDMILLHARBOUR.ORG)**