

Community Services Associates, Inc.

Short Term Rental Committee Meeting

October 20, 2020

A regular meeting of Community Services Associates, Inc., (CSA), Short Term Rental Committee, was held on Tuesday, October 20, 2020, via videoconference.

Present from the Short Term Rental Committee, were: David Pardue, CSA Director, Chair; Carolyn Adams, CSA Director, Vice Chair; Scott Brennan, Member; Kerry de Vallette, Member; Paula Eagle, Member; John Hall, Member; Jim Hemmings, Member; Jay Johnson, Member; John Munro, Member and Tom McPhillips, Member, ASSSPO Designee

Present as Ex-Officio, were: Larry Movshin, CSA Chair; Cary Corbitt, CSA Director, Gate Entry Committee, Chair and Bill Johnson, CSA Director, Safety and Security Committee, Chair

Present as Advisor: Beverly Serral

Present from Community Services Associates, Inc., were: Sam Bennett, President; Toby McSwain, Director of Safety, Security and Transportation; Sarah McMillen, Security Office Manager; Bruce Perry, Guest Services Supervisor and Victoria Shanahan, Director of Finance and Administration

1. Call to Order

The meeting was called to order by David Pardue, Chair, at 9:02 a.m., Eastern Time.

2. Establishment of Quorum

With all Committee Members in attendance, quorum was met.

3. Approval – Committee Meeting Minutes, August 4, 2020

A motion was made by Carolyn Adams, to support the resolution, “Approval – Committee Meeting Minutes, August 4, 2020”. The motion was seconded and unanimously carried:

“RESOLVED, Community Services Associates, Inc., Short Term Rental Committee approve the Committee Meeting Minutes, August 4, 2020, as submitted”.

4. Weekly Guest Pass Revenues Generated by Short Term Rental Guests

Ms. Shanahan presented to the Committee a monthly breakdown to show the quantity and revenue generated by short term rental passes, from January 1, 2020 through September 30, 2020 as compared to the same months in 2019. This data was broken down further to show the number of short term rental passes issued by the Welcome Center Pass Office and the Sea Pines Entrance Gates:

- The quantity of short term rental passes was up in 2020 by 4,653, as compared with the same time period last year.
- Short term rental pass revenue was up in 2020 by \$5,096, as compared with the same time period last year. This includes the \$2 increase applied to short term rental passes during the Beach Trolley season, totaling \$79,230 alone.
- The data shows that Property Owner Rentals and Rental Management Companies are starting to shift away from purchasing passes via the Welcome Center Pass Office and

instead, are instructing their rental guest to purchase the Weekly Rental Pass at the Sea Pines Gates.

- The daily gate pass sales continue to be down for the year.

Action taken:

- Ms. Shanahan will send the data presented during the meeting to the requested Committee members via email.

Unfinished Business

5. Rules of Renting in Sea Pines

Beach Safety Ambassadors

Chair Pardue provided an update and informed the Committee this item was removed from the Board of Director's meeting agenda for consideration, as permission is needed from the Sea Pines Resort and Marriott Monarch.

Action taken:

- A sub-committee will be formed to investigate this item further and communicate with both the Sea Pines Resort and Marriott Monarch. Their findings will be reported back to the Committee and in addition, presented to the Safety and Security Committee for their input. Chair Pardue will email the Committee to request volunteers to form the sub-committee.

Rules of Renting on CSA Website

CSA Communications have redesigned the 'Helpful Information Guide' and replaced it with a 'Welcome Guide'. The Welcome Guide is available as a printable PDF on the Sea Pines Living website and it has been sent via email to the Short Term Rental Committee as well as all Property Owner Rentals and Rental Management Companies.

No action taken.

6. Software Companies

Mr. McSwain provided an update:

- Two software companies are being reviewed by CSA and other Sea Pines representatives (TekWave and CSA 360). Once a decision has been made, implementation is expected to start in phases before the end of year (2020).
- Passes will still be sold at the Sea Pines Gates once the new Software is implemented.
- Software companies can make customizations to meet CSA needs.

Action taken:

- The Software Taskforce includes CSA Staff, Kerry de Vallette and the contractor. Bill Johnson requested to be included on this taskforce.

7. Short Term Rental Guest Beach Drop Off

Chairman Pardue provided an update. The Committee discussed various options to improve beach access for renters and property owners.

No action taken.

8. Beach Shuttle Plan for 2021

Mr. McSwain provided an update.

Action taken:

- Sea Pines Trolley tentative start date: May 18, 2021.
- Beach Shuttle dates of operation to mirror the same timeframe the Sea Pines Resort Beach Club parking lot is manned.

New Business

9. Electric Bicycle Use in Sea Pines

Mr. McSwain and Mr. Johnson provided an update:

- The use of electric bicycles is increasingly popular with rental guests and Sea Pines property owners. They are not permitted in Sea Pines; however, difficult to police.
- Mr. McSwain has contacted all local Bicycle Rental Companies to ensure electric bicycles are not delivered in Sea Pines.

Action taken:

- The Committee will focus on preventing short term rental guests travelling via electric bicycles in Sea Pines by ensuring the Rental Management Companies and Property Owner Rentals communicate Sea Pines rules.

10. Drone Usage in Sea Pines

Mr. McSwain provided an update:

- The Federal Aviation Administration (FAA) enforce rules for drone usage. Drones are not permitted to be flown over someone else's private property. However, a resident may operate a drone on their own property.
- Real Estate agents that are licensed through the FAA are authorized to fly drones in Sea Pines to take photos of new listings.
- If the Committee would like to pursue designating an authorized area for drone usage, the Forest Preserve would be a good location.

No action taken.

11. New Land Management Proposal

Mr. McPhillips provided an update:

- The Land Use Management (LUM) Committee are proposing new rules for Sea Pines property owners and renters. The rules have not been approved and will be voted on at the next CSA Board of Directors and ASPPPO meetings.
- If approved:
 - The Committee discussed the areas that would affect short term renters.
 - CSA Communications will assist in educating the Sea Pines residents of the community standards.
 - If Sea Pines residents do not comply, fines may be enforced.

No action taken.

12. Rental Management Meeting

Mr. McSwain provided an update.

Action taken:

- The Rental Management Meeting will be held on Wednesday, November 11, 2020. CSA Staff will confirm the start time and report back to the Committee.

Member Comments

No comments.

Adjournment

With no further business to come before the Committee, Chair Pardue adjourned the meeting at 10:32 a.m.

Respectfully Submitted,

David Pardue

David Pardue
Chair