



Charlie Miner

Candidate by Nomination

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Candidate Information:

Our first visit to Hilton Head Island was in 1968. We loved this place. Finally, we moved to Sea Pines in 2000 after 26 years in Cleveland, Ohio. In 2007 I retired as Managing Director of Cleveland Clinic Abu Dhabi. Previously I held various executive positions in health care and industry including President /CEO of Meridian Health System and Cleveland Clinic Community Hospital System, East. This is now our home.

My career has reflected my commitment to community service. In Cleveland I served on numerous community and company boards and I have done the same here, serving as President of ASPPPO, the CSA board, HHI ATAX advisory board and the board of Hilton Head Art League.

Why I Wish to Serve the Sea Pines Community:

I believe my six year experience on the ASPPPO and CSA boards is important to the continuity and direction of governance in Sea Pines. I have a good working relationship with staff existing board members and community leaders. I want to see our future addressed in a comprehensive and responsible manner for all.

QUESTIONS FROM THE COMMUNITY

1. Where would you like to see Sea Pines in 5-10 years, and what do you propose we do to accomplish that?

We purchased our home here twenty years ago. We were attracted by the beauty of Sea Pines and its vibrant community. While Sea Pines still retains those qualities, it is also showing signs of age. Without adequate reinvestment, management tools and stewardship, we risk becoming a tired has been. The next five to ten years are critical to our longer term success. To accomplish this, we need a sustainable method of funding our maintenance and operations. We also need to continue to attract first class professional staff to do the work of CSA and the governance structure to oversee this. All three are vital. They are also connected.

2. What are your thoughts about the growing rate of daily tourist activity within Sea Pines? What steps would you recommend to take to restore the tranquility of life in Sea Pines?

With mortgage rates at all time lows, it is no surprise that investors are buying up Sea Pines real estate and renting it out. Low rates help the numbers work. We can't stop that. However, we can do a better job of setting standards and developing the tools to aid in enforcement. Our governing covenants were written by the developer to help sell lots. They are complicated and clearly out of date. They are also largely silent on enforcement. I doubt we can rewrite the entire set of rules, but we could improve them by referendum approved amendments. The 75% referendum approval hurdle is unrealistic. We need to get that to a $\frac{2}{3}$ supermajority like almost every other Hilton Head gated community. Then we have a chance of advancing issues with a reasonable supermajority. Two thirds is still a tough hurdle, but it's doable.

QUESTIONS FROM THE COMMUNITY

3. Greenwood Entrance: Please describe in some detail your vision for improvements to the Greenwood Drive entrance traffic flow and gate pass sales. In particular, please address the future use of the commercial property commonly referred to as the Gallery of Shops, that CSA purchased a couple of years ago between the current welcome center and Staples.

The Greenwood gate needs re-engineering regardless. Hopefully, technology will compliment this and improve flow. I live here in Club Course year round and have seen it first hand. As for the Gallery of Shops building, I supported its purchase and still do. We need to protect our primary entrance. This is a strategic piece of land. It is only a matter of time until Publix or someone else decides to develop the land currently occupied by Staples and others. If we own the Gallery parcel we have significant control. If we don't, we risk a major access problem. The current ugly building should be demolished once we have the necessary agreements with the Town.

4. Tower Beach Gate. What do you think needs to be done about the non-functioning automatic gate that was installed at Towers Beach a few years ago?

Along with several other Hilton Head communities, we had an unfortunate failure with our access system vendor. I am not convinced that an automatic gate at Tower Beach will prove adequate even if it does work. For now we use staff to control access at peak season. That seems to have worked reasonably well for the time being.

QUESTIONS FROM THE COMMUNITY

5. The Sea Pines Resort Beach Club: Please describe your recommendation for better parking at The Sea Pines Resort Beach Club during busy times. Specifically, what would you do to address the concerns of rental property owners and their guests?

Sea Pines Resort has implemented policy at the Beach Club that works pretty well for full time property owners. Unfortunately, there simply isn't enough space for everyone who would like access. I walk my dog there at sunrise and see cars pulling in to unload their beach gear and in some cases take a parking space. We created the beach shuttle from lot 8 for renters and owners as an alternative. So far, I don't see a better solution.

6. Special Tax District:

a. Do you support the special tax district that the CSA Board is recommending? Answer yes or no, and explain your position.

b. If against the STD, specifically how would you raise funds?

c. Do you think CSA's existing funding is adequate

During the last failed referendum, many capable people examined the funding requirements. There was general consensus on the need. Even the Alliance did not seriously dispute the numbers. There are competent professional studies that back up the plan in detail. They have been presented publicly and I believe are available for individual review.

The main issue seemed to be who and how we should pay for it. 72% of voters agreed with the referendum request. Others found fault, primarily aimed at Sea Pines Resort. So where do we go now? This goes hand in hand with " what is possible and how?" While I do not favor a special tax district (STD) , I do think it needs to be on the table. It may be our only viable funding option. But, I would not give up on going back to a referendum. This is a dynamic process and conditions may change. If we pass the ability to do an STD, we will have new options, not currently available.

Strategically we need to adopt a 2/3 vote standard for amending the covenants. For many reasons, that is critically important to Sea Pines. This may be our one real chance to fix it.

QUESTIONS FROM THE COMMUNITY

7. Beyond the revenue challenges, what else do you see that the community should also consider accomplishing?

I originally got into Sea Pines governance with the goal of advocating for the Forest Preserve. We have accomplished a fair amount, but I believe we should do more. I am optimistic that we will proceed with the dedicated equestrian bridge early next year. I would like to see modern toilet facilities on Fish Island along with a decent pavilion and fishing docks. The roads, bike paths and hiking trails could be improved so more can enjoy the forest's beauty without compromising its wild and diverse natural habitat.

8. What are your feelings about the growing amount of rental properties in Sea Pines?

Rental properties are a fact of Sea Pines life. However, we need to maintain a balance . That means investing in our infrastructure to assure the overall quality of our community so that it is attractive to future permanent residents as well. Once again, improving the covenants could help maintain a high standard.