

A decorative graphic in the top-left corner consisting of several overlapping, parallel lines in shades of white, light gray, and dark gray, forming a triangular shape that points towards the center of the page.

Sea Pines

COMMUNITY SERVICES ASSOCIATES

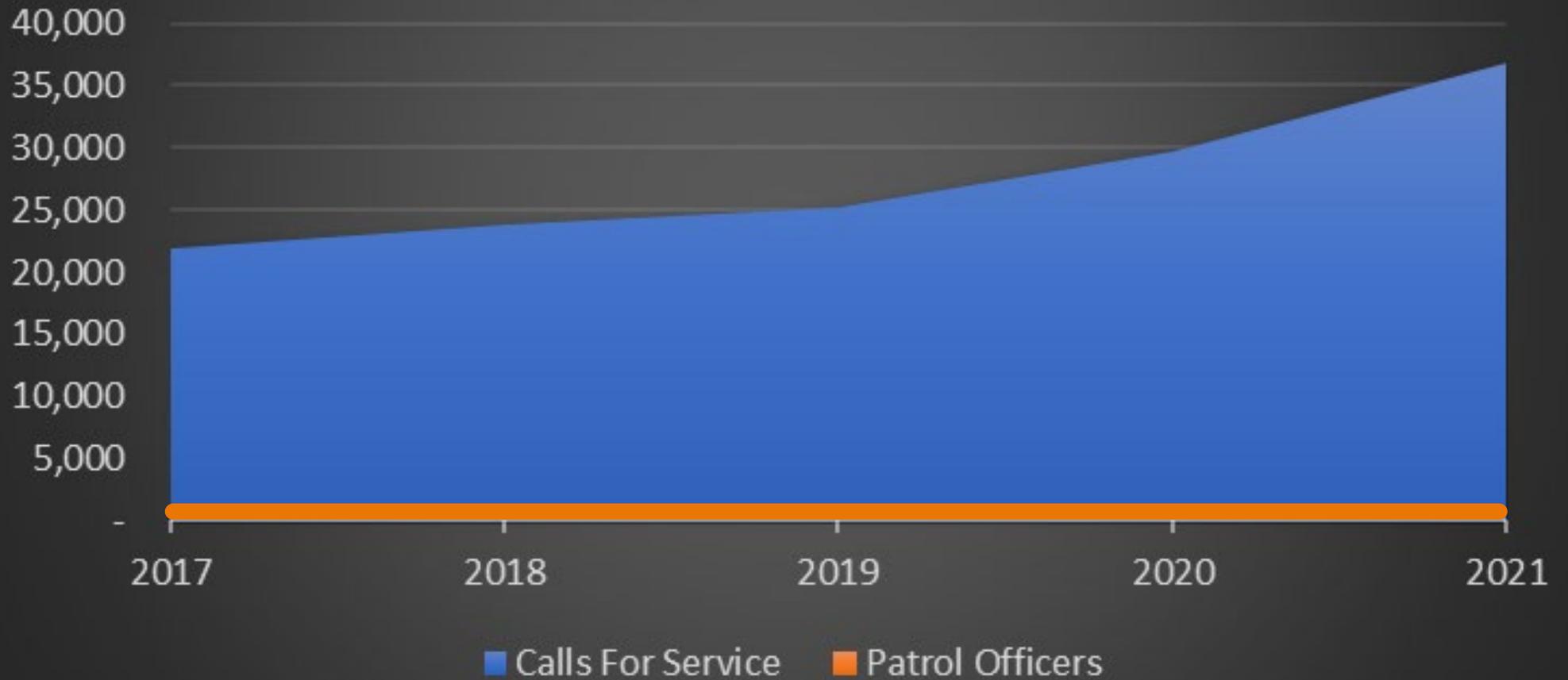
Current Situation:

- **Experiencing Record-High Occupancy**
 - Popular covid and post-covid destination
 - Partially due to increased property owner occupancy
 - In large part, due to increase property owner guest, short term rentals and visitors
- **Traffic & Asset Management**
 - The Greenwood and Ocean Gates and traffic patterns in these areas have not been addressed due to lack of funding. Traffic continues to be an issue.
 - Sea Pines Gates are at capacity with the current resources and configuration
- **Demand for Sea Pines CSA Related Services Have Increased**
 - Public Safety Services- Sea Pines CSA is the 1st line of security for our community, as the Town does not have its own police force.
 - Beaufort County Sheriffs Office (BSCO) serves the entire County, to include the Hilton Head Island area and has struggled to get to full staff.
 - Land Use Management and Compliance Issues

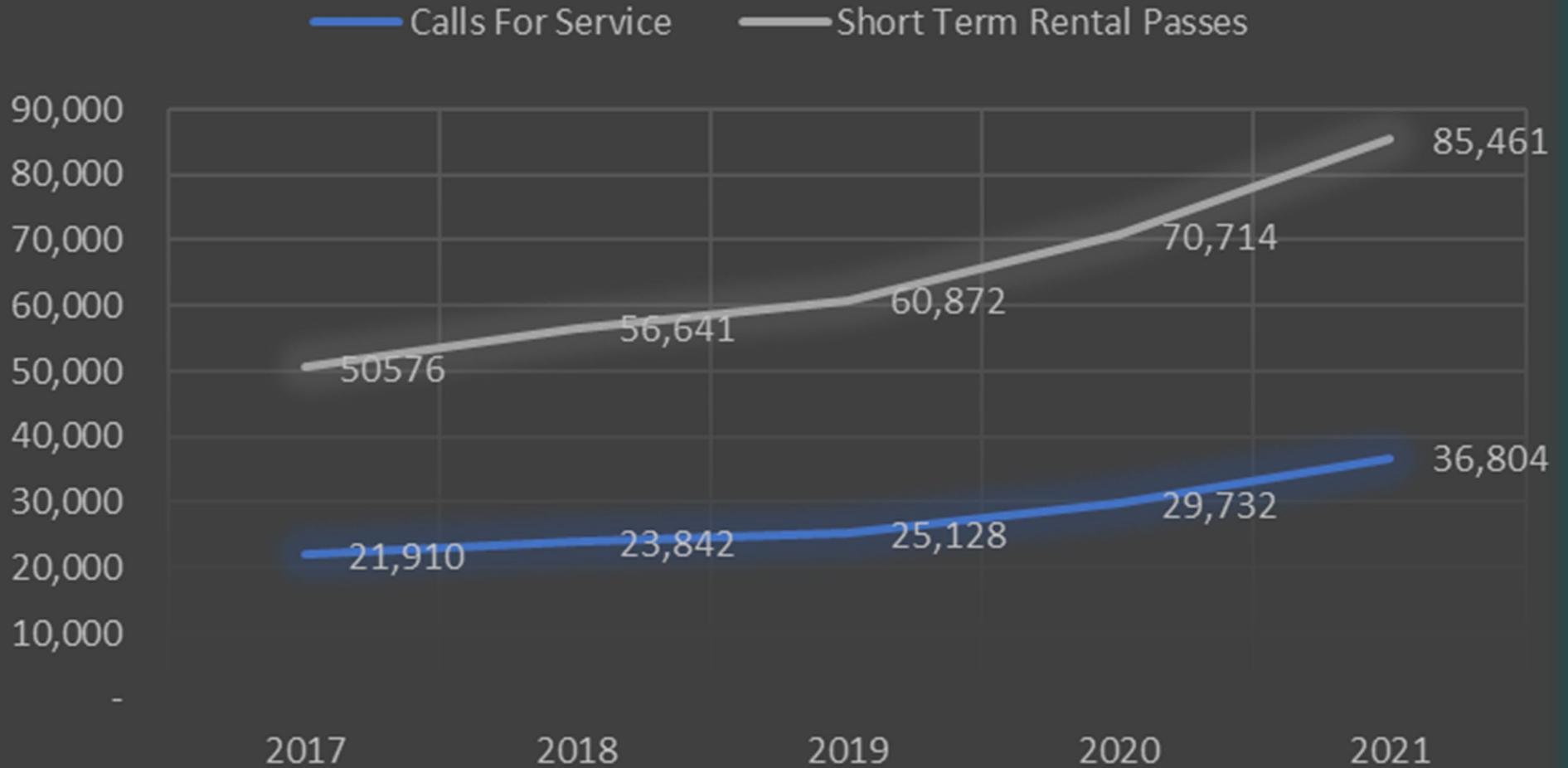
Critical Infrastructure Referendum:

- Addresses the \$51 million needed for critical infrastructure projects over the next 10 years.
- Repairing, rebuilding and improving the community's roads, bridges, leisure trails, beach access points and the master drainage systems.

Calls for Service versus Patrol Personnel



SHORT TERM RENTAL TREND ANALYSIS



68% increase
for both Calls for Service & # of Short-Term Rental Passes

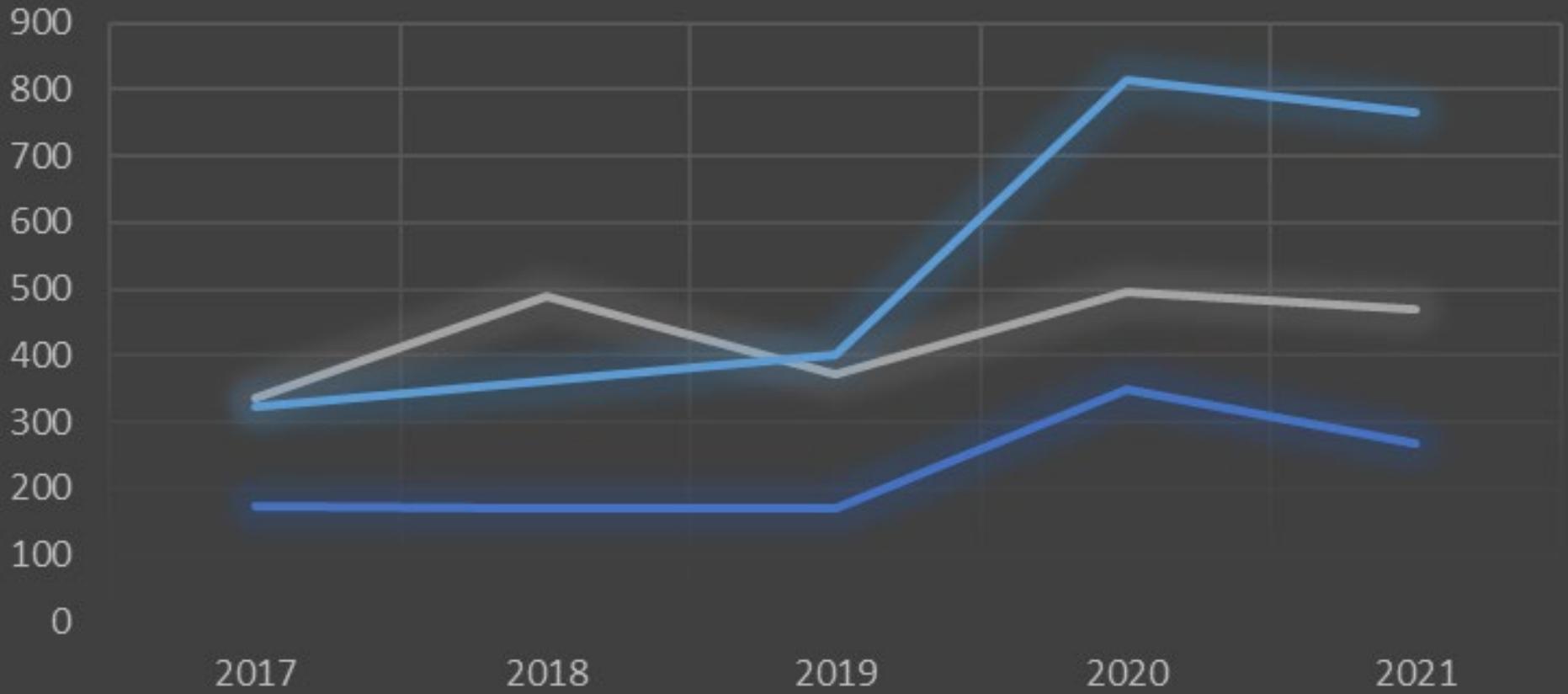
Current Situation:

Examples of public safety calls serviced by Sea Pines Security Staff:

- Wildlife Calls
- Assault
- Domestic Violence
- Disputes and Disturbances
- Breaking and Entering
- Burglary and Larceny
- Water and Gas Leaks
- Suspicious Persons, Activities or Vehicles
- Public Intoxication
- DUI
- ARB Violations
- Covenant Violations
- Debris in Roadways
- Fireworks
- House Checks
- Lock Outs
- Vehicle Jumpstarts
- Improper Parking
- Noise Complaints

SECURITY CALLS ASSOCIATED WITH RENTERS

— Noise Complaint — Improper Parking — Covenant Violations



2015 AND 2020 SECURITY CALLS FOR IMPROPER PARKING



53% increase
in Security Calls Related to Improper Parking

2015 and 2020 SECURITY CALLS FOR COVENANT VIOLATIONS



143% increase
in Security Calls Related to Covenant Violations

2015 AND 2020 SECURITY CALLS FOR NOISE COMPLAINTS



237% increase
in Security Calls Related to Noise Complaints At Rentals Homes

Sea Pines CSA Staffing Challenges:

- Current Job Market
 - Local demand for labor is high and the pool of applicants is small
 - Competing offers
 - Higher hourly rates
 - Sign on + staying bonuses
- Geographic Location
 - Our geographic location means staff must commute to Sea Pines at their own cost
 - More remote than competing communities making Sea Pines less attractive as an employer

Solutions:

- Add Additional Law Enforcement Patrol Positions
- Add Additional Gate Attendants
- Add Additional Land Use Management Staff
- Provide Competitive Compensation To Recruit And Retain High Quality Employees
- Reconfigure Gates and Facilities Associated with Gate Pass Sales

Sea Pines CSA Open Positions Vs. Our Competition:

Sea Pines CSA Open Positions

One(1) Gate Officer – Introductory Hourly Pay Rate - \$15.00

Five (5) Patrol Officers – Introductory Hourly Pay Rate - \$17.00

Local Law Enforcement Agencies

Beaufort County Sheriff's Office - \$22.60 Introductory

City of Beaufort - \$20.43 Introductory

Town of Bluffton - \$21.50 Introductory

Town of Hilton Head Island

Seasonal Beach Facilities Tech- \$20.00

Seasonal Beach Parking Monitor - \$25.00

Cost to Sea Pines to Increase Pay Levels to Current Market

Dispatch	88,000
Gate	274,500
Patrol	<u>449,800</u>
	<u>812,300</u>

Cost of Additional Human Resources to Meet Demand

Patrol - Six Positions	421,100
Gate - Four Positions	270,200
Land Use Monitor - Two Positions	<u>132,600</u>
	823,900

Additional Vehicles	100,000
Additional Equipment	<u>10,000</u>

933,900

**Additional Resources Required to Serve our Property
Owners, Guests and Visitors**

\$ 1,746,200

How Sea Pines Community Services Associates Operations Are Funded:

- Annual Residential Property Owner Assessments
 - Increases to Sea Pines CSA Annual Residential Property Owner Assessments are limited to the National Consumer Price Index, lags behind rate of inflation.
- Commercial & Resort Annual Assessments
- Gate Revenues as allowed under the Gate Entry Policy

What's Next?

Visit

www.SeaPinesLiving.com/funding
for more information