



Sea Pines Community Services Associates, Inc. (SPCSA)

SPCSA Gates, Security, Short Term Rentals and Transportation Committee Meeting, January 24, 2024

A regular meeting of SPCSA Board of Directors Gates, Security, Short Term Rentals and Transportation Committee, was held on Wednesday, January 24, 2024, via in person and videoconference.

Present from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were: Cary Corbitt, SPCSA Director/Chair; Bill Johnson, Member/Co-Chair; Rodney Barstein, Member; Steve Birdwell, SPCSA Director; Kerry de Vallette, Member; Rick Dextraze, Member; Jennifer Ericksen, Member; David May, Member; John Munro, Sea Pines Resort; Member; Lisa Nevitt, Member; Paul Puma, Member; Rick Ray, SPCSA Director; Beverly Serrall, Member and William Sullivan, Member

Absent from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were: Robbie Ames, Sea Pines Country Club; Jim Cantalupo, Member; Mark King, Sea Pines Center; Larry Movshin, SPCSA Director; Doug Schupp, Member; Francis Sheridan, Member and Don Sigmon, SPCSA Director

Present as Ex-Officio, were: David Ellis, SPCSA Chair and Sam Bennett SPCSA President/COO

Guests present, were: Ann Esposito, SPCSA Director; Lee Ann Leahy, SPCSA Director and Cliff McMackin, SPCSA Director

Present from SPCSA, were: Victoria Shanahan, Vice President/CFO, Joe Count, Director of Safety, Security and Transportation and Sandra Archer, Executive Administrator

Call to Order

The meeting was called to order by Cary Corbitt, Chair, at 9:00 a.m., Eastern time.

Establishment of Quorum

With a majority of Gates, Security, Short Term Rentals and Transportation Committee Members in attendance, quorum was met.

Ratify Approval – Gate Entry and Rental Management Committee Meeting Minutes, October 25, 2023

A motion was made by William Sullivan, to support the resolution, “Ratify Approval – Gate Entry and Rental Management Committee Meeting Minutes, October 25, 2023”. The motion was seconded and unanimously carried:

“**RESOLVED**, Sea Pines Community Services Associates, Inc., Gate Entry and Rental Management Committee, ratified approval of the October 25, 2023, Gate Entry and Rental Management Committee Meeting Minutes, as finalized by email”.

Chair Remarks

Confidentiality Acknowledgment Statement – Chair Corbitt

- Confidentiality Acknowledgment Statement to be completed and returned to staff, prior to February 28, 2024.

Charter 2024 - Chair Corbitt

- Charter is combination of merged committees charters;
- Committee to make recommendations only, to Board;
- Committee is not involved in day to day operations.

Committee Mergers, 2023 – 2024 – Chair Ellis

- Committee formed upon merger of Safety, Security and Transportation and Gate Entry and Rental Management Committees, 2023;
- Project and goal oriented specific tasks, to be handled by task forces and ad hoc committees, as called.

Traffic Task Force

Goals and Objective – Co-Chair McMackin

- Traffic Task Force Co-Chair with Tom Sharp;
- Two subgroups: Greenwood Drive (Sea Pines Circle included) and Greenwood Gate;
- Work in conjunction with Town of Hilton Head Island to understand Town’s position and to ensure improvements made to Sea Pines Circle. Town is aware of need to address Sea Pines Circle;
- State has jurisdiction over Circle roadway, SPCSA owns center of Circle. Hopeful to have advantage of State expertise and funding;
- Town of Hilton Head traffic priorities: north point intersection, Main Street and Sea Pines Circle;
- Task Force main objectives: safety and congestion, reduction in traffic time, gates;
- Short term improvement to signage: direct traffic into correct lane;
- Gates improvement: solutions for RFID stickers, streamline access for Property Owners, cashless transactions;
- Solutions for all pass holders: CSA 360, customer service;
- SCDOT engineer to meet in near future. Independent engineers to be called by SPCSA, as needed;
- Town and State funding, key components for success. SPCSA to stay involved with Town and State throughout project timeline to ensure appropriate allocation of funds for Sea Pines.

Gate Signage Task Force – Cliff McMackin

- Gate signage anticipated to be completed prior to start of season.

Pass Volumes – Victoria Shanahan

Gate Pass Volumes

Ms. Shanahan presented the total volume of gate passes issued at the Welcome Center Pass Office and sold at the Sea Pines Entrance Gates, comparing years 2019, 2020, 2021, 2022 and 2023.

Greenwood and Ocean Gates show passes sold, year over year 2023/2022: total passes and commercial passes down, daily visitor passes up.

Short Term Rentals

Update – Rental Registration Program Fees – Victoria Shanahan

- Rental Registration Fee implemented, 2023;
- To date, 2,343 Property Owners billed, with 251 billed back (included timeshares within gates);
- FOIA request sent to Town of Hilton Head Island. SPCSA records to be reconciled with Town records;
- Monies received have contributed towards increased staffing levels: 7 patrol officers, 6 gate officers, 1 Community Standards officer.

SPCSA Trolley/Beach Shuttle

Update – Trolley Ridership by Category, 2023 – Joe Count

- Trolley ridership, to include Beach Trolley, up 27% from 2022 to 2023.

Update – Trolley/Shuttle Details and Maps, 2024 – Joe Count

- Trolley maps to be available beginning March;
- No significant changes to maps, anticipated;
- Trolley alternatives to be researched.

Update – Trolley Program/Heritage Transportation, 2024 – Joe Count

- Trolley Manager to coordinate with Heritage.

Unfinished Business

Update – CSA 360, NetSuite – Victoria Shanahan

- CSA 360 integrated well with SPCSA main database;
- Rental Management module, anticipated to be initiated and implemented prior to start of season.

Update – Ebikes Enforcement – Joe Count

- Bike rental companies informed Ebikes are prohibited in Sea Pines;
- Bike rental companies with Ebikes on delivery trucks, to be turned away at gate;
- Signage, prohibiting Ebikes, to be installed at beachwalk entries, leisure trails and suspected entry points;
- Cameras to be installed, initially, oceanfront at Beachwalk # 47 and Beach Club, to evaluate effectiveness;
- Community to be re-educated as to Ebikes ban, i.e., newsletter, digital gate sign.

New Business

There was no new business to discuss.

Adjournment

With no further business to come before the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, Chair Corbitt adjourned the meeting at 10:05 a.m. The next regularly scheduled meeting of the SPCSA Gate, Security, Short Term Rental and Transportation Committee, is Wednesday, February 28, 2024, 9:00 a.m., via in person and videoconference.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Cary Corbitt", with a stylized flourish at the end.

Cary Corbitt
Chair