



Sea Pines Community Services Associates, Inc. (SPCSA)

SPCSA Gates, Security, Short Term Rentals and Transportation Committee Meeting, February 26, 2025

A regular meeting of SPCSA Board of Directors Gates, Security, Short Term Rentals and Transportation Committee, was held on Wednesday, February 26, 2025, via in person and videoconference.

Present from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were: Cary Corbitt, SPCSA Director/Chair; Rodney Barstein, Member; Jim Cantalupo, Member; Kerry de Vallette, Member; Rick Dextraze, Member; Jennifer Ericksen, SPCSA Director/Member; Paul Puma, Member; Doug Schupp, Member; Beverly Serral, Member; Don Sigmon, SPCSA Director/Member

Absent from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were: Steve Birdwell, SPCSA Director; Bill Johnson, SPCSA Director; David May, Member; Lisa Nevitt, Member; Rick Ray, SPCSA Director; William Sullivan, Member

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

Present from SPCSA, were: Victoria Shanahan, Vice President/CFO; Joe Count, Director of Safety, Security and Transportation; Stephanie Fera, Communications Manager; Sandra Archer, Senior Executive Assistant to President/CEO

Guests present, were: Lee Ann Leahy, SPCSA Treasurer, Tom Sharp, SPCSA Director

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 – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, October 30, 2024

A motion was made by Chair Corbitt, to support the resolution, “Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, October 30, 2024”. The motion was seconded and unanimously carried:

“**RESOLVED**, Sea Pines Community Services Associates, Inc., Gates, Security, Short Term Rentals and Transportation Committee, ratified approval of the October 30, 2024, Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, as finalized by email”.

Chair Remarks

Chair Corbitt emphasized: Committee meetings are confidential; Committees make recommendations to the Board, not decisions; Committees are not involved in operations; Committee minutes are posted on seapinesliving.com, following approval.

Task Force Reports

Traffic – Tom Sharp

- Continued progress on Sea Pines Circle and Greenwood Drive reconfiguration projects, SITCIP (South Island Traffic Circle Improvement Project), in collaboration with Town of Hilton Head Island and South Carolina Department of Transportation;
- Purpose, to correct traffic congestion and safety concerns on Greenwood Drive and Sea Pines Circle;
- Greenwood Drive, SPCSA owned. Sea Pines Circle, State owned. Projects to be combined/developed/built as one project, under one leadership, SCDOT;
- Funding to be handled by Senator Tom Davis.

Gates/Signage – Sam Bennett

- Greenwood Drive signs to transition to “test” format;
- No current plans/designs for gate reconfiguration;
- Gate technology, progressing, under review;
- Greenwood Drive/Sea Pines Circle traffic flow, design, safety, to be communicated with all parties, by design firm.

Pass Volume Report – Victoria Shanahan

Gate Pass Volumes

Statistics for Gate Passes provided:

- Daily passes sold at Gates: January 2021 - December 2024, (Total, Daily, Visitor, Commercial, Other);
- Daily passes sold at Gates: January 2024 versus January 2025, (Total, Daily, Visitor, Commercial, Other);
- Annual decals sold: January 2022 - December 2024, (Total, Commercial, Island Resident, Non-Resident, Other);
- Short Term Rental passes sold at Gates/Welcome Center: 2021 through 2024.

Short Term Rental Income/Use

- A total of 2,179 short term rental properties, including timeshares, registered in program;
- Rental Registration Program revenues allocated to: Patrol Officers, Gate Officers, Community Standards Officer, Beach Trolley costs.

SPCSA Trolley/Beach Shuttle Report – Joe Count

- New system implemented to monitor number of vehicles entering Sea Pines;
- January 2025, approximately 216,000 vehicles entered community. Of which 46,438 entered via Ocean Gate and 3,900 were turned around prior to entering.

Heritage Tournament Shuttle

- Trolley ridership during Heritage Tournament, 2024, 14,100.

Trolley/Beach Shuttle, Ridership By Category, 2024

- Total ridership, 2024, 74,655;
- Trolley ridership by route, 2024: Blue 33%, Green 23%, Red 8%, Yellow 17%;
- Heritage Tournament accounts for 19% of 2024 ridership.

Unfinished Business

Update – CSA 360, NetSuite – Victoria Shanahan

- Positive feedback received for CSA 360 modules, in current use at gate;
- Short Term Rental Module, to be tested with commercial entities. Results to be brought back to Committee.

Credit Cards – Victoria Shanahan

- Credit card payment for gate entry, through “Square”, Point of Sale software, anticipated. Transaction to include notice of disclosure fee;
- Credit card payments should facilitate reduction in gate turn arounds;
- Informational payment signage to be installed at the gates.

New Business

Gate Agreement, 2025 – Sam Bennett

- Gate Agreement, 2018, nullified, replaced with amended Gate Agreement, 2025;
- Gate Agreements 2018, 2025, available at www.seapinesliving.com;
- Parties to Gate Agreement, 2025: SPCSA, The Resort;
- Daily gate passes, \$9.00. Collected funds go to SPCSA for use as accorded by Covenants and law.

Adjournment

With no further business to come before the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, Chair Corbitt adjourned the meeting at 10:00 a.m. The next regularly scheduled meeting of the SPCSA Gate, Security, Short Term Rental and Transportation Committee, to be April 30, 2025.

Respectfully Submitted,



Cary Corbitt
Chair