



Sea Pines Community Services Associates, Inc. (SPCSA)

SPCSA Gates, Security, Short Term Rentals and Transportation Committee Meeting, April 30, 2025

A regular meeting of SPCSA Board of Directors Gates, Security, Short Term Rentals and Transportation Committee, was held on Wednesday, April 30, 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; Steve Birdwell, SPCSA Director; Jim Cantalupo, Member; Kerry de Vallette, Member; Jennifer Ericksen, SPCSA Director; David May, Member; Lisa Nevitt, Member; Paul Puma, Member; Doug Schupp, Member; William Sullivan, Member

Absent from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were: Rick Dextraze, Member; Bill Johnson, SPCSA Director; Rick Ray, SPCSA Director; Beverly Serral, Member; Don Sigmon, SPCSA Director

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; Cliff McMackin, 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, February 26, 2025

A motion was made by Kerry de Vallette, to support the resolution, “Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, February 26, 2025”. 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 February 26, 2025, 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 Report

Traffic – Cliff McMackin

- Town of Hilton Head Island has committed to the Sea Pines Circle and Greenwood Drive reconfiguration projects, SITCIP (South Island Traffic Circle Improvement Project), in collaboration with South Carolina Department of Transportation, upon receipt of funding;
- Senator Davis has committed to finding the funds.

Gates/Signage – Cliff McMackin

- More sample traffic signage to be installed;
- New signage to read clearer and direct traffic into correct lanes, prior to reaching gate.

Gate Pass Volume Report – Joe Count

Gate

Statistics provided. First quarter 2024 as compared to first quarter 2025;

- Total: 77,564 versus 71,224;
- Daily Visitor: 48,591 versus 43,539;
- Daily Commercial: 21,573 versus 20,870;
- Other: 7,400 versus 6,807.

Short Term Rentals

Statistics provided. First quarter 2024 as compared to first quarter 2025;

- Total: 15,709 versus 14,873;
- Gates: 1,718 versus 1,773;
- Pass Office: 13,991 versus 13,100.

Annual Decal Sales

Statistics provided. First quarter 2024 as compared to first quarter 2025;

- Total: 8,034 versus 7,988;
- Commercial: 3,820 versus 3,648;
- Island Resident/Non-Resident: 2,880 versus 3,040;
- Other: 1,334 versus 1,300.

Safety and Security Report – Joe Count

RBC Heritage Tournament

- Security at tournament highly successful: 130 incident reports written, 15 people ejected, 1 SLED arrest.

Transportation Report – Joe Count

RBC Heritage Tournament Shuttle

Statistics provided. 2024 as compared to 2025;

- Total: 14,100 versus 18,919;

- White Route: 2,600 versus 3,615;
- Blue Route: 3,367 versus 3,929;
- Red Route: 3,649 versus 6,608;
- Green Route: 4,439 versus 4,767.

Vehicles Entering Sea Pines

Statistics provided. First quarter 2024 as compared to first quarter 2025;

- Total: 918,578 versus 854,807;
- Pay Lane: 150,509 versus 140,011;
- Pass Lane: 564,091 versus 524,285;
- Ocean Gate: 203,978 versus 190,510.

Trolley/Beach Shuttle

There was no discussion.

Unfinished Business

CSA 360 – Victoria Shanahan

- The Resort to test pilot Short Term Rental Program portal;
- Ability to change date while requesting guest gate pass, under review.

Netsuite – Victoria Shanahan

There was no discussion.

Gate Pass Sales/Credit Card – Victoria Shanahan

Statistics provided. Passes sold by credit card, beginning March 12, 2025;

- Total: 7,040/11.83%;
- Daily visitor: 6,237/14.61%;
- Daily commercial/2 axles: 455/4.08%;
- Weekly short term rentals 312, 16.82%;
- Currently 3 types of gate passes are available to pay with credit cards, looking to expand.

New Business

Gate Entry Policy under review for amendment.

Adjournment

With no further business to come before the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, Chair Corbitt adjourned the meeting at 9:55 a.m. The next regularly scheduled meeting of the SPCSA Gate, Security, Short Term Rental and Transportation Committee, to be Wednesday, August 27, 2025.

Respectfully Submitted,



Cary Corbitt
Chair