Sea Pines Community Services Associates, Inc. (SPCSA)

SPCSA Gates, Security, Short Term Rentals and Transportation Committee Meeting, May 1, 2024

A regular meeting of SPCSA Board of Directors Gates, Security, Short Term Rentals and Transportation Committee, was held on Wednesday, May 1, 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; Jim Cantalupo, Member; Kerry de Vallette, Member; Rick Dextraze, Member; Jennifer Ericksen, Member; David May, Member; Lisa Nevitt, Member; Paul Puma, Member; Rick Ray, SPCSA Director; Doug Schupp Member; Don Sigmon, SPCSA Director

Absent from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were: Steve Birdwell, SPCSA Director; Mark King, Sea Pines Center; Larry Movshin, SPCSA Director; Francis Sheridan, Member; Beverly Serral, Member; William Sullivan, Member

Present as Ex-Officio, was: Sam Bennett SPCSA President/COO

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

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/COO

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, January 24, 2024
A motion was made by Bill Johnson, to support the resolution, "Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, January 24, 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 January 24, 2024,

Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, as finalized by email".

Chair Remarks
- o Committee Meetings are confidential;
- o Confidentiality Acknowledgment Statements submitted by all Members;
- o Committees make recommendations, not decisions, to the Board of Directors;
- o Committee Meeting Minutes posted on seapinesliving.com.

Task Forces
Update – Traffic – Cliff McMackin
- o Three segments under review to improve traffic situation: Sea Pines Circle, Greenwood Drive, Greenwood and Ocean Gates;
- o Meetings continue to be held with Town of Hilton Head, Beaufort County Council and South Carolina Department of Transportation (SCDOT);
- o Traffic engineers to study all components, 15 years out, at minimum;
- o Beaufort County Council to rely on Transportation Sales and Use Tax Referendum, 2024, to fund projects;
- o Town of Hilton Head Island to prioritize and determine distribution of funds and sequence of projects, from funds allotted by Beaufort County Council;
- o Gate entry software options, to include: cashless systems, POA lane, RFID capability. RFI to be sought.

Update - Gate Signage – Cliff McMackin
- o Existing signage, ineffective;
- o SCDOT engineers recommended overhead signage/mast arm signage, as most effective;
- o Vendors identified. Signage to complement Sea Pines style.

Pass Volumes
Update - Gate Pass Volumes – Victoria Shanahan
Ms. Shanahan presented: Gate Passes, sold at the gates, January 1, 2024 – April 24, 2024; Decals, issued November 2023 – April 2024; Short Term Rental Passes, sold at the gates and through the Welcome Center, 2020 – 2024.

- o January 1, 2024 – April 24, 2024/YOY: Total Number of Passes: 105,240/111,362; Daily Visitor Passes: 68,515/71,684; Commercial Passes: 30,176/33,880,

Short Term Rentals
Update – Rental Registration Program Reconciliation – Victoria Shanahan
- o Town of Hilton Head Island, Short Term Rental License Fee Program, mandated;
- o SPCSA, Rental Registration Program, initiated, 2023;
- o FOIA request to Town of Hilton Head Island, for short term rental license fee program list, received (does not apply to long term rentals or timeshares);
- o Reconciliation of Town of Hilton Head Island and SPCSA property lists, completed;
- o Town of Hilton Head Island lists 1,621 participants. SPCSA lists 2,185 participants;

- o Joint Registration Rental Fee billing process to be considered with Town of Hilton Head Island;
- o Messaging to community on funds' use, to be reviewed.

SPCSA Trolley/Beach Shuttle Programs
Update – Heritage Tournament/Beach Shuttle/Trolley Programs – Joe Count
- o Heritage Tournament week ridership: 13,491 riders as compared to 14,459 in 2023;
- o Sea Pines Center to Harbour Town route, most popular;
- o Trolley Program prepared for season/Memorial Day;
- o Total vehicle entries to Sea Pines Community, through both Greenwood and Ocean gates, tracked at 224,863, in March 2024.

Unfinished Business
Update – Ebike Enforcement/Approved Decals – Joe Count
- o Property Owner ebike medical exemptions, approved through SPCSA. To date, 20 medical exemption decals, distributed;
- o Ebike citations in April 2024, 20;
- o Ebike signage to be installed at beachwalk entries, prior to Memorial Day;
- o Ebike literature distributed to rental agencies, bike companies, etc.

Update – CSA 360, NetSuite – Victoria Shanahan
- o Rental Management module remains inactive;
- o SPCSA meets weekly with CSA360 representatives, to address issues.

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 10:20 a.m. The next regularly scheduled meeting of the SPCSA Gate, Security, Short Term Rental and Transportation Committee, is Wednesday, August 28, 2024, 9:00 a.m., via in person and videoconference.

Respectfully Submitted,

Cary Corbitt
Chair