



**Sea Pines Community Services Associates, Inc. (SPCSA)**

**SPCSA Gates, Security, Short Term Rentals and Transportation Committee Meeting, August 28, 2024**

A regular meeting of SPCSA Board of Directors Gates, Security, Short Term Rentals and Transportation Committee, was held on Wednesday, August 28, 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; Jim Cantalupo, Member; Kerry de Vallette, Member; Rick Dextraze, Member; Jennifer Ericksen, Member; Larry Movshin, SPCSA Director; Lisa Nevitt, Member; Paul Puma, Member; William Sullivan, Member

**Absent from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were:** Mark King, Sea Pines Center; David May, Member; Rick Ray, SPCSA Director; Doug Schupp Member; Don Sigmon, SPCSA Director; Beverly Serral, Member;

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

**Guests present, were:** Lee Ann Leahy, 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, May 1, 2024**

A motion was made by Bill Johnson, to support the resolution, “Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, May 1, 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 May 1, 2024, Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, as finalized by email”.

## **Chair Remarks**

- Committee Meetings are confidential;
- Committee Meeting Minutes, posted on seapinesliving.com.

## **Task Forces**

### **Update – Traffic, RFI – Tom Sharp**

- Three segments remain under review to improve traffic situation: Sea Pines Circle, Greenwood Drive, Greenwood Gate. Sea Pines Circle and Greenwood Drive reconfiguration projects, should be engineered together;
- Meetings continue to be held with Town of Hilton Head, Beaufort County Council and South Carolina Department of Transportation (SCDOT).

### **Update – Gates/Signage, RFI – Tom Sharp**

- RFI to be sent to select gate pass technology companies;
- Test gate/pass signage to be installed on Greenwood Drive.

## **Pass Volumes**

### **Update - Gate Pass Volumes – Victoria Shanahan**

Ms. Shanahan presented: Passes sold at the gates, January 1, 2024 – August 28, 2024; Decals issued, November 1, 2023 – August 28, 2024; Short Term Rental Passes sold at the gates and through the Welcome Center, January 1, 2024 – August 26, 2024.

- Passes sold at gates, January 1, 2024 – August 26, 2024: Total Passes, 280,944; Daily Visitor Passes, 204,343; Commercial Passes, 56,870.

## **SPCSA Trolley/Beach Shuttle Programs**

### **Update – Trolley/Beach Shuttle Programs, Ridership Count – Joe Count**

- Monday, September 2, 2024, last day of trolley operation;
- Successful season, no issues, plenty of drivers;
- Ridership down 11%, 75,000 versus 67,000, YOY.

## **Unfinished Business**

### **Update – Ebike Enforcement/Count, Approved Decals/Count – Joe Count**

- To date, twenty-four (24) medical exemption decals for e-bikes, issued;
- Ebike signage installed at beachwalk entries;
- Future leisure trail signage, to include specific language, i.e., scooters.

### **Update – CSA 360, NetSuite – Victoria Shanahan**

- Rental Management module remains inactive;
- CSA 360 representatives nearing issue resolution;
- Beta testing expected to begin shortly.

## **New Business**

### **Gate Entry Policy – Commercial Entry/Holidays – Chair Corbitt**

No change to the SPCSA Gate Entry Policy, regarding Commercial vehicle entry during Holidays, to be made.

Beachwalk Drop-Offs – Joe Count

- Town of Hilton Head Island aware of potential influx of visitors, seeking Sea Pines beach access, upon metered parking installation at public beach parking lots.

Electric Vehicles/50 mph – Sam Bennett

- Electric vehicles, with speed capability of 35 plus miles per hour, licensed and insured, are permitted in Sea Pines.

**Adjournment**

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