



Sea Pines Community Services Associates, Inc. (SPCSA)

SPCSA Gates, Security, Short Term Rentals and Transportation Committee Meeting, February 18, 2026

A regular meeting of SPCSA Board of Directors Gates, Security, Short Term Rentals and Transportation Committee, was held on Wednesday, February 18, 2026, at SPCSA Administration Building, Conference Room, 175 Greenwood Drive, Hilton Head Island, South Carolina 29928. Meeting was held via in-person and video conference.

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; Rick Ray, SPCSA Director; Don Sigmon, SPCSA Director; William Sullivan, Member

Absent from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were: Steve Birdwell, SPCSA Director; Paul Puma, Member; Doug Schupp, Member; Beverly Serral, Member;

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

Present from SPCSA, were: Victoria Shanahan, Vice President/CFO; Shawn Colin, Vice President/COO; Stephanie Fera, Communications Manager; Sandra Archer, Senior Executive Assistant to President/CEO

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.

Chair Remarks

- Chair Corbitt emphasized: Committee meetings are confidential; Committees make recommendations to the Board, not decisions; Committees are not involved in operations; Task Force created as necessary, for specific issue; Committee minutes are posted on seapinesliving.com, following approval; Committee Charter posted on CSA website.

Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, October 29, 2025

A motion was made by Rick Dextraze, to support the resolution, “Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, October 29, 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 October 29, 2025, Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, as finalized by email”.

Greenwood Drive/Sea Pines Circle Report – Shawn Colin, Sam Bennett

- SPCSA to work with Town of Hilton Head and SCDOT, as third partner, in Sea Pines Circle/Greenwood Drive reconfiguration project;
- Town to have project funds budgeted, 2027;
- Funding agreement to be finalized between Town and SCDOT. Expected first quarter, 2026;
- SCDOT to identify engineering options, solutions and cost estimations. Presentation expected year end, 2026.

Gate Pass Volume Report – Victoria Shanahan

Gates

Statistics provided. YE/September 2025 versus 2024/2023:

- Total: 391,323 versus 391,312/408,363;
- Daily Visitor: 277,527 versus 281,476/292,709;
- Daily Commercial: 87,500 versus 82,803/90,321;
- Other: 26,296 versus 27,033/25,333.

Short Term Rentals

Statistics provided. YTD/2025 versus 2024/2023:

- Gates: 13,336 versus 12,034/11,146;
- Welcome Center Pass Office: 139,443 versus 147,494/144,452;
- Continue to evolve toward cashless gate entry transactions and remove sales from the gates.

Annual Decal Sales

Statistics provided. YE/2025 versus 2024/2023:

- Total: 9,514 versus 9,606/9,205;
- Commercial: 4,263 versus 4,477/4,640;
- Island Resident: 2,830 versus 2,648/2,258
- Non-Resident: 752 versus 790/711;
- Other: 1,669 versus 1,691/1596.

Safety and Security Report – Joe Count

Incident Report

Statistics provided. YE/2025:

Total calls for Service: 4,359

- PO/Guest Concerns, 305;
- Wildlife Nuisance, 421;
- Activated Alarms, 496;
- Improper Parking, 250;
- Gate Runners, 518;

- 911 Hang-ups, 336.

Transportation Report – Joe Count

Trolley Ridership

Trolley ridership numbers similar, 2025 versus 2024.

Trolley Program and Schedule, 2026

- Trolley program/schedules for RBC Heritage Tournament and Beach Shuttle, set;
- Seasonal trolley schedule, in progress.

Vehicles Entering Sea Pines

Statistics provided. YE/2025 as compared to 2024:

- Total: 3,897,853 versus 4,017,331;
- Greenwood Gate Pay Lane: 653,394 versus 682,394;
- Greenwood Gate Pass Holders Lane: 2,357,002 versus 2,409,850;
- Ocean Gate: 857,522 versus 925,087.

Rental Registration Program

Short Term Rentals by Category – Victoria Shanahan

- Properties in Rental Registration Program, October 2025: 1 – 2 bedrooms/913, 3 – 4 bedrooms/1006, 5+ bedrooms/303;
- Numbers are reconciled with Town of Hilton Head, yearly.

Unfinished Business

Update - CSA 360 – Victoria Shanahan

- CSA 360, research to expand beyond Short Term Rental pass purchase options.

Update - Gate Pass Sales/Credit Card – Victoria Shanahan

Statistics provided. Passes sold by non-cash payments, beginning March 12, 2025:

- At the end of December twenty-five percent of passes sold were paid electronically.

Update – Gate Fee Increase, March 2026 - Victoria Shanahan

- Gate Entry Fee increase \$9.00 – 10.00, effective March 1, 2026.

Update – Gate Entry Policy Revision – Joe Count

- Gate Entry Policy edits complete. Revised Policy to be presented to Executive Committee, the back to this Committee for review and recommendation, then to the full Board of Directors for final approval..

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 9:50 a.m. The next regularly

scheduled meeting of the SPCSA Gate, Security, Short Term Rental and Transportation Committee, to be Wednesday, April 29, 2026.

Respectfully Submitted,

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

Cary Corbett
Chair