



Sea Pines Community Services Associates, Inc. (SPCSA)

SPCSA Gates, Security, Short Term Rentals and Transportation Committee Meeting, April 29, 2026

A regular meeting of SPCSA Board of Directors Gates, Security, Short Term Rentals and Transportation Committee, was held on Wednesday, April 29, 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; Steve Birdwell, SPCSA Director; Jim Cantalupo, Member; Kerry de Vallette, Member; Rick Dextraze, Member; Paul Puma, Member; Rick Ray, SPCSA Director; Doug Schupp, Member

Absent from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were: Beverly Serral, Member; Don Sigmon, SPCSA Director; William Sullivan, 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; Jill Higgins, Administrative Assistant to Vice 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.

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;
- New Gate Committee Administrator, Jill Higgins welcomed.

Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, February 18, 2026

A motion was made by Cary Corbitt, to support the resolution, “Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, February 18, 2026”. 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 18, 2026, Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, as finalized by email”.

Greenwood Drive/Sea Pines Circle Report – Shawn Colin

- SPCSA, Town of Hilton Head and SCDOT partnered in Sea Pines Circle/Greenwood Drive reconfiguration project;
- SCDOT to provide engineering aspects and Town to provide funding;
- Funding agreement between SCDOT and Town expected mid-year, 2026;
- Upon agreement approval, SCDOT to identify engineering options, solutions and cost estimations. Presentation expected year end, 2026.

Technology Task Force Report – Shawn Colin

- Task Force focus to reduce cash transactions at the gates;
- Evaluate the CSA 360 application to be used to facilitate gate efficiency;
- Use of QR codes, off site kiosks, to be evaluated.

Gate Pass Volume Report

Gate Passes – Joe Count

Statistics provided. YTD/January – March 2026, versus 2025;

- Total: 74,012 versus 71,224;
- Daily Visitor: 44,612 versus 43,539;
- Daily Commercial: 24,562 versus 20,870;
- Other: 4,838 versus 6,807.

Short Term Rental Passes – Joe Count

Statistics provided. YTD/January – March 2026, versus 2025:

- Total: 14,660 versus 14,870;
- Gates: 1,995 versus 1,770;
- Welcome Center Pass Office: 12,665 versus 13,100;
- Continue to evolve toward cashless gate entry transactions and remove sales from the gates.

Annual Decals – Joe Count

Statistics provided. YTD/January - March 2026, versus 2025:

- Total: 8,060 versus 7,615;
- Commercial: 3,674 versus 3,512;
- Island Resident/Non-Resident: 2,952 versus 2,874;
- Other: 1,434 versus 1,229.

Annual Decal Distribution – Shawn Colin

- Annual Decals managed and distributed through SPCSA Community Connections Center.

Safety and Security Report – Joe Count

Incident Report

Statistics provided. YTD/March 2026:

- Total calls for Service: 751
- PO/Guest Concerns, 64;
- Wildlife Nuisance, 63;
- Activated Alarms, 110;
- Gate Runners, 90;
- 911 Hang-ups, 54.

Short Term Parking Issues

- Parking space designation, per short term rental properties, needed at gate to determine amount of passes eligible for distribution.

Speed/Warning Tickets

Statistics provided. YTD/March 2026:

- Total: 382;
- Warnings 81%;
- Citations 19%;
- Discussion, South Carolina State Law/Right of Way.

Transportation Report – Joe Count

Trolley Ridership/Heritage

Statistics provided. 2026, versus 2025:

- Total: 21,712 versus 18,919;
- Blue Route: 5,169 versus 3,929;
- Green Route: 6,060 versus 4,767;
- Red Route: 6,228 versus 6,608;
- White Route: 4,255 versus 3,615;
- Trolley ridership numbers continue to increase, yearly.

Trolley Program and Schedule, 2026

- Trolley schedules printed and available online;
- Trolley operates May 16 – September 7, 2026.

Vehicles Entering Sea Pines

Statistics provided. YTD/March 2026 as compared to 2025:

- Total: 871,856 versus 854,807;
- Greenwood Gate Pay Lane: 128,132 versus 140,011;
- Greenwood Gate Pass Holders Lane: 552,726 versus 524,285;
- Ocean Gate: 190,998 versus 190,510.

Rental Registration Program – Victoria Shanahan

Short Term Rentals by Category

- Properties in Rental Registration Program, April 2026: 1 – 2 bedrooms/915, 3 – 4 bedrooms/999, 5+ bedrooms/288;

- Timeshares included in 1 – 2 bedrooms.

Unfinished Business

Update - CSA 360 – Victoria Shanahan

- Ability for online purchase and reduction of cash from gate, under review.

Update - Gate Pass Sales/Credit Card – Victoria Shanahan

- Gate passes sold electronically, 23%.

Update – Gate Fee Increase, March 2026 - Victoria Shanahan

- Gate Fee increase \$9.00 – 10.00, effective March 1, 2026, indicated no impact in sales;
- Sales, March 2026, increased year-over-year;
- Record sales following week after Easter.

Update – Gate Entry Policy

- SPCSA Gate Entry Policy last revised November 2022, revisions needed;
- High level summary of Policy amendments/red line copy, to be sent to Committee for review;
- Upon Committee’s recommendation, amended Policy to be brought before Executive Committee.

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 10:00 a.m. The next regularly scheduled meeting of the SPCSA Gate, Security, Short Term Rental and Transportation Committee, to be Wednesday, September 2, 2026.

Respectfully Submitted,



Cary Corbitt
Chair