



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

**SPCSA Gates, Security, Short Term Rentals and Transportation Committee Meeting,  
September 2, 2026**

A regular meeting of SPCSA Gates, Security, Short Term Rentals and Transportation Committee, was held on Wednesday, September 2, 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; Don Sigmon, SPCSA Director; William Sullivan, 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:** Rodney Barstein, Member; Beverly Serral, Member

**Present as Guest, was:** LeeAnn Leahy, SPCSA BOD Member

**Present as Ex-Officio, were:** Sam Bennett, SPCSA President/CEO; Bill Johnson, Chair, SPCSA BOD

**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**

- o Chair Corbitt emphasized: Committee meetings are confidential; Committees make recommendations to the Board, not decisions; Committees are not involved in operations. Chair thanked the Committee for their constructive comments regarding the revised 2026 Gate Entry Policy.

**Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, April 29, 2026**

A motion was made by Cary Corbitt, to support the resolution, “Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, April 29, 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 April 29, 2026, Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, as finalized by email”.

**Greenwood Drive/Sea Pines Circle Report** – Shawn Colin

- o SPCSA, the Town of Hilton Head Island, and SCDOT are partnering on the Sea Pines Circle/Greenwood Drive reconfiguration project.
- o The Town of Hilton Head Island approved \$300,000 in funding to engage an engineer through SCDOT to evaluate improvements aimed at enhancing traffic efficiency and safety at Sea Pines Circle and Greenwood Drive.
- o Preliminary engineering findings are anticipated in Spring 2027.
- o While SCDOT denied a request to reduce the speed limit in the area. The Town of Hilton Head Island is still evaluating potential short-term measures, including signal timing adjustments, signal metering and the installation of additional signage.

**Technology Task Force Report** – Shawn Colin

- o The Technology Task Force is evaluating opportunities to improve gate operations and streamline the credentialing process for short-term renters.
- o As part of the assessment phase, the Task Force is reviewing how peer communities leverage technology to support operational needs and is evaluating alternative technology vendors and solutions.

**Update on 2026 Beaufort County Transportation Sales Tax Referendum** – Shawn Colin

- o Beaufort County approved placing a one cent transportation sales tax referendum on the November ballot that includes an estimated \$15.6M for the Sea Pines Circle Project.

**Gate Pass Volume Report**

Gate Passes – Joe Count

Statistics provided. YTD/ (January – August) 2026, versus (January – August) 2025;

- o Total: 291,346 versus 285,579;
- o Daily Visitor: 209,146 versus 205,654;
- o Daily Commercial: 59,807 versus 57,649;
- o Other: 22,693 versus 22,268.

#### Short Term Rental Passes – Joe Count

Statistics provided. YTD (January – August) 2026, versus (January – August) 2025:

- o Total: 56,313 versus 56,870;
- o Gates: 10,318 versus 10,051;
- o Welcome Center Pass Office: 45,995 versus 46,819;

#### Annual Decals – Joe Count

Statistics provided. YTD (January – August) 2026, versus (January – August) 2025:

- o Total: 9,454 versus 9,483;
- o Commercial: 4,181 versus 4,263;
- o Island Resident/Non-Resident: 3,496 versus 3,582;
- o Other: 1,777 versus 1,638.

#### Annual Decal Distribution – Shawn Colin

- o Currently annual Decals managed and distributed through SPCSA Community Connections Center.
- o A pilot program involving the mailing of annual decals to non-residents was discussed. The concept will be formally introduced and included on the Executive Committee agenda for the September 15, 2026 meeting.

#### **Safety and Security Report** – Joe Count

##### Incident Report

Statistics provided. YTD (January - August 2026):

- o Total calls for Service: 2,763
- o PO/Guest Concerns, 246;
- o Wildlife Nuisance, 367;
- o Activated Alarms, 314;
- o Gate Runners, 333;
- o 911 Hang-ups, 238.

#### Short Term Parking Issues

- o The issue of short-term parking will be discussed and evaluated by the Technology Task Force during regular scheduled meetings.

#### Speed/Warning Tickets

Statistics provided. YTD (January-August 2026):

- o Total: 735;
- o Warnings 82%;
- o Citations 18%;

#### **Transportation Report** – Joe Count

##### Trolley Ridership Heritage

- o Statistics were reported at April 29, 2026 SPCSA Gates, Security, Short Term Rentals and Transportation Committee Meeting.

### **Vehicles Entering Sea Pines**

Statistics provided. YTD/ (January – August) 2026, versus (January – August) 2025:

- o Total: 2,692,977 versus 2,727,559;
- o Greenwood Gate Pay Lane: 432,307 versus 458,089;
- o Greenwood Gate Pass Holders Lane: 1,644,727 versus 1,635,101;
- o Ocean Gate: 615,943 versus 634,368.

### **Rental Registration Program** – Victoria Shanahan

#### **Short Term Rentals by Category/Year**

- o Properties in Rental Registration Program,
- o 2023: 1 – 2 bedrooms/985, 3 – 4 bedrooms/1,071, 5+ bedrooms/287;
- o 2024: 1 – 2 bedrooms/945, 3 – 4 bedrooms/1,000, 5+ bedrooms/282;
- o 2025: 1 – 2 bedrooms/930, 3 – 4 bedrooms/1,030, 5+ bedrooms/298;
- o 2026: 1 – 2 bedrooms/907, 3 – 4 bedrooms/1,017 5+ bedrooms/301;
- o Timeshares included in 1 – 2 bedrooms.

### **Unfinished Business**

#### **Update - CSA 360** – Victoria Shanahan

- o Ability for online purchase and reduction of cash from gate. Technology task force is evaluating options.

#### **Update - Gate Pass Sales/Credit Card** – Victoria Shanahan

- o Approximately 25% of all Gate Passes sold at the Gates are paid electronically. The trend is showing an increase over time.

#### **Update – Gate Entry Policy**

#### **Ratify Approval – Gate Entry Policy**

A motion was made by Cary Corbitt, to support the resolution, “Ratify Approval – Gate Policy Updates, September 2, 2026”. The motion was seconded and unanimously carried.

**“RESOLVED** “Ratify Approval – Gate Entry Policy Updates, September 2, 2026”.

- o An amendment to allow motorcycles in Sea Pines was raised. The concept will be formally introduced and included on the Executive Committee agenda for the September 15, 2026 meeting.

### **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 10:06 a.m. The next regularly scheduled meeting of the SPCSA Gate, Security, Short Term Rental and Transportation Committee, to be Wednesday, October 28, 2026.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Cary Corbett". The signature is fluid and cursive, with the first name "Cary" and last name "Corbett" clearly distinguishable.

Cary Corbett  
Chair