

Gate Entry Committee Meeting
Thursday, May 4, 2017
Main CSA Conference Room
11:00 a.m.

The May meeting of the Gate Entry Committee was called to order at 11:00 a.m. In the main conference room of the CSA Building. Chairman Cary Corbitt presided.

1. Roll Call

Present

Commercial:	Cary Corbitt Steve Birdwell	Bob Gossett Mark King	Don Sigmon
Residential:	Bill Johnson Michael Tucker	Mark Griffith	Charlie Miner
Staff:	Toby McSwain	Sarah McMillen	
Absent:	Bret Martin	Amanda Sutcliffe-Jones	Jerred Mayse

2. The Approval of the February 9, 2017 Meeting Minutes

The Committee reviewed the minutes of the February 9, 2017 meeting. Mr. Johnson made the following motion, seconded by Mr. King and was unanimously passed.

“RESOLVED, the Gate Entry Committee approves the minutes of the February 9, 2017 meeting as submitted.”

3. Upcoming Proposals from the Joint Short Term Rental Committee

- i) Restriction or fee for rental guest trailers entering Sea Pines
- ii) “The number of guest vehicle passes issued per rental property to be limited to the number of vehicles that can reasonably be parked on the properties hardscapes to include driveways and garages.”

Mr. Johnson informed the group the Joint Short Term Rental Committee meeting, scheduled for May 2, 2017 was cancelled. Due to this, the Joint Short Term Rental Committee has not yet finalized details regarding the proposals for the Gate Entry Committee to discuss.

4. Commercial Property Owners Access Rights

The committee confirmed the current Gate Entry Policy states Commercial Property Owners can only request passes for their employees and not their customers. If an event is hosted by the Commercial Property Owner, passes can be requested at no charge for parties of 12 invitees or less. For those events inviting more than 12 guests will require a gate clearance to be submitted to the CSA Security Office. (This is a clarification of the existing policy).

5. Update: Operation of Motorcycles within Sea Pines - Survey

Discussion was made, regarding the use of mopeds and motorcycles within Sea Pines. The committee agreed this restriction was not outlined within the Sea Pines Covenants, but instead a policy put in place by CSA Security. The group will communicate with Mrs. Sutcliffe-Jones to ensure questions relating to the use of mopeds and motorcycles within Sea Pines is included within the property owner survey.

6. Lawton Stables Trolley

The committee agreed the Sea Pines Trolleys should continue to “pull off” at Lawton Stables if requested by a trolley rider, as this maneuver is considered to be safe. However, currently there is not an official “trolley stop” at Lawton Stables.

7. Utility Easement Parking Lot Repairs

Fencing and mulch will be installed at lots 3 and 4 and seed has been ordered to complete hydro-seeding.

8. Update – Marketing Sub-Committee

Mr. King confirmed there are no updates to report.

9. Update – Gate Fee Sub-Committee

The committee discussed the current daily gate entry fee for daily visitors and shared ideas of whether to propose increasing the fee. The group discussed different rate formulas of how best to increase the gate fee to provide additional funds for Sea Pines.

The committee agreed for the Gate Fee Sub-Committee to meet in order to draft a proposal regarding the daily gate fee increase. The Gate Fee Sub-Committee is waiting for financials to assess what percentage the gate fee revenue is against total revenue and operating shortage going forward, thereby determining how much of an increase is needed. The sub-committee will research this subject further and report back to the group their proposal.

10. Gate Entry Policy Revisions

The committee received the draft Gate Entry Policy revisions within their package. This was reviewed for operational clarification purposes. The group will continue to discuss items within the policy during future meetings. Once the listed proposals regarding policy updates have been agreed upon, this will be presented to the CSA Board as a whole for approval.

11. Update on Automated Pass System (ABDI)

An ABDI representative will be in Sea Pines on May 11, 2017 to present details regarding the ABDI software to the Sea Pines Property Owners at the Community Center from 1pm.

12. Update on Greenwood Gate Signage / Traffic Counts

Mr. McSwain continues to work with Darrin Shoemaker (Traffic & Transportation Engineer for the Town of Hilton Head) regarding signage that is to be placed on Palmetto Bay Road, Business Route 278

and Greenwood Drive. Draft copies of the signs will be presented in the Safety & Security Committee meeting on May 10, 2017.

13. Update on UBER Contract

Both CSA and UBER have come to an agreement and the long term contract has been finalized and signed.

14. Comments

Mr. Miner proposed to the committee to add a 'co-chair' to the Gate Entry Committee and for the 'co-chair' to be a residential member. The group discussed which residential member of the committee should take this role, and the committee agreed Mr. Miner to be the best fit. Mr. Johnson made the following motion, seconded by Mr. Sigmon and was unanimously passed.

"RESOLVED, the Gate Entry Committee recommends the CSA Board approve adding a residential member as co-chair of the Gate Entry Committee and for the residential member to be Mr. Miner."

15. Adjournment

With no further business to conduct, the meeting adjourned at 1p.m. The next meeting is scheduled for Thursday, August 10, 2017, at 11:00 a.m. and will be held in the main conference room at the CSA Building.

Respectfully submitted,

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

Cary Corbitt
Chairman