

**Joint Short Term Rental Committee
 Meeting Minutes
 Tuesday, June 6, 2017**

The June meeting of the Joint Short Term Rental Committee of Community Services Associates, Inc. was called to order at 9:03 a.m. in the CSA main conference room.

1. Roll Call

Present:	Beverly Serral	Debbie Zies	John Munro	Becky Pardue
	Karl Becker	Linda Farrenkopf		
Via Telephone	Ted Leavitt	Bill Johnson		
Absent:	Bob Hawkins	Mark Griffith		
Staff:	Bret Martin	Toby McSwain	Sarah McMillen	

2. Approval of the May 17, 2017, Meeting Minutes

The Committee reviewed the minutes of the May 17, 2017 meeting. Mr. Becker made the following motion, seconded by Ms. Farrenkopf and was unanimously passed.

“RESOLVED, the Short Term Rental Committee approves the minutes of the May 17, 2017 meeting, as submitted.”

3. Update: Weekly Guest Pass Revenues Generated by the Short-Term Rental Guests

Mr. McSwain informed the committee, the revenue analyses for short-term rental passes, daily gate passes and annual decals discussed during the May meeting remains the same. Overall, it is anticipated the revenues will continue to increase during 2017, now the tourist season has begun and the commercial daily gate fee of \$10 is in effect.

Revenue analyses discussed during May 17, 2017 meeting:

“Short-term rental guest passes increased in revenue in the first four (4) months of 2017, compared to the same point in time last year (2016) by \$16,411. Gate pass revenue increased by \$90,395 and annual decal revenue increased by \$159,855 in 2017 for the same time period. It is thought the increase in gate pass revenue and annual decal revenue is due to the \$25 increase of commercial decals and new trailer fees introduced this year (2017). The increase in revenue could also be due to Hurricane Matthew recovery efforts, with more commercial companies working within Sea Pines and some renting short term within Sea Pines until projects are complete. Overall, the weather could be a significant factor for the increase of short-term rental guest pass revenue”.

4. **Update: New Gate Pass System for 2017**

Mr. McSwain informed the committee that a consulting company called: "Tribridge" will evaluate the current internal systems used by the CSA staff. Tribridge are expected to start their research this month (June, 2017).

5. **Update: Limitation of the number of Weekly Rental Passes per property**

It was the general sense of the committee to propose the Gate Entry Committee recommend to the CSA Board: a limitation of the number of weekly rental passes per property. Ms. Pardue made the following motion, seconded by Mr. Becker and was unanimously passed:

"The number of rental / resort guest vehicle passes issued per rental property to be limited to the number of vehicles that can reasonably be parked on the property's hardscapes to include driveways and garages, to be in effect from January 1, 2018."

6. **Update: trailers pulled by short term rental guests**

It was the general sense of the committee to propose the Gate Entry Committee recommend to the CSA Board: a restriction to be applied for trailers that are pulled by short term rental guest vehicles. Ms. Pardue made the following motion, seconded by Mr. Becker and was unanimously passed:

"Vehicles displaying rental / resort guest passes may not enter Sea Pines with attached trailers, starting January 1, 2018. Vehicle bicycle racks are permissible."

7. **Gate Pass Bulk Agreements: involving business located outside of Sea Pines**

During the May 17, 2017 meeting, the committee had previously discussed introducing a cap on how many daily passes should be sold in general, to limit the number of daily visitors entering Sea Pines. The group was in agreement that Sea Pines would offer a better quality and experience if the number of visitors to Sea Pines was limited. The group also discussed current agreements with entities located outside of Sea Pines that pay for gate entry passes and questioned if this is financially beneficial for Sea Pines. During the May 17, 2017 committee meeting, it was the general sense of the committee to recommend the Gate Entry Committee discuss this item. The committee originally proposed for the Gate Entry Committee to: review all current bulk agreements involving businesses located outside of Sea Pines and to prevent entering into any new agreements until a new policy has been agreed upon.

After further review, the committee decided not to pursue this topic or make any proposals relating to this item.

8. VRBO and Air BnB: Property Owner Rentals

The group agreed to postpone discussions relating to an online meeting/webinar for owner managed rental properties until fall this year (2017), in preparation for the 2018 tourist season.

9. Sprinter Vans: accessing Sea Pines

The group discussed the use of sprinter vans within Sea Pines, as well as large SUV's. Due to the size of these vehicles, the committee identified these to be troublesome when parking at rental properties and certain roadsides within Sea Pines.

Kayaks and paddle boards have also presented an issue within Sea Pines, due to the ease of renting these items from local rental companies. Kayaks and paddleboards are not always stored correctly within garages and instead are placed in the open spaces of rental properties.

10. Member Comments

The group continued to discuss parking issues concerning rental properties and suggested the use of the Trolley Station (Lot 1) as a location for overflow vehicles that cannot reasonably fit on the property hardscapes.

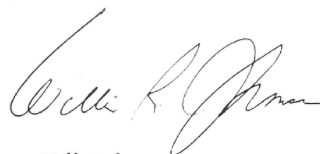
11. Adjournment

With no further business to discuss the meeting adjourned at 10:03 a.m. The next meeting is scheduled for September 5, 2017 at 9:00 a.m., in the main conference room at the CSA Building.

Respectfully submitted,



Beverly Serral
Co-chairman



Bill Johnson
Co-chairman