



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

**SPCSA Gates, Security, Short Term Rentals and Transportation Committee Meeting,  
August 27, 2025**

A regular meeting of SPCSA Board of Directors Gates, Security, Short Term Rentals and Transportation Committee, was held on Wednesday, August 27, 2025, via in person and videoconference.

**Present from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were:** Cary Corbitt, SPCSA Director/Chair; Steve Birdwell, SPCSA Director; Jim Cantalupo, Member; Kerry de Vallette, Member; Rick Dextraze, Member; Jennifer Ericksen, SPCSA Director; Bill Johnson, SPCSA Director; Lisa Nevitt, Member; Paul Puma, Member; Beverly Serral, Member; William Sullivan, Member

**Absent from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were:** Rodney Barstein, Member; David May, Member; Rick Ray, SPCSA Director; Doug Schupp, Member; Don Sigmon, SPCSA Director

**Present as Ex-Officio, were:** Sam Bennett SPCSA President/CEO, David Ellis, SPCSA Chair

**Present from SPCSA, were:** Victoria Shanahan, Vice President/CFO; Joe Count, Director of Safety, Security and Transportation; 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.

**Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, April 30, 2025**

A motion was made by Cary Corbitt, to support the resolution, “Ratify Approval – Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, April 30, 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 April 30, 2025, Gates, Security, Short Term Rentals and Transportation Committee Meeting Minutes, as finalized by email”.

### **Chair Remarks**

Chair Corbitt emphasized: Committee meetings are confidential; Committees make recommendations to the Board, not decisions; Committees are not involved in operations; Committee minutes are posted on seapinesliving.com, following approval.

### **Task Force Report**

#### **Traffic** – Sam Bennett

- Sea Pines CSA, Town of Hilton Head Island, Beaufort County and South Carolina Department of Transportation, committed to Sea Pines Circle/Greenwood Drive reconfiguration project, pending written consent;
- Senator Davis, committed to secure funding;
- Engineering goal to improve traffic flow and increase road safety.

#### **Gates/Signage**

- Signage and signalization development to be part of Sea Pines /Greenwood Drive reconfiguration project.

### **Gate Pass Volume Report** – Joe Count

#### **Gates**

Statistics provided. January – July, 2024 versus 2025.

- Total: 251,058 versus 246,136;
- Daily Visitor: 181,543 versus 175,909;
- Daily Commercial: 49,354 versus 49,201;
- Other: 20,161 versus 21,026.

#### **Short Term Rentals**

Statistics provided. January – July, 2024 versus 2025.

- Total: 55,096 versus 54,312;
- Gates: 7,742 versus 8,563;
- Pass Office: 47,354 versus 45,749.

#### **Annual Decal Sales**

Statistics provided. January – July, 2024 versus 2025.

- Total: 9,606 versus 8,872;
- Commercial: 4,477 versus 3,976;
- Island Resident/Non-Resident: 3,438 versus 3,383;
- Other: 1,691 versus 1,513.

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

Statistics provided. January – July 2025.

- Total calls for service: 2,787;
- Top six calls for service: Property Owner/Guest concerns, wildlife nuisance, activated alarms, improper parking, gate runners, 911 hangups.

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

#### **Trolley Ridership**

Statistics provided. Season 2024 versus Season 2025.

- Total: 66,010 versus 60,019.

#### **Vehicles Entering Sea Pines**

Statistics provided. January – July 2024 versus 2025.

- Total: 2,484,828 versus 2,389,742;
- Pay Lane: 422,1269 versus 398,139;
- Property Owner Pass Lane: 1,488,489 versus 1,425,380;
- Ocean Gate: 574,213 versus 567,223.

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

- Sea Pines CSA operates a Rental Registration Program, with fees based on number of bedrooms per property, for both long and short term rental properties;
- The Town of Hilton Head operates a Short Term Rental Program, with fees based on gross rental income. Program requires business license and permit.

### **Unfinished Business**

#### **CSA 360** – Victoria Shanahan

- Short Term Rental Program portal, pilot test, anticipated Fall 2025, with The Resort.

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

- Credit card usage for Gate Pass sales, currently 23 – 24%.

#### **Gate Entry Policy** – Sam Bennett

- Revision to Gate Entry Policy, to reflect changes in Gate Fee Agreement, ongoing.

### **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 9:55 a.m. The next regularly scheduled meeting of the SPCSA Gate, Security, Short Term Rental and Transportation Committee, to be Wednesday, October 29, 2025.

Respectfully Submitted,



Cary Corbitt  
Chair