



Sea Pines Community Services Associates, Inc. (SPCSA)

SPCSA Gates, Security, Short Term Rentals and Transportation Committee Meeting, October 29, 2025

A regular meeting of SPCSA Board of Directors Gates, Security, Short Term Rentals and Transportation Committee, was held on Wednesday, October 29, 2025, 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; Jim Cantalupo, Member; Kerry de Vallette, Member; Bill Johnson, SPCSA Director; Lisa Nevitt, Member; Doug Schupp, Member; Beverly Serral, Member; Don Sigmon, SPCSA Director

Absent from the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, were: Steve Birdwell, SPCSA Director; Rick Dextraze, Member; David May, Member; Paul Puma, Member; Rick Ray, SPCSA Director; William Sullivan, Member

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

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

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 Chair 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;
- Dashboards are now available on seapinesliving.com, providing quarterly updates on: Gate and Pass Data, Financial Reports, Capital Projects and Critical Infrastructure, Community Standards Report, Maintenance Service Requests, Safety, Security and Transportation;
- Mr. Bennett introduced Shawn Colin, former Assistant Town Manager with Town of Hilton Head Island, as Vice President/COO, SPCSA.

Traffic Task Force Report – Shawn Colin

- SPCSA to work in conjunction with Town of Hilton Head Island and SCDOT, on the Sea Pines Circle/Greenwood Drive reconfiguration project;
- SCDOT in agreement to partner with Town of Hilton Head Island and provide project management;
- John Boylston, Chief Engineer for Project Delivery, SCDOT, assigned as project manager;
- Justin Powell, Secretary of Transportation, SCDOT, contacted to discuss acceleration of project;
- Funding agreement from Town provides \$350K for Sea Pines Circle/Greenwood Drive project;
- Town of Hilton Head Island to possibly gain ownership of Greenwood Drive, through transition to public road system.

Gate Pass Volume Report/Sales – Victoria Shanahan

Gates

Statistics provided. YTD/September 2025 versus 2024/2023:

- Total: 316,799 versus 316,643/334,059;
- Daily Visitor: 228,225 versus 230,814/241,845;
- Daily Commercial: 66,862 versus 63,629/72,017;
- Other: 21,712 versus 22,200/20,197.

Short Term Rentals

Statistics provided. YTD/September 2025 versus 2024/2023:

- Total: 61,679 versus 62,807/66,817;
- Gates: 11,060 versus 9,905/9376;
- Welcome Center Pass Office: 50,619 versus 52,902/57,441.

Annual Decal Sales

Statistics provided. YTD/September, 2025 versus 2024/2023:

- Total: 9,300 versus 9,606/9,177;
- Commercial: 4,153 versus 4,477/4,622;
- Island Resident/Non-Resident: 3,509 versus 3,438/2,967;
- Other: 1,638 versus 1,691/1586.

Safety and Security Report – Victoria Shanahan

Incident Report

Statistics provided. YTD/October 28, 2025:

- Improper Parking – 228;
- Property Owner/Guest Assists and Concerns – 272;
- 911 Hang Ups – 310;
- Wildlife Call – 375;
- Activated Alarm – 428;
- Gate Runner – 468.

Transportation Report – Victoria Shanahan

Trolley Ridership

Trolley operations ceased for season.

Vehicles Entering Sea Pines

Statistics provided. YTD/October 2025 as compared to 2024:

- Total: 3,032,818 versus 3,134,132;
- Greenwood Gate Pay Lane: 512,441 versus 532,872;
- Greenwood Gate Pass Holders Lane: 1,817,725 versus 1,870,137;
- Ocean Gate: 702,652 versus 731,123.

Rental Registration Program

Short Term Rentals by Category – Victoria Shanahan

- Improved properties in Sea Pines – 5,811;
- Properties in Rental Registration Program – 2,222. 1 – 2 bedrooms - 913, 3 – 4 bedrooms – 1006, 5+ bedrooms – 303;
- Short term rental properties – 2,135;
- Long term rental properties – 87;
- Timeshare properties – 278.

Unfinished Business

Update - CSA 360 – Victoria Shanahan

- Beta testing ongoing with Sea Pines Resort.

Update - Gate Pass Sales/Credit Card – Victoria Shanahan

Statistics provided. Passes sold by non-cash payments, beginning April 1, 2025:

- Twenty percent of passes sold, April – October 2025, were paid electronically.

Update – Gate Entry Policy Revision – Victoria Shanahan

- Gate Entry Policy under review. Revised Policy to be presented to Committee, for final review, prior to presentation to Board.

New Business

Fireworks – Joe Count

Discussion tabled.

Adjournment

With no further business to come before the SPCSA Gates, Security, Short Term Rentals and Transportation Committee, Chair Corbitt adjourned the meeting at 9:35 a.m. The next regularly scheduled meeting of the SPCSA Gate, Security, Short Term Rental and Transportation Committee, to be Wednesday, February 18, 2026.

Respectfully Submitted,

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

Cary Corbitt
Chair