

2020 Exiting Owner Survey Results

To help understand concerns and bring a more harmonious lifestyle to Palmetto Dunes, the Association began surveying new and exiting property owners monthly in 2020.

Total Surveys Sent Out: 250

Total Surveys Completed: 85

How satisfied were you with owning a property in Palmetto Dunes?

- 75% were extremely satisfied or satisfied living in Palmetto Dunes
- 8% were neutral
- 12 % were not satisfied

Why did you sell your property in Palmetto Dunes?

- 43% of sellers were purchasing another property
- 23% said Palmetto Dunes has changed since their purchase
- 22% wanted the opportunity to capture profits by selling
- 22% said owning has become too expensive
- 20% noted “other” reasons
- 17% had a changing family situation
- 4% listed a changing financial situation

Where are you purchasing another property?

- 17% Palmetto Dunes
- 17% Out-of-State
- 11% Hilton Head Plantation
- 8% Leamington
- 8% Port Royal
- 8% Undecided

Why did you purchase there?

- 18% Location
- 15% No Short-Term Rentals
- 12% Environment
- 12% View
- 9% Quiet
- 9% Amenities
- 9% Affordable

Property Type

- 37.5% Home
- 62.5% Villa

How did you occupy the property?

- 52% were part-time residents
- 36% used the property as a rental
- 12% were full-time residents

Community Sentiments

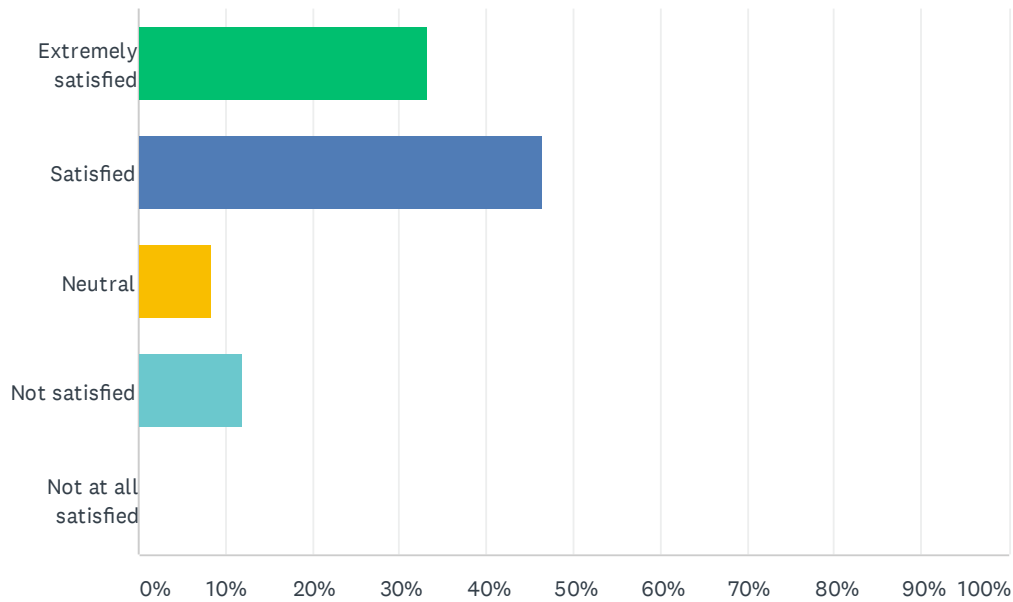
- 73% strongly agreed or agreed Palmetto Dunes is a world-class residential resort
- 41% strongly agreed or agreed Palmetto Dunes is owner friendly
- 30% strongly agreed or agreed it is financially advantageous to own in PD compared to near-by communities
- 33% strongly agreed or agreed their decision to sell was influenced by the number of rental properties
- 22% hope to own property in Palmetto Dunes again

How likely are you to recommend that family, friends or colleagues purchase property within Palmetto Dunes?

- 36% Likely
- 24% Neither likely nor not likely
- 21% Extremely likely
- 10% Not likely at all
- 9% Not likely

Q1 How satisfied were you with owning a property within Palmetto Dunes? (Select one)

Answered: 84 Skipped: 1

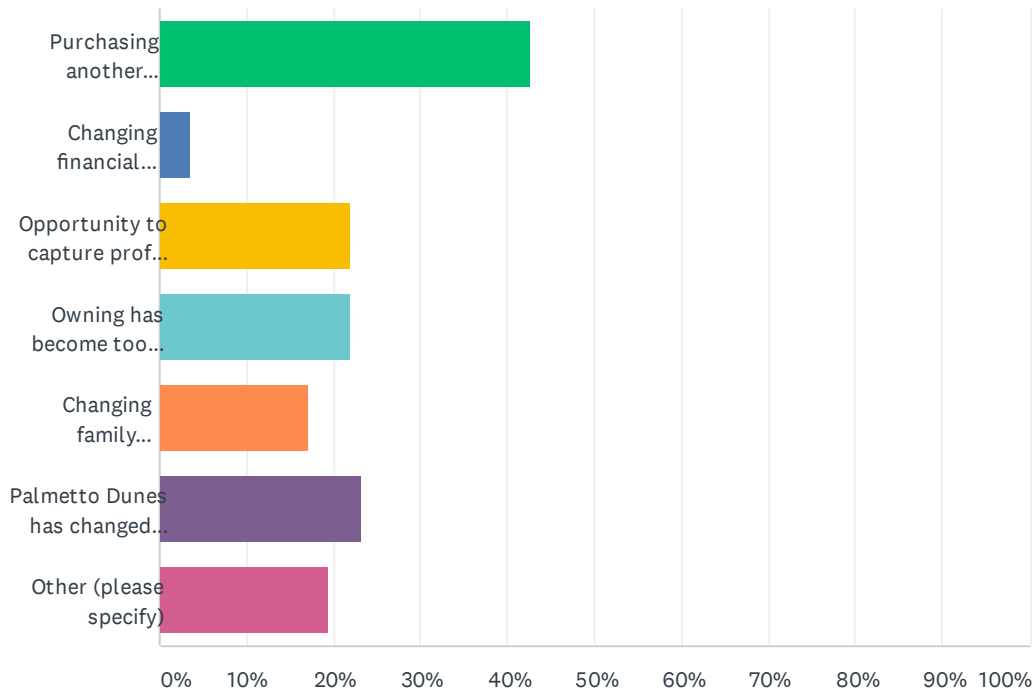


ANSWER CHOICES	RESPONSES	
Extremely satisfied	33.33%	28
Satisfied	46.43%	39
Neutral	8.33%	7
Not satisfied	11.90%	10
Not at all satisfied	0.00%	0
TOTAL		84

#	IF NOT SATISFIED OR NOT SATISFIED AT ALL: WHY DO YOU SAY THAT? (PLEASE BE AS SPECIFIC AS POSSIBLE)	DATE
1	All of Mooring Buoy needs sidewalk for safety. Water Dept must be accountable for damaging trees/shrubs in the right of way. Why should it cost the owner. I can provide specifics and feel we should have been reimbursed!	1/7/2021 12:46 PM
2	PDPOA started to become over bearing at the end. Originally wanted to retire there, but feel it has become too vacation oriented. Don't seem to look our for owners any more	12/8/2020 6:50 AM
3	Transparency of Board! No resident input on purchasing Lee Shore Turtle walk thru our neighborhood clogging our streets making driving difficult Deer not culled Too many bikers in streets and not on bike path	11/17/2020 12:21 AM
4	This is a difficult question. I owned my villa for approximately 25 years. For many years I was very pleased and thought I lived in Paradise. In recent years the expense of correcting years of poor maintenance became a problem and the quality of some of the work that was done was substandard. For most of my time in Water Oak, the board said no to almost all requests. Members of the Board, of course, did not have that problem. I lost several sales on my condo after contracts were signed because the Board would not support me to satisfy the buyers. The worse was that the back deck was dangerous and they refused to do anything to allow me to sell the unit because the work was scheduled to be done next summer and the new owner would have to wait until then. No, I have not been satisfied.	11/2/2020 6:46 PM
5	The PD board only works for full time residents. They treated those of us with second homes as second class citizens.	10/2/2020 5:40 PM
6	I was not happy when we sold our property at 66 Port Tack this year with the inspection process. We had already settled with the property owner after the home inspection and then here comes all these other minor issues, like plant flowers here, fix this crack in your drive, power wash, etc. I am in favor of covenants and making property owners keep up their properties, but the current process of one inspector's opinion is going too far. Our house was built in the 1970's. Power washing is not a miracle cure, but is costly. Sometimes the coloration is permanent. I also don't think planting shrubs near a "trash corral" is something that should be dictated by the POA. Going to far with inspections, not only is impeding on personal property rights, but will turn people off from wanting to own in Palmetto Dunes.	9/8/2020 10:39 AM
7	In the 10 years of ownership, Palmetto Dunes is increasingly focused on tourist. We did not rent our home and yet the increase in traffic both pedestrian and vehicle was overwhelming.	8/18/2020 12:47 PM
8	Too much traffic, overcrowded.	8/4/2020 12:41 PM
9	Nothing to rave about, just satisfied.	8/4/2020 12:08 PM
10	Fees. Concerned with the 1800.00 per year. Could not get to a pool in peak months due to all the short term renters. Attitude of a lot of Island residents. Holier than thou attitudes	7/1/2020 11:21 AM
11	I love PD as a whole. However, The QG III Board made it undesirable to continue to own my property.	6/2/2020 12:26 PM
12	HHL is our happy place for the last 35 years, with the last 9 years as the owner of first one, then a second home in PD, which has all the amenities inside or close by that we most enjoy. Our daughter was married on the beach in PD in 2010. We will be back to visit often and may own property again.	6/2/2020 11:56 AM
13	Dues are to expensive. Some of the rules were unacceptable (i.e. door color). The vegetation in our area was very boring.	5/21/2020 1:49 PM
14	POA for PD and Hickory Cove in PD way to expensive for services, especially since not private. Public has same access but does not have to pay any fees	5/21/2020 12:41 PM

Q2 Why did you sell your property in Palmetto Dunes? (Select all that apply)

Answered: 82 Skipped: 3



ANSWER CHOICES	RESPONSES	
Purchasing another property	42.68%	35
Changing financial situation	3.66%	3
Opportunity to capture profits by selling	21.95%	18
Owning has become too expensive	21.95%	18
Changing family situation	17.07%	14
Palmetto Dunes has changed since my purchase	23.17%	19
Other (please specify)	19.51%	16
Total Respondents: 82		

#	OTHER (PLEASE SPECIFY)	DATE
1	1031 Exchange. Our permanent home location needs more privacy.	1/7/2021 12:47 PM
2	Property was an investment only. We have a single family home in PD	1/6/2021 11:10 AM
3	move to a Senior community	1/6/2021 11:03 AM
4	View that PD is moving away from allowing and discouraging short term rentals	12/27/2020 8:18 AM
5	We owned the lot and a house and sold the lot	11/16/2020 4:39 PM
6	Need to simplify my life--too old to have two properties to keep up. I can do a lot more with the \$20,000 a year my condo cost me.	11/2/2020 6:47 PM
7	so many rules! and to cut my losses	11/2/2020 12:02 PM
8	As Owners we pay 1800 a year and we have no amenities	10/16/2020 3:55 PM
9	Want to downsize to a home with little or no elevation/stairs; want to distance ourselves better from hurricane threats; want to live in a quieter area with fewer tourists. The number of PD guests seems to have increased the past few years and their respect for our residents, our property and the PD rules seems to have decreased.	10/5/2020 2:28 PM
10	The increasing impact of short-term rentals	10/2/2020 4:36 PM
11	has gotten busier with short term rentals	9/22/2020 3:37 PM
12	A PDPOA that obviously favored house owners and ignored condo owners needs.	9/8/2020 10:37 AM
13	Personal issues	8/18/2020 12:27 PM
14	too crowded	8/4/2020 12:42 PM
15	Not pleased with QG III	6/2/2020 12:28 PM
16	Rental agent did a great job for 8 years, bad job in year 9.	6/2/2020 11:57 AM

Q3 Where (city/state/plantation) are you purchasing another property?
(Please be as specific as possible)

Answered: 33 Skipped: 52

#	RESPONSES	DATE
1	St. Petersburg, FL	1/20/2021 10:27 AM
2	46 Wilers Creek Way	1/7/2021 12:49 PM
3	Edisto island	1/6/2021 8:58 PM
4	Looking in Leamington, PD and Port Royal. Looking for a newer home. Would like to build in leamington if a lot comes up.	1/6/2021 7:26 PM
5	Leamington	1/6/2021 4:53 PM
6	75 Ocean Lane, Unit 301, Hilton Head Island	1/6/2021 2:07 PM
7	We bought a house in Leamington. We wanted a bigger place for full time living and wanted to be on the lagoon - Leamington worked out well. We are still in the PD Family!	1/6/2021 10:51 AM
8	Palmetto Dunes	12/14/2020 9:22 PM
9	Hilton Head Plantation	12/8/2020 11:32 AM
10	New Jersey	12/8/2020 10:07 AM
11	Palmetto Bluff, SC.	11/3/2020 6:18 PM
12	Palmetto Dunes (Mariner). Same area as prior house just closer to beach.	11/2/2020 4:05 PM
13	Hilton Head-Sea Pines	11/2/2020 12:21 PM
14	Palmetto Hall	10/16/2020 3:56 PM
15	Hampton Lake in Bluffton	10/5/2020 2:28 PM
16	Ribaut Island, HHP	10/2/2020 4:37 PM
17	Hilton Head Plantation	10/2/2020 3:39 PM
18	Cincinnati	9/22/2020 3:38 PM
19	Another property in Palmetto Dunes just closer to the beach.	9/22/2020 10:12 AM
20	Haven't purchased yet	9/8/2020 12:00 PM
21	Port Royal or PD	9/8/2020 10:56 AM
22	Port Royal Hilton head sc	8/18/2020 5:12 PM
23	NAPLES FLORIDA	8/6/2020 5:58 PM
24	Statesboro, GA	8/6/2020 3:58 PM
25	Queens Grant 1	8/6/2020 1:15 PM
26	Hochston, GA	8/4/2020 8:12 PM
27	Hilton Head, SC, 29928 Sea pines plantation	8/4/2020 1:20 PM
28	Port Royal Plantation	6/2/2020 8:24 PM
29	Bluffton/Palmetto Buff	6/2/2020 12:32 PM
30	Port Royal Plantation.	5/21/2020 1:51 PM
31	Hilton Head Plantation	5/21/2020 12:44 PM
32	Still in PD	5/7/2020 4:28 PM
33	Already purchased a home in Palmetto Dunes (1/20).	5/7/2020 2:59 PM

Q4 Why did you purchase there? (Please be as specific as possible)

Answered: 31 Skipped: 54

#	RESPONSES	DATE
1	Moved	1/20/2021 10:27 AM
2	Appears to be a smart investment to rent for two years, then able to reside there.	1/7/2021 12:49 PM
3	Less populated, no regime, better value for ocean view.	1/6/2021 8:58 PM
4	Always vacationed in PD. We felt like it was home and felt comfortable with allowing our kids when they were younger to go to the general store/ ride bikes on their own. We have always felt safe in the 16 years we were owners.	1/6/2021 7:26 PM
5	No short term rentals, lagoon view	1/6/2021 4:53 PM
6	I wanted to be on the ocean	1/6/2021 2:07 PM
7	See #3	1/6/2021 10:51 AM
8	More affordable and not as many short term rentals.	12/8/2020 11:32 AM
9	Family concerns	12/8/2020 10:07 AM
10	We enjoy the area and amenities.	11/3/2020 6:18 PM
11	Proximity to beach	11/2/2020 4:05 PM
12	We wanted to buy a bigger house and couldn't find the right size/price in Palmetto Dunes.	11/2/2020 12:21 PM
13	Nice Plantation and you get Amenities	10/16/2020 3:56 PM
14	Community much like PD with lots of activities and an active women's club that is still close enough to the beach to allow us to take advantage of it. We want a smaller home without stairs which we can build there but can't build/find here because of flood plan elevation considerations. It is less likely to be impacted by hurricanes.	10/5/2020 2:28 PM
15	Quiet - devoid of short-term rentals	10/2/2020 4:37 PM
16	When looking for a permanent home, HHP had much better amenities than PD. Also many more clubs and opportunities to meet other residents.	10/2/2020 3:39 PM
17	home town	9/22/2020 3:38 PM
18	Closer to the beach.	9/22/2020 10:12 AM
19	Na	9/8/2020 12:00 PM
20	Haven't purchased yet, but Port Royal seems to be quieter and less controversial.	9/8/2020 10:56 AM
21	Needed a ranch Also wanted a residential community rather than resort.	8/18/2020 5:12 PM
22	WINTERS IN HILTON HEAD NOT AS WARM AS WE WOULD LIKE AND IT SEEMS EVERYTHING SHUTS DOWN SOOOO EARLY. IT IS VERY QUIET ON THE ISLAND	8/6/2020 5:58 PM
23	Closer to family	8/6/2020 3:58 PM
24	55 and older Del Webb property	8/4/2020 8:12 PM
25	Better location/ view and deep water access. Also not as congested during tourist season.	8/4/2020 1:20 PM
26	No short term rentals.	6/2/2020 8:24 PM
27	Have not purchased at this time. We have stayed in Palmetto Bluff several times and we feel comfortable there.	6/2/2020 12:32 PM
28	We love the beach and wanted to go any time.	5/21/2020 1:51 PM
29	Affordable POA, better private golf club, nicer landscaping, better taxes, no renter traffic	5/21/2020 12:44 PM
30	We wanted a lagoon view and the opportunity to build a new home	5/7/2020 4:28 PM
31	Needed to move to HHI full time. Needed a larger property but love PD so wanted to stay here.	5/7/2020 2:59 PM

Q5 Palmetto Dunes Property Address

Answered: 29 Skipped: 56

#	RESPONSES	DATE
1	Unit 1869 St. Andrews	1/20/2021 10:28 AM
2	167 Mooring Buoy	1/7/2021 12:49 PM
3	7829 Centrecourt	1/6/2021 8:59 PM
4	5 Cottage Ct	1/6/2021 7:26 PM
5	535 Queens Grant Villa	1/6/2021 4:54 PM
6	45 Queens Folley Rd, Unit 784 Queens Grant	1/6/2021 2:11 PM
7	79 Port Tack	1/6/2021 10:51 AM
8	21 Haul Away#23	12/8/2020 11:33 AM
9	60 Carnousti Road	12/8/2020 10:09 AM
10	60 Carnoustie 972	12/8/2020 6:57 AM
11	183 Mooring Buoy	11/3/2020 6:18 PM
12	19 Sea Lane	11/2/2020 4:06 PM
13	Fazio Villas	11/2/2020 12:22 PM
14	45 Queens Folly Rd Unit 611	10/16/2020 3:57 PM
15	33 Starboard Tack	10/5/2020 2:28 PM
16	59 Carnoustie Road Unit 277	10/2/2020 4:38 PM
17	20 Queens Folly Unit 1982	10/2/2020 3:39 PM
18	5 Haul Away --unit 36	9/22/2020 3:39 PM
19	40 Full Sweep	9/8/2020 10:56 AM
20	39 haul away	8/18/2020 5:12 PM
21	143 MOORNING BUOY	8/6/2020 5:58 PM
22	Queens Grant, 785	8/6/2020 3:59 PM
23	1868 St. Andrews	8/6/2020 1:15 PM
24	563 Queens Grant	8/4/2020 8:13 PM
25	45 Mooring Buoy	6/2/2020 8:25 PM
26	726 QG	6/2/2020 12:35 PM
27	2 Hickory Cove	5/21/2020 12:45 PM
28	6 Sutherland Court	5/7/2020 4:29 PM
29	781 Queens Grant	5/7/2020 3:00 PM

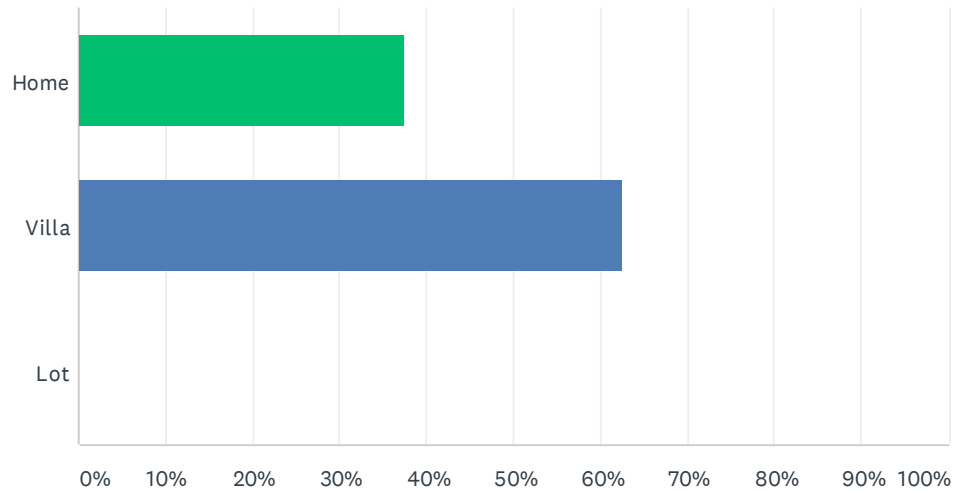
Q6 Year of Purchase

Answered: 26 Skipped: 59

#	RESPONSES	DATE
1	2013	1/20/2021 10:28 AM
2	2013	1/6/2021 8:59 PM
3	2004	1/6/2021 7:26 PM
4	2006	1/6/2021 4:54 PM
5	06/14/2014	1/6/2021 2:11 PM
6	2015	1/6/2021 10:51 AM
7	2004	12/8/2020 11:33 AM
8	2010	12/8/2020 10:09 AM
9	2014	12/8/2020 6:57 AM
10	2016	11/2/2020 4:06 PM
11	2014	11/2/2020 12:22 PM
12	2015	10/16/2020 3:57 PM
13	bought lot in 2002 (?) and moved in 2009	10/5/2020 2:28 PM
14	2013	10/2/2020 4:38 PM
15	2018	10/2/2020 3:39 PM
16	2016	9/22/2020 3:39 PM
17	2015	9/8/2020 10:56 AM
18	2012	8/18/2020 5:12 PM
19	2010	8/6/2020 5:58 PM
20	2012	8/6/2020 3:59 PM
21	2013	8/6/2020 1:15 PM
22	2009	8/4/2020 8:13 PM
23	2016	6/2/2020 8:25 PM
24	2008	6/2/2020 12:35 PM
25	2018	5/21/2020 12:45 PM
26	2015	5/7/2020 4:29 PM

Q7 Property Type

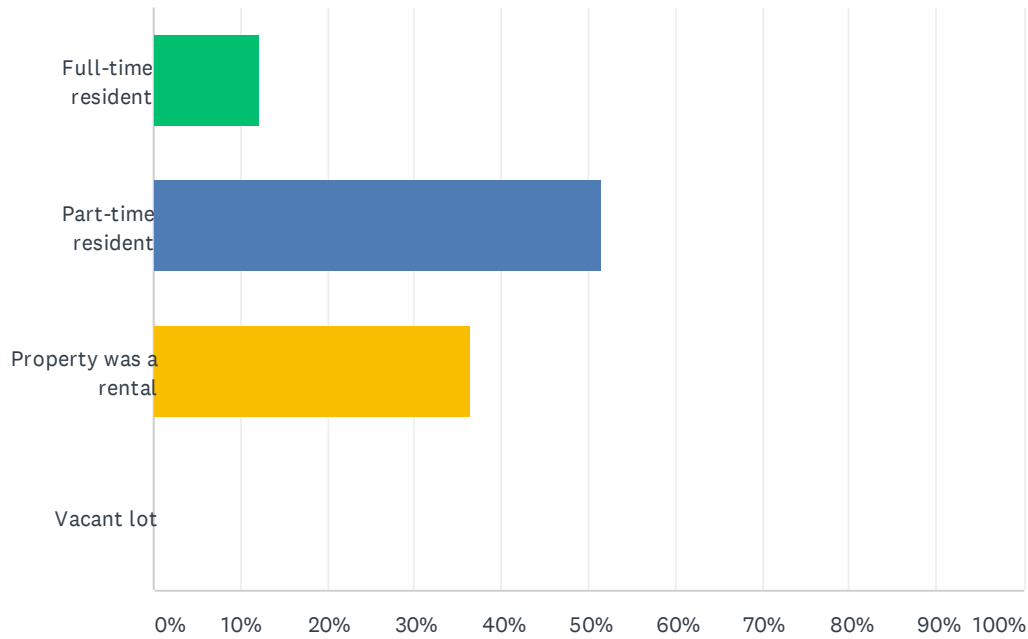
Answered: 32 Skipped: 53



ANSWER CHOICES	RESPONSES	
Home	37.50%	12
Villa	62.50%	20
Lot	0.00%	0
TOTAL		32

Q8 How did you occupy the property?

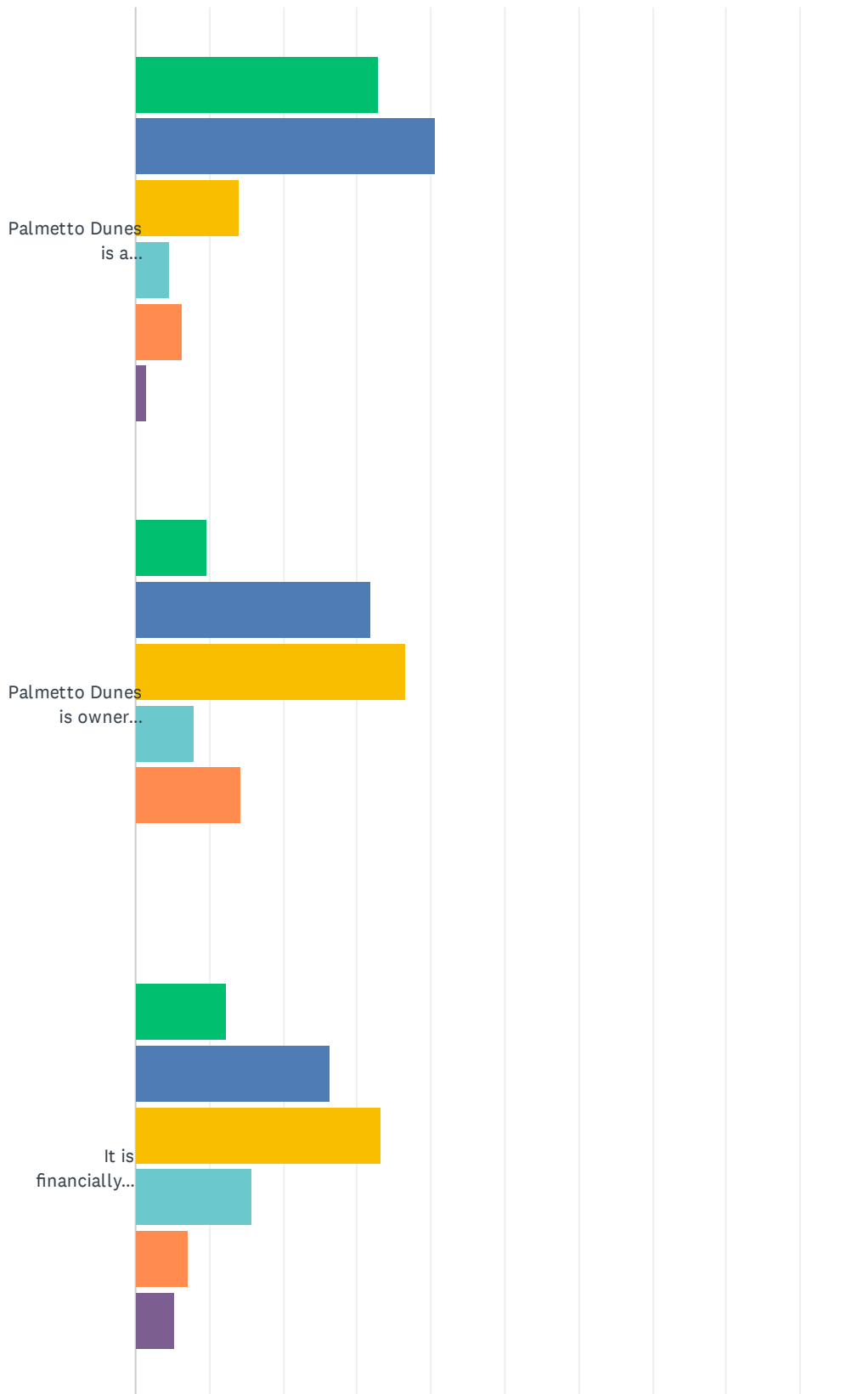
Answered: 33 Skipped: 52

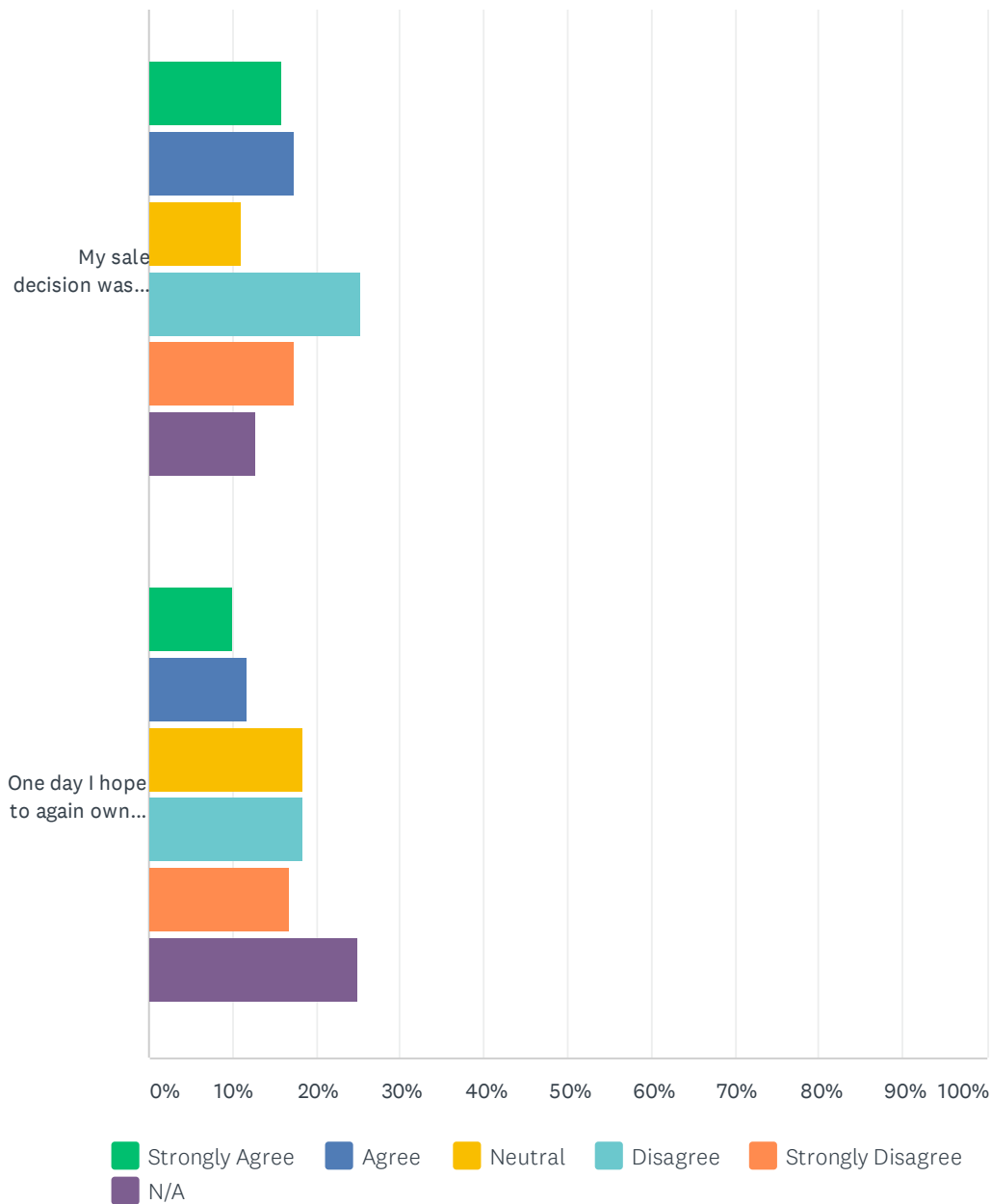


ANSWER CHOICES	RESPONSES	
Full-time resident	12.12%	4
Part-time resident	51.52%	17
Property was a rental	36.36%	12
Vacant lot	0.00%	0
TOTAL		33

Q9 How strongly do you agree or disagree with each of the following statements?

Answered: 77 Skipped: 8

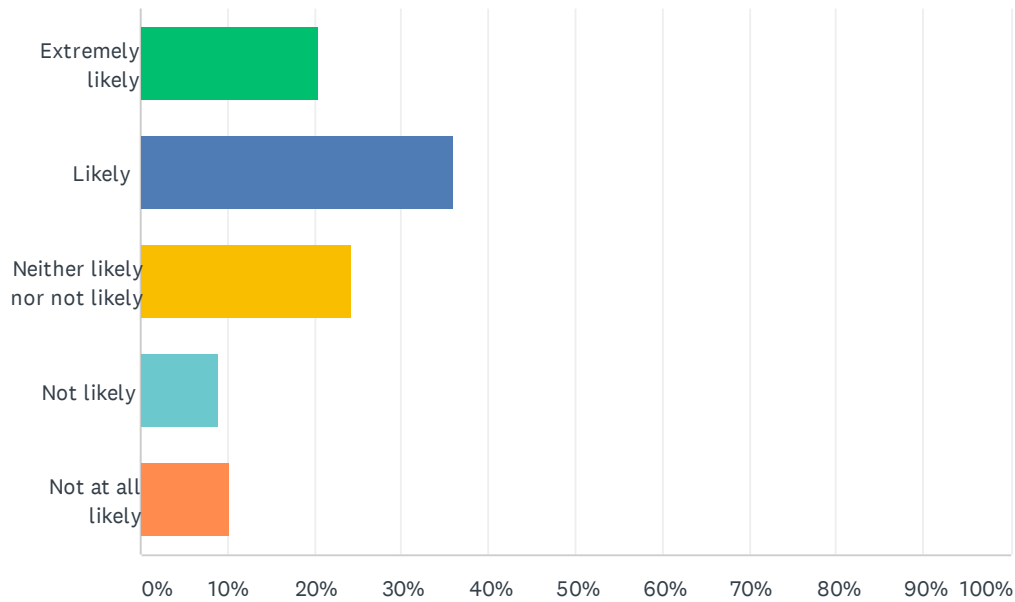




	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
Palmetto Dunes is a world-class residential community	32.81% 21	40.63% 26	14.06% 9	4.69% 3	6.25% 4	1.56% 1	64	2.16
Palmetto Dunes is owner friendly	9.52% 6	31.75% 20	36.51% 23	7.94% 5	14.29% 9	0.00% 0	63	2.86
It is financially advantageous to own in Palmetto Dunes compared to nearby communities	12.28% 7	26.32% 15	33.33% 19	15.79% 9	7.02% 4	5.26% 3	57	2.95
My sale decision was influenced by the number of rental properties	15.87% 10	17.46% 11	11.11% 7	25.40% 16	17.46% 11	12.70% 8	63	3.49
One day I hope to again own property in Palmetto Dunes	10.00% 6	11.67% 7	18.33% 11	18.33% 11	16.67% 10	25.00% 15	60	3.95

Q10 How likely are you to recommend that family, friends or colleagues purchase property within Palmetto Dunes? (Select one)

Answered: 78 Skipped: 7



ANSWER CHOICES	RESPONSES	
Extremely likely	20.51%	16
Likely	35.90%	28
Neither likely nor not likely	24.36%	19
Not likely	8.97%	7
Not at all likely	10.26%	8
TOTAL		78

#	WHY DO YOU SAY THAT? (PLEASE BE AS SPECIFIC AS POSSIBLE)	DATE
1	Based on our experiences!	1/7/2021 1:28 PM
2	Great location. Good way to begin second home ownership	1/6/2021 9:02 PM
3	Safe family atmosphere.	1/6/2021 7:27 PM
4	We owned a rental property. PD is becoming way too anti-renter. That is the primary reason that we sold.	1/6/2021 12:51 PM
5	it is getting too tourist busy	1/6/2021 11:06 AM
6	PD is a wonderful community and resort! The beach, lagoon, proximity of shops and restaurants, bike paths, pickleball, tennis, golf... all great!	1/6/2021 10:53 AM
7	Unless one is moving for full time residence, part time/vacation home does not make sense with the fees and attempting to also rent the property.	12/27/2020 8:20 AM
8	I would not recommend a purchase in Palmetto Dunes unless it was for a rental property	12/8/2020 6:59 AM
9	See first answer	11/17/2020 12:24 AM
10	For the same reasons I said I was not satisfied in this survey.	11/2/2020 6:48 PM
11	Active, well maintained, vibrant, family friendly, short term rental friendly, lagoon and beach options, General Store, privacy of homes, uniqueness of each home/property, we LOVE Palmetto Dunes	11/2/2020 4:08 PM
12	it is NOT rental home friendly, to many issues with local residents	11/2/2020 12:04 PM
13	To many tourist	10/16/2020 3:59 PM
14	PD has been one of my favorite places to live. I would recommend it to others but would make sure they understand the rental situation.	10/5/2020 2:31 PM
15	Trends of short-term rentals make it difficult to determine	10/2/2020 4:39 PM
16	rental properties yes, but not permanent homes.	10/2/2020 3:41 PM
17	central to many activities	9/23/2020 12:19 PM
18	beautiful and well maintained	9/22/2020 3:41 PM
19	too crowded with renters	9/8/2020 4:26 PM
20	If looking for a property that has some rental income potential, then PD is a good option.	9/8/2020 10:58 AM
21	There are many good aspects and we still own a home in PD; however, the inspection process needs to be revisited. Also the deer population needs to be monitored. I think there are too many.	9/8/2020 10:41 AM
22	The PDPOA does not work with the homeowners.	8/18/2020 12:48 PM
23	I WOULD ADVISE ANYONE ON SUCH AN IMPORTANT DECISION	8/6/2020 6:01 PM
24	A great Resort, but with declining full time ownership it is not appealing to live full time	8/6/2020 4:01 PM
25	Depends on their circumstances	8/4/2020 8:14 PM
26	High number of short term rentals make it a challenge to maintain a primary residence in PD. Ok for a vacation home	8/4/2020 1:22 PM
27	too crowded. has become myrtle beach south	8/4/2020 12:43 PM
28	Would consider pros and cons	8/4/2020 12:13 PM
29	Attitude of residents. Excessive fees	7/1/2020 11:24 AM
30	PDPOA rule	6/16/2020 4:32 PM
31	It depends if you like short term rental or not.	6/2/2020 8:26 PM
32	I would suggest owning anywhere but QGIII	6/2/2020 12:37 PM

33	Great for renter not homeowners	5/21/2020 12:47 PM
34	Best community on the island	5/7/2020 4:29 PM
35	POA difficult	5/7/2020 12:55 PM

Q11 Please share any final comments or suggestions to help improve Palmetto Dunes below. (Please be as specific as possible)

Answered: 47 Skipped: 38

#	RESPONSES	DATE
1	We had a good time while in Hilton Head. We were looking to move on from that experience and look for other things to do.	1/20/2021 10:30 AM
2	Previously stated.	1/7/2021 1:29 PM
3	We love PD and hope to own again sooner than later. We came down every 4-6 weeks so we're certainly missing the island. We're simply waiting for the right lot or house to go on the market. Thank you for keeping PD beautiful and for always making us feel safe. PD is a special community!	1/6/2021 7:32 PM
4	I know that there needs to be a balance of owners living there and renters. However, I was a little concerned that the rental business was not being treated fairly. The island makes its money on tourism and therefore rentals are an important part of Palmetto Dunes.	1/6/2021 2:14 PM
5	This is a resort community, which means rental properties share the resort. Residential owners know that when they buy. This community is getting too anti renter. Would not buy another in this community.	1/6/2021 12:53 PM
6	tourists and BIKES are starting to take over	1/6/2021 11:08 AM
7	It's a beautiful community. I would encourage to stay part time / vacation property friendly.	12/27/2020 8:21 AM
8	It was a great place for weekends and summers. The beach is beautiful. We just wanted a place where there weren't as many rentals.	12/8/2020 11:36 AM
9	Will miss living in Palmetto Dunes	12/8/2020 10:11 AM
10	There seems to be an imbalance between residential upkeep requirement and commercial. The commercial spaces need landscape cleanup and foundation plants restoration work. Along the driving range the path and bushes trees are an embarrassment .	12/8/2020 9:08 AM
11	I personally heard the PDPOA Chief Executive say (sometime around 2015) that a lot of plans were being developed to make PD more attractive to full time residents. Nothing like that ever happened in my time there. The level of amenities for full time residents was poor, and the commercial partner of PD does not run and maintain their properties at an acceptable level for a "world class" property.	12/8/2020 7:06 AM
12	I went into the details why previously. I like some of the future ideas of a community center and a better beach house.	12/8/2020 6:53 AM
13	I still own 3 properties in PD. Sold 12 Brigantine to reduce work associated with so many rental properties.	11/16/2020 10:17 AM
14	Palmetto Dunes has done some major amenity upgrades which have greatly impacted its position in the competitive family vacation market. The security team has responded timely and fairly due to rental violations. It was a great place to raise my family and we have many fond memories.	11/16/2020 10:13 AM
15	I don't know how to do it but the property must be updated not minimally but to the level of the cost of owning.	11/2/2020 6:50 PM
16	We initially purchased in 2016 after renting different properties for several years. We love Palmetto Dunes for the activity (golf, tennis, bikes, beach) and general "vibe" as more friendly vs. Sea Pines or other areas. After having 4 years to better understand what it is like to be an owner of rental property we found an opportunity within PD to purchase what we hope to be our long term home. For us to keep this home we will need to be able to have short term renters and truly hope that is not changed in PD as so many owners like us rely on it. I do agree that rentals should be no less than 3 days but PLEASE do not eliminate rentals or we will be forced to sell at likely a huge loss as property values would plummet. Our family absolutely loves PD and being able to spend more time there during COVID to self distance and get a change of scenery has been monumental for my family.	11/2/2020 4:13 PM
17	PD is 80% rental or 2nd home. Use some of the dues to help the rental guests. Find additional parking for them, widen the streets, put useable bike trails--they are too steep for little kids...and support the owners of your rental homes (most can't vote) on town issues.	11/2/2020 12:07 PM
18	be more understanding when issues arise effecting a home owner	11/2/2020 10:55 AM

19	I feel you need to do more the the Fulltime Owners we pay \$1,800.00 a year and we get no Amenities like other plantations	10/16/2020 4:01 PM
20	PD could be more proactive in their communications when there are major changes, like the Compliance inspections/reports. The package we received a few months ago with the schedule of when the reports would be issued, along with the rules and regulations, was very well done but I think it might have been helpful to send it before the inspections actually began. I acknowledge that info like this is shared via other communication vehicles and that folks have to take responsibility for reading it. I am happy to see the efforts the Board is making to improve PD and think residents, old and new, will benefit from them.	10/5/2020 2:43 PM
21	We did not like the sale requirement to abide by the picky assessment of the association. Cost us \$\$\$\$ for minor issues.	10/3/2020 8:32 AM
22	I think the board should consider part time owners so the decisions are not one sided.	10/2/2020 5:43 PM
23	Reconsider the practice of the board recommending to the owners its favored candidates for election to the board.	10/2/2020 4:43 PM
24	taxes, regime fees and assessments were all too much	10/2/2020 3:51 PM
25	Owners that I talked to in PDPOA think that the Board is too powerful	10/2/2020 3:42 PM
26	What excites you about Palmetto Dunes? Sea Pines has many activities to enjoy. Palmetto Dunes does not have anything that promotes community. The pools are all spread out and tiny. There is no one common place for ppl to meet and greet like a park or community center. Dunes House is a joke, the parking around it is even more of a joke. End of the day, there is nothing at all that brings ppl into Palmetto Dunes. Maybe that is what the owners want but as someone who had a rental there, its hard to sell ppl on way to come there vs a Sea Pines. Also the dues and HOA fees etc for Palmetto are simply outrageous to a point where its hard to make any money on rentals and those fees just keep rising and for what? what do we have to show for it? a nice tennis court? All in all, I wouldnt mind owning again, but we never made money on our unit and would question on whether or not to go back to Palmetto Dunes	9/23/2020 12:22 PM
27	Property managers Jamie and Justin are outstanding. We currently have a home on rental program joe bosse	9/22/2020 12:56 PM
28	Please complete the Dunes House renovations and place lighting on all foot bridges for safety. I have called on the lights for years....nothing.	9/22/2020 10:15 AM
29	The new policy of requiring owners to adhere to PD HOA inspector demands was ridiculous.	9/9/2020 9:24 AM
30	sell 7 Lee Shore	9/8/2020 4:27 PM
31	well managed by the professionals	9/8/2020 12:56 PM
32	I have always felt that PD was run well. However, this last year there seems to be a lot of controversy among residents regarding deer culling, property inspections (which could be a real problem for the Association if not handled properly) , nominating and general transparency of the Board. The residents seem to want more participation, which it appears that you are trying to accommodate, which is good. My other comment would be that not all of the staff are friendly and helpful. I've really enjoyed working with Monica on issues, however, other staff members are not punctual about returning calls/emails and I have often felt like I was a pain in the neck to them...just asking questions, or trying to obtain the proper permits. Seems like the job is supposed to be a service to me, especially if I'm trying to improve my property and follow protocols. I pay for this service, and am a member of the Association, we are on the same team and have the same objectives. Would have been nice if the staff made me feel appreciated and respected, rather than another pain in the neck phone call that adds to their workload.	9/8/2020 11:13 AM
33	See previous comments. Security is great and there are many great aspects to Palmetto Dunes. We love our other home there and hope to retire there one day. I do think more time should be spent on the homes that are vacant looking and totally run down as they hurt the neighboring properties. For example the one at 66 Off Shore and the one across the street from that one that sits on the corner. It had a dumpster in the yard forever and still looks bad.	9/8/2020 10:44 AM
34	Be more concerned about the needs of all property owners, not just the year round residents.	9/8/2020 10:38 AM
35	I am not exiting. I have 4 other oceanfront properties in PD. One will sell ends of Sept. (lot).	9/8/2020 10:35 AM

One more is for sale. Will leave me with 2 home in PD. Comment; The " home inspection" program needs work. Being sited just before a property closing in nuts. FYI.

36	We loved our 25 years in Palmetto Dunes and will miss the beautiful beach, the restaurants and the layback environment. Our suggestion is to continue to keep everything looking beautiful, ensure that wildlife is protected, the beach is kept clean and that renters are respectful of the homes they rent and the community in which they are visiting.	8/18/2020 1:31 PM
37	It is extremely disappointing the lack of communication between the PD board, Greenwood and the homeowners.	8/18/2020 12:49 PM
38	CULL THE DEER POPULATION. WE WERE EXPECTED TO KEEP OUR PROPERTIES LOOKING GREAT AND WE SPENT A LARGE AMOUNT OF MONEY TO DO SO AND THE DEER ENJOY IT MORE THAN ANYONE ELSE CAN	8/6/2020 6:04 PM
39	Owners need greater input in voting, they should vote for board members and CEO should report to the Board, not the Board to the CEO.	8/6/2020 4:02 PM
40	I have nothing but praise for PDPO Administrative Staff and the Pass Office and Board!	8/6/2020 1:17 PM
41	I think it needs to mandatory that bikes stay on the bike path. When you get large groups riding down the middle of the street it is a recipe for disaster	8/4/2020 1:23 PM
42	too late	8/4/2020 12:43 PM
43	Would encourage less push to attract more and "entitled" tourists. Past 20 years of summer visitors were more respectful of homeowners and all property in PD.	8/4/2020 12:21 PM
44	Better golf discounts for property owners	6/2/2020 2:24 PM
45	Have more input in the upkeep of communities within PD. Mainly keeping the landscape and look the same.	6/2/2020 12:40 PM
46	PD is a well-designed and maintained community and a haven for family vacations and second home ownership.	6/2/2020 12:00 PM
47	Great place	5/4/2020 10:17 AM