

Short-Term Rental Motions
January 16, 2020

1. Ad-Hoc Committee Recommendation

To facilitate communications, develop a single comprehensive document containing all short-term rental policies.

Passed Motion (8-0-0)

“I hereby motion that the PDPOA create and publish a Short-Term Rental Policy, Procedures and Guidelines (STR PPG) containing the policies, procedures and guidelines associated with short-term rentals within Palmetto Dunes and it be presented to the board by June 2020.”

2. Ad-Hoc Committee Recommendation (Page 11, Bullet Point 1 of the October 17, 2019 Board Presentation)

Define “short-term rental” as “The renting of any property for a period of less than 180 continuous days for monetary or other consideration.”

Passed Motion (8-0-0)

“I hereby motion that the first item to be included within the Short-Term Rental PPGs be the PDPOA’s definition of a short-term rental which is: “the renting of any property for a period of less than 180 continuous days for monetary or other consideration.”

3. Ad-Hoc Committee Recommendation (Page 12 of the October 17, 2019 Board Presentation)

At no fee, require owners who rent a property on a short-term basis to annually provide property management and owner contact information to the POA via an online system

- Fast and easy
- No cost
- Entirely confidential – not shared with local, state or Federal
- Update within five (5) days after a contact change
- Failure to register will limit or prevent guest pass issuance

Passed Motion (8-0-0)

“I hereby motion that the PDPOA create/rent/purchase and operate an online registry of short-term rentals for PDPOA’s confidential use that minimally contains: property address, owner name, owner email address, owner telephone number, property management company, property management telephone number and property management email address.

“As part of this motion, every property used for short-term rentals must be fully registered, at no fee, within 30 days of said online registry being available and must be registered 30 days to first rental for new rental properties, and owners must update the online registry within five (5) days upon the change of any information—keeping the information current. Registrations are required annually, expire on the last day of the calendar year (December 31) and are not transferrable among owners.

“Failure to register a property used for short-term rentals will result in the non-issuance of guest and rental passes to that property.”

4. Ad-Hoc Committee Recommendation (Page 13 of the October 17, 2019 Board Presentation)

POA issues, via email, notices to the owner and property management firm whenever Security or Compliance is summoned to a property (regardless of the resolution)

- No action required
- Informative—bypasses Property Management “filters”
- Encourages proactive guest management

Passed Motion (8-0-0)

“I hereby motion that the PDPOA will use the owner and property management contact information to inform the owner and property management firm of any situation whenever Security or Compliance is summoned to a property regardless of the resolution.”

5. Ad-Hoc Committee Recommendation (Page 14 of the October 17, 2019 Board Presentation)

If called, require the owner or management company to return a telephone call within one (1) hour—providing as rapid of a response as possible within that hour

- A guest or guest-related issue requires immediate attention
- Your involvement is demanded
- After three non-timely responses, a meeting with the POA will be required

Passed Motion (8-0-0)

“I hereby motion that the PDPOA require the owner or management company, when contacted using the short-term registry information, return a telephone call within one (1) hour—providing as rapid of a response as possible within that hour. After three non-responses within the required one (1) hour period, the property owner or property management firm will be required to meet with the PDPOA. If the PDPOA is not satisfied with the ability or willingness of the property owner to conform to the one (1) hour policy, the issuance of guest and rental passes to that property may be suspended.”

6. Ad-Hoc Committee Recommendation (Page 15 of the October 17, 2019 Board Presentation)

Require all rental properties to display Palmetto Dunes-designed signs communicating rules and policies

- Guests can only follow rules if they are shared
- Most guests/families will comply
- Non-display will require a discussion with the POA

Passed Motion (7-1-0)

“I hereby motion that the PDPOA require that all rental properties display Palmetto Dunes-designed signs communicating rules and policies. Failing to comply, the property owner will be required to meet with the PDPOA. If the PDPOA is not satisfied with the ability or willingness of the property to display the required signs, the issuance of guest and rental passes to that property may be suspended.”

7. Ad-Hoc Committee Recommendation (Page 16 of the October 17, 2019 Board Presentation)
Limit the number of passes to the available parking spaces of a property up to a maximum of six (6) for homes—or a lower limit if requested by the property owner

Passed Motion (8-0-0)

“I hereby motion that the PDPOA visit each property and limit the total number of passes for that property to the available parking spaces of a property up to a maximum of six (6) for homes—or a lower limit if requested by the property owner or horizontal property regime.”

Short-Term Rental Motions
February 20, 2020

Inclusion within the Short-Term Rental PPG

Passed Motion (9-0-0)

“The Short Term Rental Ad-Hoc Committee created a series of recommendations covering the overall management of rentals, requirements of owners, guests and management companies, community education and communication, and mitigation of potential impacts to the community. The board will consider each of the recommendations as an individual motion during the January, February and March 2020 PDPOA board meetings. The intent of the board is that following passage of motion 1 (creation of the STR PPG), any of the relevant STR motions which pass will be included and detailed in the STR PPG.”

8. Ad-Hoc Committee Recommendation (Page 11, Bullet Point 2 of the October 17, 2019 Board Presentation)
Invite every owner who sells their property to complete an optional online Exit Survey to better understand why they are selling in Palmetto Dunes—and where they might be going

Passed Motion (9-0-0)

“I hereby move that, starting no later than June 1, 2020, the PDPOA invite every owner who buys or sells their property within one month of the transaction to participate an optional online Entrance/Exit Survey to better understand why they bought/sold property in Palmetto Dunes—and where they may be going. For the first year, the results shall be reported to the board quarterly and semi-annually thereafter.”

9. Ad-Hoc Committee Recommendation (Page 20, Bullet Point 1 of the October 17, 2019 Board Presentation)
Distribute www.WelcomeToPalmettoDunes.com or similar video to all guests sharing a summary of our most important rules by the Pass Office, rental management companies, and displayed on interior signs

Passed Motion (9-0-0)

“I hereby move that the PDPOA create and distribute by July 1, 2020 an online video containing a summary of our most important rules. This video, shared by a user-friendly URL, will be communicated to all short-term rental guests by the Pass Office, short-term rental property owners, rental management companies, and displayed on any Palmetto Dunes-provided rental property signs.”

10. Ad-Hoc Committee Recommendation (Page 20 , Bullet Point 2 of the October 17, 2019 Board Presentation)

Communicate the financial benefits of short-term rentals to all owners in the community

- Gate Pass revenue limiting the need to increase assessments
- Increased Property Prices

Passed Motion (9-0-0)

“I hereby move that the PDPOA document and communicate any financial benefits of short-term rentals to all owners in the community within a 2020 edition of the Palmetto Perspective and Palmetto Dunes Tidings.”

11. Ad-Hoc Committee Recommendation (Page 21, Bullet Points 1-4 of the October 17, 2019 Board Presentation)

Update our Resort Regulations to require bicycles to adhere to South Carolina law

Passed Motion (9-0-0)

“I hereby move that the PDPOA include “Bicyclists” within Section A.4. of our 2018 Amended and Restated Resort Regulations.

Section A.4. would read: “All individuals, including but not limited to Drivers, Bicyclists and Pedestrians, are required to abide by all state and local traffic regulations and all posted signs regarding the use of the roadways, pathways, trails, and other common property.”

12. Ad-Hoc Committee Recommendation (Page 21, Bullet Point 5 of the October 17, 2019 Board Presentation)

Add dedicated, trained personnel engaging riders on Sunday-Tuesday from 8AM to 5PM during May through August

Passed Motion (9-0-0)

“I hereby move that the PDPOA add or allocate resources to engage and educate bicyclists regarding safety and traffic rules during the summer season.”

13. Ad-Hoc Committee Recommendation (Page 22, Bullet Point 1 of the October 17, 2019 Board Presentation)

Add beach path signs and require riders to dismount and walk bikes on all beach paths

Defeated Motion (2-7-0)

“I hereby move that the PDPOA require bicyclists to dismount and walk bikes on all beach paths, and to add beach path signs stating this dismounting procedure by July 1, 2020.”

14. Ad-Hoc Committee Recommendation (Page 23, Bullet Points 2 and 3 of the October 17, 2019 Board Presentation)

Consider relocating bike stop signs that “impact” vehicle movement with path-stenciled STOP or YIELD instructions. Undertake a comprehensive Bicycle Study providing a review of traffic flow, cross walk placement, signage and rider safety rules.

Passed Motion (9-0-0)

“I hereby move that the PDPOA engage an appropriate consultant or professional organization by August 1, 2020 to evaluate the ability to remove or modify bicycle and pedestrian signs that cause vehicle drivers to stop, brake or interrupt traffic flow. One of the options to be evaluated is replacing bicycle stop signs with path-stenciled STOP or YIELD instructions.”

Short-Term Rental Motions

June 18, 2020

15. Ad-Hoc Committee “Future Recommendations” (Item 1.4 of the October 11, 2019 Meeting Minutes)

Require all rentals within Palmetto Dunes must be for a minimum of 2 consecutive nights (3 days).

Passed Motion (8-0-0)

“I hereby move that the PDPOA require all short-term rentals within Palmetto Dunes must be for a minimum of two consecutive nights/three consecutive days.”

16. Ad-Hoc Committee “Future Recommendations” (Item 1.3 of the October 11, 2019 Meeting Minutes)

Require that the entire property must be rented, eliminating the ability for owners to co-reside with guests as they rent room(s)

Passed Motion (9-0-0)

“I hereby move that the PDPOA require when a property is being rented on a short-term basis that the entire property must be rented to the same entity—requiring owners and all others to vacate, and preventing the rentee from advertising and subletting less than the entire property.”

17. Ad-Hoc Committee “Future Recommendations” (Item 1.5 of the October 11, 2019 Meeting Minutes)

Require anyone renting a property within Palmetto Dunes be 25 years of age or older.

Defeated Motion (3-6-0)

“I hereby move that the PDPOA require any owner or owner’s agent renting a property on a short-term basis within Palmetto Dunes must ask and receive a reply stating the individual signing the rental contract will occupy the property during the term and is 25 years of age or older.”

18. Ad-Hoc Committee “Future Recommendations” (Item 1.10 of the October 11, 2019 Meeting Minutes)
Modify the covenants such that maximum overnight occupancy of a single-family residence permitted for new construction or substantial renovation after [adoption date] shall be i) two (2) people per bedroom plus two (2) people or ii) eighteen (18) people, whichever is fewer

Defeated Motion (2-7-0)

“I hereby move that any single family home: i) built or ii) renovated to add or remove a bedroom, den or office after July 1, 2021 will only be allowed to register as a short-term rental property with the PDPOA if the property has a total advertised or calculated occupancy capacity of 20 people or less based upon a formula of two (2) people per bedroom/den/office plus four (4).”

19. Ad-Hoc Committee Recommendation (Page 19, Bullet Point 3 of the October 17, 2019 Board Presentation)

Noise Recommendations: Both tend to be highly volatile and subjective

Passed Motion (8-1-0)

“I hereby move that the PDPOA establish a one-year PDPOA-paid trial program by August 1, 2020 for up to \$2,000 to explore the effectiveness of NoiseAware among five volunteer short-term rental property owners within Palmetto Dunes, given five such volunteers agree to participate.”

20. Ad-Hoc Committee Recommendation (Page 17 of the October 17, 2019 Board Presentation)

Allow one vehicle (trailer optional) to park, with a legitimate purpose, directly in front of a property on an authorized street for up to 60 minutes (“Vehicle Standing”) insofar as the driver has “immediate control” of the vehicle and without hindering the flow or safety of traffic, pedestrians or bicycles

Defeated Motion (0-9-0)

“I hereby move that the PDPOA allow one vehicle (trailer optional) to park, with a legitimate purpose, directly in front of a property on an ‘Authorized Street’ for up to 60 minutes (‘Vehicle Standing’) insofar as the driver has ‘Immediate Control’ of the vehicle and without hindering the flow or safety of traffic, pedestrians or bicyclists.

‘Authorized Street’ is defined as: Any street in Palmetto Dunes with the exception of: Queens Folly Road, Ocean Lane, Carnoustie Road, St. George, Mooring Buoy, or Sea Lane.

‘Immediate Control’ is defined as: Available to move a vehicle within (1) one minute of a front doorbell press which does not include time searching for keys or calling people via cellphone.”