

Short-Term Rental Ad Hoc Committee Charter

Purpose

With the growing use of short-term rentals, the purpose of this Ad Hoc Committee is to review the impact short-term rentals may be having upon Palmetto Dunes and recommend any policy/process enhancements to balance the economic needs of owners who rent with a quality of life expected by owners who do not—ensuring the behaviors of one group do not adversely impact the other.

Tasks and Deliverables

In fulfilling its charter, the committee will:

- Identify trends related to short-term rentals
- Review situations, methods and approaches used by other resort/non-resort communities to address short-term rental related issues (perhaps reaching out to understand their thinking, particular situation, and decision-making criteria)
- Assess the impact of noise, traffic, parking, overoccupancy, safety, and other related issues that may be associated with short-term rentals within Palmetto Dunes
- Engage key constituencies to understand their perspective regarding short-term rentals, and to acquire feedback regarding potential policies
- Formulate any specific policies required to help achieve balance among owners who rent and those who do not
- Recommend to the Board of Directors, if appropriate, policies and processes to equitably and appropriately address any noise, traffic, parking, overoccupancy, safety, or other short-term rental related issues in Palmetto Dunes

Resources

Possible required resources may include:

- Support and participation from the PDPOA staff, including the CEO, security and finance
- Legal review and opinions from POA counsel
- Facilitator to obtain feedback from renting owners, non-renting owners, property management firms and realtors

Membership

The committee of seven will consist of four Board members (Gayle Cleveland, Doug Luba, Lee Smith and Bill Watkins) and three owners—including two owners who rent and one owner who is a real estate professional. All members must be in good standing with the POA (no past-due POA fees, dues or fines). Once the final recommendation is presented to the Board, the committee will dissolve.

Meetings

The committee will meet as needed, but no less frequently than monthly. The committee shall maintain minutes of all meetings. Meetings can be held in-person, via telephone or video conference.

Voting

Committee decisions and final recommendations will be based upon vote. Each committee member has a single vote. Voting outcomes will be based upon a majority of committee members present and voting, with the chairperson determining if a quorum exists. Voting may occur in-person, via telephone or video conference.

Workload

Where tasks are discrete, committee members will be asked to volunteer their time to address specific tasks and others as they arise—and share the results with the committee. The process of developing recommendations and specific policies shall be a collective, all-hands process.

Timing

The committee shall endeavor to deliver its recommendations to the Board of Directors during the August, 2019 Board meeting. An interim update will be provided during the June, 2019 Board meeting.