



PALMETTO DUNES™

PROPERTY OWNERS ASSOCIATION

RESIDENTIAL RESORT COMMUNITY

Amenity Options Comments: 7 Lee Shore or Beachfront Amenity

Total Comments: 418

7 Lee Shore: 35

Beachfront Amenity: 301

Both: 53

Neither: 29

October 2019

BEACH FRONT AMENITY

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5754**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5750**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

My main concern is parking, how much space will be available for PD residents during high season.

My preference would be to sell 7 Lee Shore

Thanks for giving us input!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5749**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

We believe that a new facility at the Dunes House location is needed, and like the proposal. We hope that financial arrangements with the operator are favorable to the PDPOA, such as profit sharing or facility maintenance cost deferment

Regarding 7 Lee Shore, we would not object to subdividing and selling the property to recover as much of the purchase price as possible but also like the idea of a park like setting and kayak storage and launch facility. We do NOT think a 4,000 sf club house is necessary or beneficial in the long run. The club house facility could be added down the road if desired later

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5746**

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5743**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I like the new beach front amenity over the Lee Shore development. It will be a big improvement to our community and what is there now. The redevelopment of the street and parking during the construction will be a huge improvement as well. Would like to see if done in the off season when it's used less.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5740**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Expanding the Dunes House and surrounds into a true Beach Front amenity would be a great place for owners to socialize, have a good meal, enjoy live entertainment, etc. I highly favor the this choice

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5739**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Development of the beachfront amenity will satisfy several of the most requested items by homeowners, including beach front location, clubhouse, community gathering spot, indoor meeting space. This would increase the sense of community and the "sense of place" mentioned in the Lee Shore project objectives. This would satisfy more objectives and the most important objective which is a beachfront amenity. Developing Lee Shore would cost almost as much and fail to provide the beachfront aspect. There would be more value per dollar and higher satisfaction in developing the beach front option.

Regarding the Lee Shore option, I am not in favor of development. I believe activities such as a concert, food truck and festival should NEVER be inserted at Lee Shore, which is a residential area. Homeowners here have a right to expect their residential ambiance will be respected and preserved by the POA. I am also concerned about the density, noise and traffic given the proposed parking and bike parking at Lee Shore. Where construction of three or four houses would allow three to four families or their guests to enjoy the property, 50 parking spaces will bring likely two to a car at least, with easily 100, 150, or more people on the property at once, especially considering the bicycles, boaters and fishermen. The increased traffic and noise would be a detriment to the nearby residential properties.

Finally, if increased access to the lagoon for owners is desired, exploration of options for increased use of the extensive existing non-residential waterfront along Queens Folly Rd. should be considered. Many of the elements of the Lee Shore proposal could be incorporated here, including benches, kayak storage and dock, firepit, pavilion, even picnic area, without inserting the area into a residential area and without altering the already park-like and semi-public nature of the Queens Folly bike paths and waterfront.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5738**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I feel the beach club would be more used than the Lee Shore project. I feel that most people that buy property in PD vs say Bluffton i do too the beach not the lagoon There are a lot of people that will not u e the lagoon do to the gator & if they do it might be once a week or once a month but go to the beach every day. We have 6 grandchildren & we would also like to see a playground area be added @ the beach club What about elling off 2 or 3 lot on Lee Shore & keeping 1 or 2 for lagoon acce & help raise some funds for the beach club

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5737**

I am in favor of

Beach Front Amenity

Comments

Development of the beachfront amenity will satisfy several of the most requested items by homeowners, including beach front location, clubhouse, community gathering spot, indoor meeting space. This will increase the sense of community and the "sense of place" mentioned on the Lee shore objectives. This option would satisfy more objectives and the most important objective which is a beachfront amenity. Developing Lee shore would cost almost as much and fail to provide the beachfront aspect. There would be more value per dollar and higher satisfaction in developing the beach front option.

Regarding the Lee Shore option, I am not in favor of development. I do not believe activities such as concerts, food trucks and festivals should be ever inserted at Lee Shore, which is a residential area. I am also concerned about the density, noise and traffic given the proposed parking and bike parking at Lee Shore. Where four houses would allow four families or groups of guests to enjoy the property, 50 parking spaces will bring likely two to a car at least, with easily 100, 150, or more people on the property at once, not even counting the bicycles, boaters and fishermen. The increased traffic and noise would be a detriment to the nearby residential properties.

Finally, if increased access to the lagoon for owners is desired, exploration of options for increased use of the existing non residential waterfront along Queens Folly Rd. should be considered. Many of the elements of the Lee Shore proposal could be incorporated here, including benches, kayak storage and docks, even picnic areas, without inserting these into a residential area and without altering the already park like and public nature of the Queens Folly bike paths and waterfront.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5734**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

We especially are interested in the beach front amenity. We like the ability for owners to enjoy the rooftop views with umbrella tables for sun protection. Will be a strong value for our properties.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5732**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I think this would be a great idea. My family and friends would use the facility all of the time. Palmetto Dunes needs this!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5729**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Beach Front Amenity Comment:

We currently own and do not rent out [REDACTED]. It is our second home and is occupied by our family members for a large portion of the year. We currently have a good view of the ocean from the upper two floors of our unit and from its second floor deck area.

Our issues and concerns are based on our closeness to the current Dunes House and the potential impact of increased Dunes House facility use and an updated but taller Dunes House might have on our current views, noise level, privacy and parking in our Beach Villa owners/guests only parking areas.

1). The proposed taller Dunes House, with a second floor, raises issues about the impacts on our current ocean front views. In addition, given the current proposed design, our privacy will be negatively impacted by increasing the visual sight lines from the Dunes House into our living areas. We have extensive glass areas along the beach side of our residence which is made up of four-twelve foot wide glass doors and a four by six foot window in the third floor bedroom. Currently the privacy issue is not a concern, but by adding a second floor to the Dunes House the sight lines are almost at the same elevation and the distance between the Dunes House and our residence is quite short, 50 to 70 feet.

2). The other concern is the level of noise generated by a higher level of use from both the restaurant areas on the first floor as well as the PD owners' area on the second floor. We currently have sound issues with the Dunes House entertainment if they use over amplification of their music and vocals. We do not see it getting any less of an issue with the proposed design as the PD owners' area may also generate significant additional noise.

3). Thirdly, we already have parking issues in the Beach Villas parking areas both in-season and off-season. We get a lot of people that are PD owners but not Beach Villas owners or guests that use our lot because of the lack of parking in the Dunes House/Beach Access lot. We also have had Greenwood employees using our parking areas because of its location to the Dunes House. We are somewhat concerned that increasing the size of the Dunes House with even greater use would exacerbate the current parking issues in the Beach Villas reserved parking area.

In closing, we like the idea of a renovated Dunes House and even the addition of a second floor club type area for PD Owners. We just want to see it done with a design that does not reduce our current ocean views, negatively impacts our privacy, greatly increases our current noise levels, and or negatively impacts our Beach Villas private parking.

We believe it would be of benefit to have the PDPOA planners/designers/architects meet with the owners of the housing units that are closest to the Dunes House so any concerns are addressed before any further refinement in the planned Dunes House renovation is undertaken.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5724**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I believe the beachfront location and planned amenities will be relevant to more residents. Also I would have concerns for the disruption to the vicinity around 7 Lee Shore. My only concern would be to minimize the downtime of the Dunes House as it is so popular with residents and guests.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5721**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I think that it is a wonderful idea. We will definitely use the Beach house. I think is will elevate Palmetto Dunes to a new level. It will add value to all our property as well as add to our quality of life.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5719**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I am opposed to the lee shore plan but love the idea of the revamping the dunes house and making it better.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5715**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Beach from Dunes House but only for owners not renters .

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5714**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I love the beach front amenity with the unique areas for members to use.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5712**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5710**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

My husband Paul and I would like to see the Dunes House built up into a two story facility. We would like the possibility of Owners being able to rent out the second level but do not need an Owner's Club. They could have Owners nights and specials.. We would be in favor of selling the other property. We chose to purchase in Palmetto Dunes to be on The beach! We live the convenience of Shelter Cove for restaurants, bars and shops. We are all about amenities on the beach!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5703**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

The Dunes House repurpose makes most sense to me. Really need to address parking which is already an issue.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5702**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5691**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

The Beach Front Amenity makes the most practical sense, because we believe it will be used the most and can generate income from non-residents and visitors via the restaurant. Given the nature of the neighborhood--many residents are older, many do not reside there permanently, and many already have lagoon access--7 Lee Shore does not make as much sense and we do not believe it would be as useful. However, that property could be repurposed for another venue, e.g. a fitness center, and still offer the trails for walking/jogging and water access. Fees could be charged for the use of this facility, including visitors, to offset the construction and maintenance costs.

Second comment:

We would definitely use this option more than the Lee Shore option. However, we believe that paving the roads and keeping them maintained should be a priority over these projects at this time. Neighborhood roads are in desperate need of repair.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5690**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5689**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5687**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I believe the Beach Front amenity that is being proposed is a home run for Palmetto Dunes. It accomplishes several key goals: offering a value add to our owner , along with beachfront access and improve the Dune House for our guest I appreciate the effort put forth towards the Lee Shore development, but I don't believe that it checks anywhere near the numbers of boxes that the beachfront amenity does. The Beachfront amenity has my vote!!

Thank you!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5686**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I am a newer owner but love the casual atmosphere of The Dunes House. I really hope that with the new plan, the first floor will remain a casual, comfy, beach vibe and not an upscale unwelcoming area

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5680**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I am strongly in favor of the beach front amenity. In my opinion it is consistent with the intent of the Strategic Plan. During the discussions on the Plan it was clearly assumed that the Atlantic Ocean was the site of the water front amenity. I believe that our guests and owners view the beach as our unique asset and come here because of that asset. The Lee Shore site is buried in Mariners and offers no attraction for me.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5679**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5678**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Please make certain that this is a classy facility similar to Sea Pines. I think the current design is too small to accommodate the needs of our high profile resort. It would be wonderful if we could keep space that is exclusive for owners and try to watch guard owners from giving access to renters for this space.
The Lee Shore amenity doesn't interest me at all.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5676**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Definitely in favor of a new beach front amenity.
Will there be handicap access to all 3 areas?
Will there be adequate power for small band?
Can residents reserve & bring in their own food?
What are parameters for residents desiring to use facility for function?
Is there a charge for transportation to extra parking?

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5675**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I believe that far greater use will be made of the beach front amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5674**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Long term I see value in both, however the cost associated with the Lee Shore Land has me questioning the ROI of that project. The Beach Front Amenity would have a clear business case of improving overall PD property value so fully support that project, but I believe the board needs to further assess the real value/ROI of Lee Shore.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5673**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

In order for all ages ability to use the facility(the dunes house) it will need an elevator for the non ground floor levels

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5671**

Name

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am in favor of

Beach Front Amenity

Comments

SELL 7 Lee Shore; A waste of money

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5670**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I like the idea of upgrading our Dunes House beach front amenity, first-and-foremost. I am also excited about the 7 Lee Shore development plans, however I do not think a second major amenity will be sufficiently utilized to produce income that will offset the added financial burden to our association. I simply do not feel it wise to take on both of these major investments and ongoing maintenance costs for fear that combined, that they will result in our HOA fees continually increasing year-after-year.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5668**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I am in favor of the plan to redo the Dunes House. I am opposed to the plan for lots recently purchased because none of it is really needed and seems a waste of money. Surely we could come up with a better plan than this one.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5667**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Definitely in favor of property owners beach front amenity. A concern is the availability of parking during peak tourist times. As far as the Lee property, I recommend selling the 4/5 lots and using the proceeds for upgrading the beach front amenity and greater parking access.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5666**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I'm generally in favor of the beach front amenity, but as an owner at The Moorings which is directly adjacent to this area, I would like more information on what parking and pedestrian foot traffic would look like under the new plan. We have young children and often walk the beach path right at the existing Dunes House, keeping this area family friendly/safe is very important to me. I am also concerned about people parking at The Moorings that are not staying there. Perhaps a gate or other barrier separating the public parking from ours would help.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5664**

Name

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am in favor of

Beach Front Amenity

Comments

We believe this should be the initial focus and seen through to completion. We believe that the second and third floors should be exclusive to Owners, or to include a limited list of people that Owners would allow to use. That area should not be available to the general Renter. The description for that area is somewhat general. We would like that area to have the same amenities the current Dunes Club has, the being full Bar and Restaurant offerings.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5663**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I am in favor of both projects. My concern is with Greenwood having control of the 1st. floor of the Dunes House as they do with Big Jim's, how do we control the security of the North gate into the Mariners.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5660**

Name

[Redacted Name]

I am in favor of

Beach Front Amenity

Comments

Seems more usable

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5659**

Name

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am in favor of

Beach Front Amenity

Comments

The proposal for this amenity sounds like a wonderful addition to Palmetto Dunes. The section that is separate for owners sounds terrific. The location is walkable for me, however, I wonder about parking for those who would not be able to walk. I really hope that this will be the focus project. I really haven't been able to understand who in the community would view using the Lee Shore area on a regular basis. It sounds like it will be nice, but I don't see it being used regularly.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5652**

Name

[Redacted Name]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5646**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

[REDACTED] and I are in favor of the beach front amenity.

Kind regards, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Definitely Beachfront! I like the plans. Like the idea of, perhaps, making a small area of 2nd or 3rd level screened in. Do need an elevator. Begin the sooner the better! Sell 7 Lee Shore.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5637**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Love it! It's exactly what we need! Not only is it a fabulous beachfront amenity, but it's great for property values! This is a great option that the majority of property owners could take advantage of. We live in an oceanfront plantation, so nice to have a beautiful place to gather and enjoy the views.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5636**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I don't feel that the Lee Shore project adds any real value to then plantation. The Dunes House is a much better use of funds.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5627**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Palmetto Dunes is a beach centered community, therefore a beach amenity would be more desirable and more attractive to potential homeowners. It is already zoned for this type of commercial endeavor. It would be a "win" situation for both parties involved. 7 Lee Shore is not zoned for the proposed project. This is an already developed single- family residential area, and should not have a commercial project retrofitted in the middle of it. It is also cost prohibitive .

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5626**

Name

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Updating our Dunes House property is a better option for an "oceanfront" community. This option would allow better access to the beach for the majority of Palmetto Dunes residents and visitors. This amenity is also more accessible for a larger number of vehicles than the Lee Shore property. We already have facilities off ocean (Center Court, golf club houses, etc.) for meetings, functions etc. The Lee Shore development would not add any significant improvement to Palmetto Dunes.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5625**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I like the fact we can enjoy eating ocean front - I also love the fact that only PD owners can use upper 2 levels as many times it is too crowded and we can never enjoy the dune house on our times in HH - thank you the renderings looks fabulous!!!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5624**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

The Dunes House remodel is by far the best option! PD is world renowned and would be even more so with a beach front amenity such as this.

[REDACTED]

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5622**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

We always wanted this amenity over Lee Shore,
Beachfront place yes 😊
Perfect place to bring kids/ grand kids.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5621**

Name

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am in favor of

Beach Front Amenity

Comments

We need an amenity to make PD's a more desirable beach front destination and be more competitive with the amenities at Sea Pines. Our family and rental guests would make great use of this beach front property. As owners, we and our family would use this facility more than we ever used the Dunes House. Brings more property value to the owners in PD.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5620**

Name

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I like the idea of the beach front amenity and think we should proceed with caution , the parking situation is not clear

I am greatly opposed to the Lee Shore project I think the land needs to be sold to pay for the beach front amenity. My opposition is that it is too costly , will not be used enough to warrant the expense the location is very bad not only to the other people around it but one big mosquito , the spraying it would take alone to keep the location clear to use is damaging . I personally would not use it and I think it never should have been purchased without the consent of the property owners.!!!!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5618**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Do this and PLEASE fix the parking lot. Cut the trees needed to do this. The refurbishment if this amenity has been talked about with no action for way to long. DO SOMETHING ALREADY!!!!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5616**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Renovation of Dunes House keeps us current with other plantations on and off the island. Everyone likes to dine and socialize with an ocean view and we have one of the best! I would suggest that the structure be raised so there is a better view from the current lower level and add a balcony off the second floor dining area. I think the 2nd level will be used more if you can open up the space with an ocean view. 3rd/top level is perfect. Very excited about this improvement!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5615**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

First off, thank you for the great communication on both project ideas. The work put into understanding both options has made it easier for us to have an opinion on the pros and cons of both projects. We believe that both amenities should be in the plan for development over the coming years.

However, we think the beach front amenity will have a bigger impact on both creating a space that everyone in PD can be proud of to come to the beach area and it will allow for the dining and event space that takes advantage of the wonderful view of the beach. So, our vote is to start work on the beach front first.

Thank you,

[REDACTED]

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5614**

Email

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

This could be a "win-win" for both PDOA AND Greenwood.

HOWEVER, the potential increase in revenue and a substantial upgrade of the property is a HUGE win for Greenwood.

Because of that, I would urge that PDPOA take every precaution to hold Greenwood accountable for maintenance on the building and parking lot and any other unforeseeable costs that may incur.

Owners definitely would end up with an upgraded amenity, but Greenwood definitely puts money in their pockets.

[REDACTED]

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5612**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I believe the beach Front would be best choice at this time. It would be a nice upgrade for owners and would need to be done if not now in near future when at that time money would be committed elsewhere?

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5611**

Name

[Redacted Name]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5606**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

I dont feel the Lee Shore property offers many owners any benefits. A treehouse is an accident waiting to happen. There are kayak launching areas in PD so I see no need for this area.

I do support the beach amenity. Most owners would like to sit by the beach and look at the ocean and it would be great to have a place where we could gather. I would want a strict contract with provisions in it to protect our interests in case of it being sold to someone in the future. I would not want to see a lot of weddings or parties using the space and not Greenwoods weddings in our space. Perhaps an owners son/ daughter, grand daughter/son would be allowed but no friends or cousins etc. I would re think the roof deck. It is very hot and windy second/third floor by the ocean.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5604**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

Great idea to enhance the current Dunes House. Love the owners 2nd floor and roof top lounge. We are regular Dunes House and beach goers. Only concern is PARKING. Fix the parking and we will have a 5 star beach front amenity.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5603**

Name

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

We think both PD amenity options are great but we feel the redesign of the Dunes House project should be the first priority. Anytime we have an opportunity to make greater use of PD beach front property and enjoy the beach front views by residents and other property owners, we think that has to come first. We also like that the development would be a mixed use property that will provide the opportunity for exclusive use by the property owners while at the same time generating income for PD from fees etc.

I do have one question. Do you envision allowing guests who rent a condo in PD access to anything but the Dunes House first floor or would access to the top two levels be restricted to only PD residents and property owners?

Thank you very much, I think both options are well thought out and will add value for PD property owners. Thank you for all the hard work. [REDACTED]

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5602**

Name

[Redacted Name]

I am in favor of

Beach Front Amenity

Comments

This is the best option for owners and guests. Other option in the future as funding permits.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5600**

Name

Palme

Email

I am in favor of

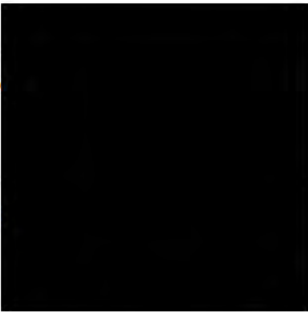
Beach Front Amenity

Comments

The beach is why most of us came here in the first place. The new Dunes House would have one of the best views anywhere on the island.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5599**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5595**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

We believe the Beach Front Amenity will greatly enhance our community by providing an all owners a place to gather and enjoy the main reason we all purchased in Palmetto Dunes-the BEACH! We commend the committee, the Board and Greenwood for working together to develop this fabulous amenity!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5594**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

Think that the beachfront amenity would get much more use. I would build that and then sell the Lee Shore property.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5593**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Thank you for your hard work on both options. I prefer the Beach Front Amenity. I feel this is much needed and would be a wonderful spot to have owner access privileges with amazing views. We go to the Dunes house all of the time and would love to see this expanded as described in the plan overview.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5586**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

We think a beach front amenity is the most needed and desired amenity, and it satisfies the need for a gathering place for owners as well. It is a very creative and well positioned plan. It is a reasonable cost for the value it provides. The plan for 7 Lee Shore is not at all appropriate. There is way too much commercial activity for an existing residential neighborhood. The planning committee did not take into account that this property has always been residential and sits in the middle of an existing residential neighborhood that would be significantly and negatively impacted by the plan. We will actively oppose any rezoning of 7 Lee Shore to accommodate that plan. We would support a green space or PASSIVE park (no buildings/commercial activity and no substantial increase in traffic or noise) at 7 Lee Shore.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5585**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I like the concept but I would like to see a children's playground area. I see children's tree house play area but not sure what that means. We like the playground at Shelter Cove but would like something closer to take the grandkids too! They love slides, swings and climbing walls or ropes.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5582**

Name



Palm

Email

I am in favor of

Beach Front Amenity

Comments

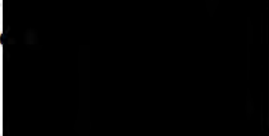
We think a renovated and expanded Dunes House would be a tremendous asset to the Palmetto Dunes community.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5580**

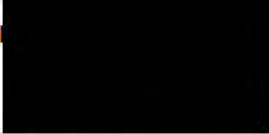
Name



Palme



Email



I am in favor of

Beach Front Amenity

Comments

The Dunes House is in immediate need of replacement and will offer the greatest immediate impact to both amenities and property values. We should reserve maximum space for owners on the second and third floors. Ease of access and use is key.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5578**

Name

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5576**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

We may consider support of the Beach From Amenity if our concerns are sufficiently addressed.

Can you ensure that owners and guests will continue to have beach access by the Dunes House location while construction is underway?

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5574**

Name



Palme

Email

I am in favor of

Beach Front Amenity

Comments

This is our favorite plan.
If you need assistance to make it happen. I'm available as a volunteer.



**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5570**

Name

Phone

Email

I am in favor of

Beach Front Amenity

Comments

Hope there will be many spaces for handicapped parking
close to building when lot is reconfigured .

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5568**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Makes the most sense for the whole community. Nice looking design. Keep up the good work!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5558**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

It's definitely needed but will require an improvement in the food quality of offered over what is currently at Dunes House.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5556**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

The Beachfront project seems to us as a preferred one and may also attract more use than the (really expensive!) Lee Shore project.

The cost of the Lee Shore property is quite extravagant for a PDPOA with lots of other necessary improvements for their community!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5553**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

We would not want an increase in our annual dues, since the Beach project is under \$4M and more desirable for owners and guests. the beach project would set PD apart from other resorts on HHI!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5551**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

I believe that both projects need to be done eventually. I think we should start with beach front amenity.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5550**

Name

Pair

Email

I am in favor of

Beach Front Amenity

Comments

Love the idea. Main concerns is parking will there be special place for just residents to park like at other plantations? If Greenwood is renting back the bottom then that should be where all "events" should take place. If you allow upstairs then residents will never be able to enjoy on the weekend. Especially for us who work during the week as most events happen Friday evening & Saturday.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5547**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5546**

Name

Phone

Email

I am in favor of

Beach Front Amenity

Comments

I believe the Beach Front Amenity would be enjoyed by more PD owners vs. the 7 Lee Shore.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5545**

Name



Phone

Email

I am in favor of

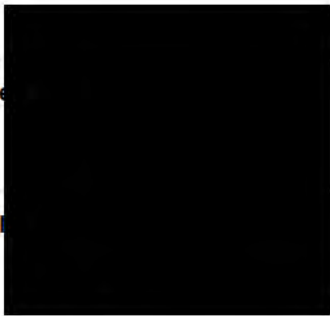
Beach Front Amenity

Comments

In addition, I am in favor of selling the Lee Shore property.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5541**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5535**

Name



Address

Email

I am in favor of

Beach Front Amenity

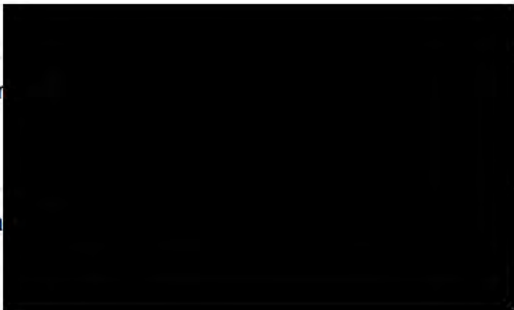
Comments

We love the idea of a beach front amenity. Would add value to Palmetto Dunes as well as give residents a place to gather at the beach with a great view of ocean. Would love if second floor had TVs for gathering for football games or events especially if they do not do Lee Shore.

I don't mind Lee Shore but not sure its worth the cost to construct.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5531**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

We would get more use out of the Beach Front Amenity. The current access/services at Disney is very limited. We like the proposed redesign of the Dunes House and the plan to improve the parking lot there.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5530**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

We prefer the beach front amenity. As new owners of [REDACTED] which adjoins the Lee Shore property, we wish it to remain undeveloped, or at the most, a very passive park, but no buildings to block our view or boat launches, etc.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5527**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

Being relatively new home owners (my husband [REDACTED] we are picking the beach front amenity primarily because we are familiar with the Dunes House and think that would be a nice improvement. We are not exactly sure where the other development for 7 Lee Shore is located, although it sounds very nice too. We would be quite happy with either one.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5526**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

My husband and I vote for the Dunes House project. It is more centrally located in the plantation and will offer a unique beach setting.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5523**

Name

[REDACTED]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5522**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

Would like to see a new beach front amenity. Would specifically like the restaurant to be planned with pot washing facilities, such that restauranteur can be contracted not to serve with single use plastics... on our beautiful beach.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5521**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

I believe we would get more use out of the beach front amenities. We currently love going to the Dunes House for lunch/dinner. We especially love going on the nights with live music. However, the size is sometimes too small if we have a crowd that wants to sit together and it's closed in colder months which is often when we visit. I think the new facility would address both issues, as well as, creating the opportunity for owners to still go for an owners only event. I assume we could take our extended family to the "owners" portion when they visit with us. I definitely like the fireplace / fire pit in both options. Again, nice amenity for colder months when we often visit. It would also give additional "beach" parking which would be nice. Finally, the price tag is significantly less for the beach option.

Other thoughts:

The disappointment is neither option offers a community pool. I realize many have their own tiny pools so perhaps this is a dead issue. However, we'd like to see a larger community pool for owners and their accompanied guests as a future option even if not on the table currently. Personally, we considered but chosen against, a pool at our residence because the size would be too small (in terms of being able to actually swim laps) and we're not sure we'd use it enough to support the upkeep for only ourselves. However, a larger community pool for swimming or taking grandkids in the future is desirable.

Therefore, while currently I'd prefer the beach option, perhaps PD could later do a 2nd development project at 7 Lee Shore. If the community agreed, perhaps a pool could be substituted for the center to use in conjunction with the parks, docks, kayak storage, and game type amenities, instead of the community center at that location. (this would effectively keep all the "family fun" type items at one location and since it is off the beach be less likely overrun with tourist and used more by locals and their accompanying guests.

Even if the addition of the pool is not a consideration, I like the idea of the Lee property as a 2nd project to follow. In that event though, I don't think an additional community center would be needed. The residence only portion of the beach property could serve this purpose instead for any events that would normally take place at the "community center". I'd expect elimination of the community center structure would cut a significant portion of the Lee project cost, allowing PD to have amenities of both proposals for less than the combined cost of doing both projects as they are proposed currently. The kayaks, parks, etc are appealing and I'd like to see them at some point. They just aren't as appealing as the larger beachfront option. So for now I'd go with the beachfront with hopes you'll consider the modifications proposed for a 2nd project later.

Thank you!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5519**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

Lee Shore:

It does seem to have a high price tag if money is an issue I would much rather see our funds go to the Dunes House Ocean front investment.

I really don't see my wife and I using this as much as Dunes House, but that being said still think the committee presented a great idea and if the approval is to due both I'll back them for sure. Just want to make sure Beach Front is approved first.

We live on the lagoon and already have access to much of what Lee Shore will provided for the home owners.

Thanks,

[Redacted Signature]

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5517**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

The Beach Front Amenity is a great idea and I believe will enhance property value and sense of community. If one could say that Palmetto Dunes is lacking one thing, that one thing is an ocean front gathering place for owners. I believe the Lee Shore property should be sold as three residential plots.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5515**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

We believe the Beach Front Amenity is the best alternative to Palmetto Dunes improvements.
We are strongly opposed to the 7 Lee Shore redevelopment.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5511**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

We love and use the Dunes house all the time. It will get much more overall use by the owners and will showcase the PD beachfront. It has more value than the lagoon property which we will use rarely if at all

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5508**

Name



Palmetto

Email

I am in favor of

Beach Front Amenity

Comments

What would the long term ramifications for this development be for the Palmetto Dunes Owners? Would this establishment be able to operate on it's own over the years without any assessment to the Owners in order to keep the place running?

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5506**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

The Beach Front Amenity is what we have wanted in PD.

Note: The purchase of the 7 Lee Shore property (at an over market price) in my opinion was a mistake and done without proper vetting. It has too many negatives associated with continuing to pour money into this property for the proposed development. Total costs will exceed any benefits we obtain.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5504**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

I think this would be a great addition ! I know the new beach club in Sea Pines has been well received and I know this will be well received also !

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5502**

Name

Pair

Email

I am in favor of

Beach Front Amenity

Comments

A. Lee Shore - Reject!

I think Lee Shore is best just sold in whatever parcels that meet established Zoning/Planning requirements. Or just stop spending money and dedicate it as Preserved Land.

PDPOA ownership and any construction, such as the proposed 4000 sq ft amenity, will be a total waste of money. It will have minimal use and will require maintenance, upkeep and insurance even if no staff will be employed to manage this facility.

B. Dunes House

The Dunes House upgrade is a good idea. The building design concept is attractive.

However, will the large 2,500 SF second floor beach clubhouse used enough to be cost justified and practical? The current indoor space has always been readily available but is rarely utilized when we have been there.

Assess and parking should continue to be for residents and guests who have PD issued gate passes.

" A business plan is essential to support the development and evaluation of the Dunes House concept.

We shouldn't undertake an investment that will not have a positive cash flow and provide some ROI

(I'm amazed they got to this point with no business plan.)

✓

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5501**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Looks to be a great gathering place for owners. It will give the owners a little exclusive area to have for their convenience.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5500**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

We love this concept however, going an entire summer without the Dunes House would really be a bummer. A full year for this project to be completed seems excessive. Starting demolition and construction August 1 with a target opening date of June 1st the following year seems more reasonable. We realize no one knows what mother nature will bring and delays could happen. With the timeline you're showing we would most definitely be without the Dunes House for an entire summer and we do not support that.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5499**

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5496**

Name



Phone

Email

I am in favor of

Beach Front Amenity

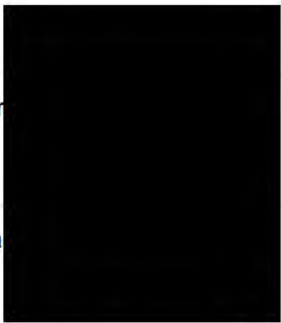
Comments

We think this provides the best value for the community as a whole.

We think this provides the best value for the community as a whole.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5495**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Better value

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5494**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5493**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I am in favor of a new Dunes House on the beach. Restricted areas such as dinning for owners only is needed. I do not see the need for spending almost \$5,000,000.00 on Lee Shore. The cost is too high for what I see as a limited use. I would like some of that available money to go towards the Beach Front Amenity for additional upgrades. Let's make a really great Beach Front facility. People come to Hilton Head and PD for the beach, golf, tennis, etc. The lagoon is nice and an added feature to PD but it is not the big draw for people to come and purchase property. Regards, [REDACTED]

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5490**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

I feel the beach house should be built first. I feel that the lee shore project is a waste of money and the land should be sold.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5485**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5478**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

There are parks, lakes, ponds, etc. throughout the United States. There is only so much beach front.

Both amenities would be great, but I believe the beach front option will be an amenity used by more owners and guests and be the better of the two investments.

Can we consider reserving some parking for owners, cars with proper identification?

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5477**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Very much like the idea of upgraded Dunes House plan. Having a larger, more complete first level restaurant operation would help offset the development cost. Increasing the capacity for weddings and other events will also bring in more funds. Having and owners' only level is also appealing. We don't feel like we would get much use out of the Lee Shore property (plus it's development cost is greater than the beach amenity). Thanks to all for your hard work on this project.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5476**

Name



Phone

Email

I am in favor of

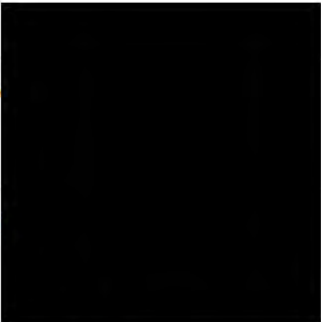
Beach Front Amenity

Comments

I think this is a good choice and will enhance palmetto Dunes. I think having a separate area for owners to mix and mingle is a good idea too. We are all for it.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5475**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Great design, love the upper floors, elegant or casual dining!
Priceless view!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5471**

Name



Palmetto

Email

I am in favor of

Beach Front Amenity

Comments

I think the Beach Front Amenity will be a positive game changer for Palmetto Dunes property owners. I am looking forward to enjoying it for many years to come.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5470**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5468**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

I am definitely in favor of the beach front amenity. I believe that it would be used by more Palmetto Dunes residents than 7 Lee Shore and would contribute much more to our property values to have an amenity like the beach front that would compete with what Sea Pines and other similar properties has. It should be owners accessible only (no renters), and the food quality should be good. I'm not as concerned about the parking as I think folks can take the buggy or bicycles (need plenty of bike parking). However, a loading and drop off location should be available. Finally, for a charge it would be nice to offer storage for items like tents, chairs and umbrellas for folks that bicycle there.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5467**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

We are in favor of rebuilding the Dunes House.

We think that the 7 Lee Shore property should be sold. The cost of the property was way to high and the use of that property and the cost to maintain it for a very limit use is a waste.

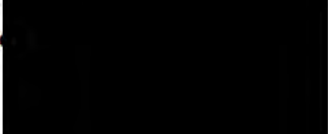
If you are going to keep the 7 Lee Shore property then why not put a community pool on the property.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5463**

Name



Phone



Email



I am in favor of

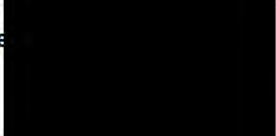
Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5462**

Name



Palme



Email



I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5460**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

7 Lee was a good buy and a good investment but I would recommend selling it within the next 6 months as we appear to be in a leveling off to slightly declining real estate market. I'd like to see PDPOA maximize its profits on behalf of the owners. Constructing a new Dunes House substantially in line with the rendered plans should be PDPOA top priority. PD needs to compete with other beach front communities and a modern efficient amenity that optimizes views and provides owner use will go a long way to maintain and perhaps enhance overall property values. The choice between developing 7 Lee or reconstructing the Dunes house isn't even close. The Dunes House amenity needs to be done. The sooner the better.

I appreciate the opportunity to comment. I have been in the real estate business for over 30 years. It's not even close. The redevelopment and upgrade to the Dunes House is by far the most important improvement PDPOA can make to the community. It really needs to be upgraded (including increased parking) to be competitive with other communities. The site needs to be developed to its highest potential and a new efficient, up to date clubhouse/restaurant amenity would go a long way to enhance the value of the community/homes.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5457**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5455**

Name



Palm

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5449**

Name

Phone

Email

I am in favor of

Beach Front Amenity

Comments

Strongly prefer upgrade to beachfront amenity than the Lee Shore park project.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5443**

Name

Palmetto

Email

I am in favor of

Beach Front Amenity

Comments

We are familiar with these concepts from Destin and The Florida/Alabama beaches and they are high value add revenue producers. With the commanding view from the 3rd floor, it should be wonderful for friends, family and members.

NO RENTAL usage except for the 1st floor with 2nd and 3rd floor for RESIDENTS ONLY. Too little is done in the plantation to encourage non-renting, second home residents!

We would CAP the number of times the 2nd and 3rd floors can be rented per year. Make it exclusive.

With a membership cost of \$3.6 million and Greenwood providing the land, the membership needs to make public the current Greenwood P&L for the Dunes House. This P&L will show us why Greenwood wants to keep this property so badly. Does it actually make money?

NOW is the time for the Business People in the plantation to step forward to build a contract with Greenwood that gives us stronger legacy ownership rights to this property. Language like:

- "In the event that Greenwood decides to sell its interests in the Dunes House, PHPHOA has the first right to buy the property."
- "This establishes PDPHOA rights of ownership to purchase the land."

This is NOT a land Lease that expires in 50 or 100 years.

Beach Front Amenity: Parking

On 5 random summer days at 11:00AM, we counted cars in the parking lot. Without exception, the lot was full with about 90% having visitor tags, 10% residents. However, the dining tables at the current Dunes House were almost empty. At a max, we saw 3 guests on the 5 dates sampled.

We, Palmetto Dunes, are being SWINDLED by allowing non-dunes house users to use this area for beach parking. We need to charge them a STEEP EXIT FEE if they cannot produce a Dunes House receipt.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5440**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

I really like the idea of the revamped Dunes House, but I am completely opposed to the 7 Lee Shore property. I do not see this as a valuable use of PDPOA and owner resources as the usage would be minimal with no potential revenue stream. The percentage of owners would use this amenity is so small compared to total owners. There are many more opportunities for owners to use the Dunes House, and there is unquestionably lots of revenue potential for this. We should even consider opening it to groups outside of PDPOA for a revenue stream. Thank you for listening to PD owners.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5431**

Name

Palmetto

Email

I am in favor of

Beach Front Amenity

Comments

We are interested in the Beach Front Amenity if it makes money, is self sufficient or has minimal fees of not more than \$100/year. We do support renting of the area for events to non Palmetto Dunes residents. Some questions that we have are: Will the property have an elevator, there are a lot of owners that may have restricted mobility and this would be an excellent way to enjoy the ocean? Will there be some type of schedule on the PDPOA site to identify when the area is rented out? Will outside food and drink be allowed to be brought into both levels vs. restricted to purchasing food.

At this time, we do not support the 7 Lee Shore option. We purchased a house on the lagoon specifically to have access to the lagoon and paid more for it. This is not an advantage to us, it may even be a disadvantage for our property value. The current Palmetto Dunes club is a meeting area that I have never seen utilized. Not sure how another one is needed.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5430**

Name



Phone

Email

I am in favor of

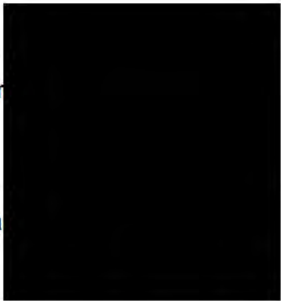
Beach Front Amenity

Comments

A beach front amenity would be a fantastic enhancement to our community.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5429**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

We already love going down to the Dunes and feel that improvements to this prime location would be a great addition to the community. Our only concern is for the limited amount of parking.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5426**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

I would like to see the Beach Front Amenity be built and used first. It is an overdue and much needed asset/amenity for all who reside/rent in PD. I would prefer to create, build and use The Beach Front Amenity and wait until it is up and running for a few years to see if there is really a need for the development of 7 Lee Shore.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5423**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

Keep the traffic out of the neighborhood. Lee Shore is not set up for the traffic or the "amenity" commotion.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5421**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

this is the best design in terms of the community actually feeling like a community. Palmetto lacks community. It has no community pool, no common areas where others can meet and hang out. The park idea is not bad but to build a huge community center and no include like a basketball court or a pool area, it is a waste of money. How often are people going to use meeting rooms in each of these designs? WE also rent our place out so for that purpose the park seems like a more suitable idea but for owners, anything that accesses the beach is not only much needed, but it gives people a reason to invest in housing in the community.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5420**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I believe the beach front clubhouse will be a tremendous asset for the community and provide an outstanding venue for clubs, events and everyday enjoyment. This unique asset will bring many hours of enjoyment to owners and in addition will make PD more attractive to potential buyers, increasing all owners home values.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5419**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

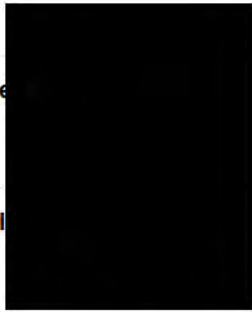
While most developments are usually nice, the Beach Front Amenity makes most sense for several reasons.

1. Beach Front is always desirable in our opinion
2. Based on the costs, it is more inviting
3. There should be less risks of maintenance/upkeep on this option than the other
4. We believe we would make more use of this Beach Front option.

Thanks!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5418**

Name



Palme

Email

I am in favor of

Beach Front Amenity

Comments

I feel the beachfront amenity is more important than the Lee Shore proposal. I would be in favor of using the money from the sale of Lee Shore to finance the beachfront amenity. I'm not at all in favor of a large assessment to cover any amenity.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5417**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

I like both ideas but if I have to choose one it would be the beach front amenity, just seems like it is what PD and HHI is all about. Plus it would seem to have the potential for more rental income of meeting space given the oceanfront location. That and a Dunes House makeover is due. Thanks!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5409**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

The beach front amenity is highly appealing and would increase value and appeal. Both options would be great additions however and I think the committee did a great job.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5405**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I'm in favor of the beach front amenity if at least half of the parking can be reserved for owners only, this could be done by ticketing cars with no PD sticker for example. On Friday October 11th my husband and I drove to the beach at Dunes House and there was absolutely no parking at 1:30 pm. Dunes Buggy doesn't run in out of season so as owners on the Inverness side we did not have another option besides driving. If we pay for these amenities as owners we should have the right to be able to park at the new facility to go to the beach or use the clubhouse or deck or it's not worth it and I would not be in favor. Also want to make sure the upper room and roof deck are only available to owners, not renters and there should be bar and food service available.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5400**

Palmetto Dunes Address

Email

I am in favor of

Beach Front Amenity

Comments

I am in favor of doing the Beach Front Amenity first, and take a wait and see position on Lee Shore.

If we do the Beach Front property, note the following:

It should not be "Build it and they will come" There should be a commitment that there would be a full time activity director. Without that, I would be against building.

Greenwood's performance to date has been far less than desirable. We should get some concessions from them on the Covenants that would require them to maintain the properties to the 2005 standards.

A provision should be made so that lockers were available for rent so owners living off the beach could store their beach paraphernalia. Suggest you get commitments from owners who would rent these prior to building.

Thanks!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5399**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

Beach Club looks nice but it appears that Greenwood/Dunes House is getting a heck of a deal. - that is, construction of a brand new spacious and vastly improved restaurant on whole first floor with major upgrade on bathrooms.. Who pays for its maintenance, do they pay a share of the taxes and building insurance, are they paying a commercial assessment? Their new facility will be so much better that they will undoubtedly get more "events" with more guests. Residents now find no parking on event days. This situation will worsen even if there are additional parking spaces. No resident I have spoken to wants to shuttle to the Beach club from Center Court.

I cannot believe that realistically the rental income from PDPOA's 2 upstairs levels will generate enough income to come close to covering maintenance, insurance, taxes, utilities, and all other costs. Also, residents using the PDPOA areas should not be required to purchase food and drinks from Dunes House.

I like the idea of a beach club far better than Lee Shore project , I think some hard negotiating with Greenwood is needed before you proceed. If Beach Club project moves ahead , consider selling all 4 lots on Lee Shore. At the least, forget the building, Keep two lots for "Kayaking", green space, etc. and sell the other two and recoup some of the money expended.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5397**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I think a beach front amenity would be of greater value & utilized more in an ocean front resort. I would hate to see it built and then not used like the current clubhouse. The current clubhouse looks to house the catering operations and rarely seems to be used. It sounds like the rooftop deck could be used by the owners at any time. If that is the case, it would be very nice.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5391**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

An updated beach front amenity would be great to have and really add value to the resort.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5386**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Sell 7 Lee Shore because we don't need it and use the money to rebuild the Dunes House.
However, I would like to hear first how the Dunes House area would be used. Would it be rented out regularly for weddings and receptions such that it wasn't available to owners' use.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5385**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

We are NOT in favor of PDPOA going forward with BOTH 7 Lee Shore AND Beach Front Amenity. The Community Enhancement Fee will only provide \$4 M over 10 years. Development of both amenities will cost over \$8 M (Not accounting for on going/annual costs associated with each location).

We prefer the Beach front location over 7 Lee Shore. As this site would be for the exclusive use of homeowners which was the original intent when looking for a piece of property to develop.

Recommend PDPOA sell the 7 Lee Shore property. Development of 7 Lee Shore, in a residential neighborhood, open to anyone, is a bad investment. You only have to ask yourself would you like to live next door to public bathrooms or have a parking lot as your next door neighbor. Just what do you think that will do to their property value. Your first mission as a POA is to protect the property value of our homes. Public bath rooms, tree house, kayak etc. present many maintenance, security, liability issues that PDPOA should not assume.

The Beach front location DETAILS (Contract) must be "worked out" and presented again to owners for comment before PDPOA commits to signing the contract with Greenwood.

We cannot voice an informed opinion until it is know exactly what the contract "spells out" between PDPOA and Greenwood. IE. How are taxes to be prorated; utilities; rental of 2nd floor (Higher rate to Greenwood v. owner?); Insurance; etc., etc. And we believe that at the very least the 3rd floor of the beach front property should never be for rent but always available to the homeowners exclusively. The purpose of investing for a piece of property for property for homeowners should be for property owners and they should not have to plan or reserve that floor but should be able to drop in when they want to and not be locked out or else you are thwarting the reason for we as homeowners to even invest in this piece of real estate. And please know that at least 20% of the parking spaces should be designated for property owners (with a tow away penalty for misuse and other who want to use that facility for a party can organize transportation by hiring the Dunes Buggy or the livery of their choice.

As you can see there are many issues that need to be addressed before a vote on the package can be taken. And we believe that more meetings open to homeowners should be done so we know in advance what will be involved in the project before we come together as home owners and vote to give you permission to under take this or any project that you undertake in the name of PDPOA.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5384**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

We feel that developing the Beachfront property would add the most enjoyment and value to the owners of Palmetto Dunes. The 7 Leeshore property is limited in it's appeal and easily accessible to owners on the less populated side of Palmetto Dunes where Beach front is very central in location as well as highlights the ocean which is considered to be our most valuable resource. We would be in favor of not developing 7 Leeshore or selling it to raise funds for the beachfront property. If 7 Leeshore is developed it would be preferred with minimum cost and a park like feel. Thank you for your consideration.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5379**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

We feel the beach front amenity would provide better social opportunities to meet other owners that are living in the community.
Would provide another option for building on the potential for community engagement.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5378**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

We support the new Beach front amenity. We love our beach and The Dunes House. It's time for an update.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5375**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I think the Beach Front amenity is a wonderful idea. The beach/water is our most talked about area. All of our guests spend as much time as possible there. Having an upgraded Dunes House only makes it more attractive.

I believe the 7 Lee Shore project is doomed to failure. It will see limited activity for a year or two, then it will go into decline. Very similar to the facilities across from the Fazio golf course. There is no way our community gets more value out of this location versus the beachfront. I actually would sell the land for development and I believe a large profit could be made.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5371**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

We like both amenities, but we believe the beach front amenity is the most desirable. We would certainly enjoy this new facility.

BTW - can you consider a basketball court for the Lee shore location ? I think it is a good idea for younger owners.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5369**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

While I think the land parcel at Lee Shore has great potential, the plans for replacement of the Dunes House is in our minds a much nicer option and one that we will surely make use of. We used to go the Dunes house regularly, due to location, but it is small and the menu is tired. The idea for a multi-story facility where the lower level is public and levels 2 and 3 are for members is very well thought out. We would surely use it, especially the roof deck! And as we are part timers and also rent our property, I can see the lower level public space as a very attractive option for vacationers. The Dunes House is badly in need of a refresh, and you have devised a great option for it that I have to believe will be very enjoyable for visitors and I have to imagine a much more attractive commercial opportunity for the Dunes House.

Well done !!!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5367**

Name

Phone

Email

I am in favor of

Beach Front Amenity

Comments

we need a community center that is exclusive to property owners. I believe that a ocean front facility is an excellent solution to providing a much need owners center. My gratitude to the PDPOA for recognizing this need and their foresight.

Thanks,

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5362**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I am in favor of the beach front amenity. However, while there appears to be a provision for generating revenue for the second floor of the building, there is revenue disparity between Greenwood providing the land and PDPOA providing the building in the long term. The building investment will increase the value of the land, however, Greenwood stands to benefit greatly due to the profit generation of the restaurant. I would like to see a small percentage of that revenue go to PDPOA to pay operating expenses and also as a guarantee our assessment will not increase.

Lee Shore should be sold. We do not support that project, and frankly speaking, I do not believe the intended benefit to owners justifies the investment. Lee Shore is in an odd location, and the investment is way too significant for a glorified playground, kayak dock/storage, and community building that has potential for limited use. Recoop the investment via selling this piece of property and use the funding for other projects.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5356**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

Dunes House option presents the best alternative for PD, its members and guests as well. We always enjoy our lunches and dinners at the DH with great music and unbeatable views. Capitalizing on this amenity is by far the best option in my opinion; however, key elements need attention including:

1. parking on site and remote with shuttle service
2. securing owners' parking for The Moorings and Beach Villas
3. explore every option available to acquire neighboring Beach Villas to expand footprint of new DH
4. full transparency with deal cut with Greenwood
5. true profit sharing with Greenwood
6. first class maintenance arrangements for new DH as Greenwood's track record in PD for its assets is horrible
7. expanded hours of operation past "dusk"
8. expanded food service offering but keep it simple (not competing with Alexanders)
9. hire architect who designed the Sea Pines ocean facility - current rendition is not very appealing and doesn't resemble our style with the new admin buildings and gate houses - these styles are very appealing so keep it consistent
10. get started ASAP!

Re Lee Shore, I struggle to see a community wide agreement on this potential amenity. Statements I read or hear at the annual meeting are sometimes crazy and benefit so few members. Members seem to overlook other amenities available like the new Shelter Cove Plaza with it's park and playground. Too many negatives in my opinion concerning Lee Shore amenity so I would support the sale of the four lots (and please don't hire a realtor - first reach out to the members and possibly avoid added costs for realtors who do nothing). Perhaps these proceeds can fund a ridiculously high offer to buy out the neighboring beach villas to make the new DH really special.

Separately, PDPOA should be pushing Greenwood to step it up and actually invest in their assets, our amenities, in PD. I heard some positive news from Greenwood after the annual meeting but seems to me there are too many dilapidated assets that could be turned around with outside investors and really benefit all of PD. Sadly, there are no plans to address these properties.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5353**

Name



Phone

Email

I am in favor of

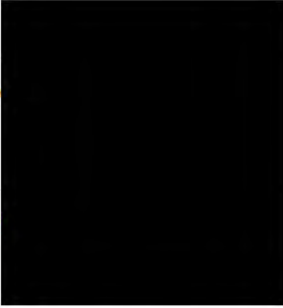
Beach Front Amenity

Comments

I believe this project would impact more people and have more visibility.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5352**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

I strongly feel that the Beach Front Activity has the potential to benefit the entire Palmetto Dunes community and is a terrific amenity whereas the 7 Lee Shore Development will largely benefit those who live beyond the North Gate, have a frequent need for a large meeting room and have kayaks. I know that sounds a bit snippy and that is not my intention but....

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5351**

Name



Palm

Email

I am in favor of

Beach Front Amenity

Comments

I support the Beach Front Club House and sell the 7 Lee Shore property and invest the proceeds into more parking and a larger deck at the new Beach Club. Allow the entire facility open to the public, and bring in more income. We are an oceanfront resort and do not need a clubhouse on the lagoon

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5350**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

I am in favor of completing the Beach Front Amenity as soon as possible and then re-evaluating the value of an additional amenity at Lee Shore.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5346**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

I think the Dunes House is one of the best features in PD. Not in favor of the 7 Lee Shore project at all. I would recommend to subdivide and sell it.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5345**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

We do not rent our villa, it is our second home and we usually spend approximately 5 months per year here. We love the idea of the Beach Front Amenity. We do not love the style. We think it should be more in keeping with other Low County/Southern looking designs.

Also, our family would have no use for the amenities at the 7 Lee Shore location.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5344**

Name



Palme

Email

I am in favor of

Beach Front Amenity

Comments

i like the beach house as proposed. hopefully it will serve great food and drinks. if possible i would like showers and lockers.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5343**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

I think redoing the Dune House is an excellent choice. It's already in a perfect location and expanding it is great.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5342**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

I think the renovation of the Dunes House is a good one and should be done 1st

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5341**

Name

Palm

Email

I am in favor of

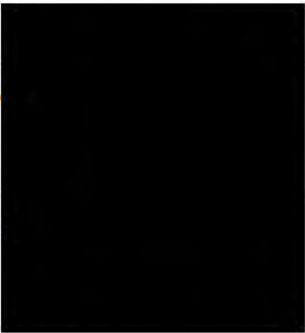
Beach Front Amenity

Comments

We are also in favor of doing "7 Lee Shore" project, after the "Beach Front" project is complete.....unless a better option for "7 Lee Shore" arises between now & then.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5340**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

I am in favor of the beach club and would like to sell Lee Shore to help pay for it. Thank you.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5337**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

We do favor the beach front amenity at the Dunes House location if it is controlled and kept in good condition for owners in the section provided. Parking must be addressed to assure owners a reasonable chance to make us of the amenity. Do not develop the Lee Shore site for the POA. Our lot is on the lagoon and wooded, so there is nothing we would consider doing there we can not do at home. Recover the purchase price.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5336**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

I think both plans are fantastic, but the beach front amenity will serve more homeowners/renters. The Dunes House, restrooms, rinse-off area, etc. are LONG overdue for an upgrade and this will bring PD inline with other top notch resorts.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5335**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

The PD homeowners desperately need a community beach amenity similar to those offered in other communities. The cost to develop the site appears to offer \$1.35 million savings over the 7 Lee Shore option, However, I do have some reservations with regard to homeowner parking for this facility, particularly during the summer months. That could be a major problem. Perhaps some sort of exclusive area for homeowners only should be considered. In addition, food/drink service supplied by the Dunes House to members upstairs should be closely monitored. Past experiences with Greenwood have shown that they sometimes become an unreliable supplier. Exclusive access to the 2nd & 3rd decks for home owners & their accompanied guests needs to be strictly enforced, particularly during the summer months. Lastly, I believe there should be a handicap access to the upper decks particularly if food and beverages are served. Good job.... I look forward to supporting and moving this project forward for the homeowners.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5334**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I am only in favor of the Dunes House redo. I have said for years they need to redo this and make it comparable to the one in Sea Pines. I am not in favor of the upper deck being just for owners. Make it available. to everyone and bring in more income, so that the owners are not paying for all these amenities.

I am NOT in favor of the Lee Shore property. No one will use that. Sell that and use the proceeds to redo the Dunes House. We don't need anymore assessments or raises in dues! We should have loads of money based upon what PDPOA is charging for gate passes. No money should come from owners. There has to be a way to finance this with out an assessment or an increase in dues.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5332**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5330**

Email

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

It seems the Beachfront redesign would have greater impact overall and in my opinion be the primary focus. The best part of Palmetto Dunes is the beach access, unlike any other community. Investing in an improved facility would certainly be more widely utilized.

The Lee Shore investment, primarily because of the location, lacks a real purpose in my opinion. It appears to be little more than a park with a kayak launch. If I lived in that area and the expectation was for up to 50 cars in and out a day, I would not want that traffic and noise in currently quiet neighborhood. But, maybe the people living there have a different point of view. I cant see myself using the proposed facility. I would sell the land to someone for residential development more in line with what is around that area.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5329**

Name

Palmetto

Email

I am in favor of

Beach Front Amenity

Comments

This is more in line with the community - a place for owners and those who stop by when on the beach, etc. The 7 Lee Shore is only for Palmetto Dunes individuals and will create much more of a traffic issue. The 7 Lee Shore should be put up for sale and the proceeds over the the original cost should be put into future improvements of Palmetto Dunes.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5328**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

We'd prefer to have the Beach Front Amenity done ASAP as first priority. Prefer to start working on Lee Shore Drive once the beach front amenity is put to use. Thanks

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5326**

Name

Palmetto

Email

I am in favor of

Beach Front Amenity

Comments

Palmetto Dunes is an oceanfront community and the beach club is a much better choice/investment vs. the 7 Lee Shore property. The Beach Club will provide unobstructed views of the ocean and a place for our community to come together, as well as space for social gatherings and other special events. I really like the combination of interior, air-conditioned space and the rooftop deck. The only drawbacks with this location are that the small amount of land limits the footprint of the club and there is not enough parking in close proximity to the Club. If the Association sold the 7 Lee Shore property, could we build a bigger beach club?

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5323**

Name



Palmetto

Email

I am in favor of

Beach Front Amenity

Comments

The Beach Front Amenity is a much needed venue for Palmetto Dunes. It will help us endure economic downturns, provide an enjoyable place for owners, guest and visitors to gather and increase the value of our property including 7 Lee Shore. The Beach Front Amenity is the best business decision for Palmetto at this time.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5322**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5319**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

We are a beach community and a Beach Front owners Amenity is what has been missing. I would sell Lee Shore and use the funds towards the Beach Front Amenity.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5316**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

We really enjoy going to the Dunes House from the Beach or from our Home. expanding and improving the facility will enhance this experience for visitors and owners alike. With respect to 7 Lee Shore, we feel that there is already an abundance of open space, in many different settings, at Palmetto Dunes and that the prior acquisition of this property and the planned improvements will not make an appreciable difference. we think this property should be sold and the funds put towards something else.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5314**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Transforming the dunes House would absolutely take advantage of the prime oceanfront real estate, possibly offering different food options. The look and feel would be amazing and possibly a big money maker. The talk of the Island.....I am for developing 7 Lee Shore. It would be nice to have a gathering spot for families and children but not before Dunes.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5313**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

I prefer the beach front amenity and the sale of Lee Shore.

Comments/questions on beachfront:

1. What is the annual lease cost
2. Will we share in Dunes House revenue
3. With an improved/expanded kitchen will the Dunes House menu be expanded. Does the POA have any input with regards to the menu.
4. Will the POA have any contractual leverage to determine when maintenance and upkeep of the Dunes House is not up to POA standards
5. Will the outdoor shower/foot-wash facilities be expanded for multiple uses and to assist to reduce sand brought into the Owner section of the building
6. Will the Owner's facilities be entirely non-smoking and not accessible for pets
7. Will Owners have to use Greenwood catering for their events. Will Greenwood have exclusivity
8. What are the estimated costs to operate/maintain the facility for the Owners. How will the costs be covered within the annual budget

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5311**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Thank you

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5310**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I think the presentation of the new dunes house first floor and an exclusive property owners second floor and roof top lounge was excellent. I believe there will be some logistical issues such as parking, gate enforcement for pass holders only, how to restrict renters and outsiders from using property owners facilities etc; however, these issues can be resolved and having such a facility will greatly benefit all of Palmetto Dunes

I sense the Lee Shore property presents more divisive options; inland neighborhood parking lot with park options, usage of land, and conservation of land versus additional income producing housing. I would delay the development of the Lee Shore property until there is a stronger consensus of owners

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5308**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

My wife and I enjoy the Dunes house and would support an upgraded facility. I think this would have a much wider appeal to the community at large; as opposed to what I perceive as a very limited appeal of the the Lee Shore proposal. That would have no value to me.

Additional, we were sorry to see the dog ban that was implemented at the Dunes House and would hope any new facility would seek to accommodate pets.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5307**

Name

Phone

Email

I am in favor of

Beach Front Amenity

Comments

Both serve different purposes. The Beach Front Amenity would give owners with their guests a place at the beach and that is much needed. The 7 Lee Shore can be developed after the Beach Front Amenity is completed.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5305**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

I'm happy with both, but would start with the Beach Front Amenity first.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5303**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

It seems the committee has gone off half cocked and bought 7 Lee Shore then decided that a ocean front was a better idea, I do like the idea of the dunes house conversion to members club house. My suggestion would be to sell 7 Lee Shore as 4 lots or as 1 and finance the Dunes House conversion

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5298**

Name



Palme

Email

I am in favor of

Beach Front Amenity

Comments

Will there be an indoor restaurant for inclement weather? Need to maximize parking spaces by taking trees down. Spaces need to be large enough for a SUV.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5297**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

As a long time visitor to the Dunes House our whole family feels this will be a great upgrade and is a wise use of funds.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5296**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

Please sell 7 Lee Shore as soon as possible. Still unbelievable that the Board would have the gall to spend over \$2 million of our money without asking and then present it as an "opportunity". Everyone knows why it was purchased. Shame on you people.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5294**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Will new facility be open year around and will Dunes Buggy also be availability when open? How will owners be identified to protect upper floors from non-owners?

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5292**

Name



Palme

Email

I am in favor of

Beach Front Amenity

Comments

Great big giant "NO" to 7 Lee Shore.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5289**

Name

Palmetto

Email

I am in favor of

Beach Front Amenity

Comments

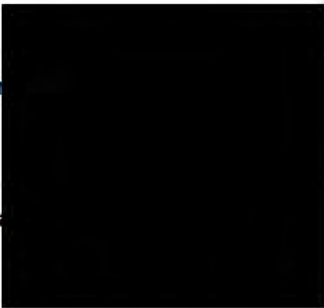
We believe the Beach Front Amenity will be a huge benefit to Palmetto Dunes owners , a great asset and an attraction for future owners . However it needs to be designed and built (and operated!) to high standard and available to all owners, not just become a facility taken over by one clique or another !

Palmetto Dunes has fallen way behind Sea Pines and other resorts with inward investment over the last 15/20 years , for various reasons , which is a great shame considering the head start we had when first established (the Hyatt, Hilton hotels , 3 great golf courses, best beach on the island, with easy access, central location ,marina, shopping mall !! etc etc !) .

Also instead of wasting money on a limited use amenity at Lee Shore , sell the Lee Shore lots and use the cash to build a country club facility at one of the golf courses , even buying one of the courses (Fazio !) and running the course and Clubhouse as a private club for members and accompanied guests only, along the lines of The Sea Pines Country Club .

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5287**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

As the first amenity, we prefer the beachfront club. Given we're a beach-oriented community and the facility would be more centrally located in the community, this would likely benefit more owners.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5284**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

A HUGE THANKS to the committee for all the time and effort put into these project proposals. The Beach Front Amenity is exciting and a better bang for the money! We have been to the one in Sea Pines several times and wished for something in PD! The only suggestion for the drawing would be to extend a open deck half way out from the second floor as I believe most will want to sit outside whenever possible and this would give some shade down below.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5283**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

The over-haul of the Dunes House is long overdue. The Palmetto Dunes beachfront is one of the largest attractions in both PD and Hilton Head overall. With so many people on the beach, walking and staying around the beach, the new Dunes House would be most attractive. And seems to me, much easier access than 7 Lee Shore. A great attraction and at a lower cost than 7 Lee Shore.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5280**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

I think this is the best option available to us and believe we need a community gathering place like this. The Dunes House is a fun gathering place now, but could really use this facelif. We definitely need to enlarge it to handle the increasing number of guests and owners who are currently using the facility.

I am not if favor of the development of Lee Shore. I bought a lot on the lagoon and paid more for it so I could access it.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5278**

I am in favor of

Beach Front Amenity

Comments

I would like to see us sell Lee Shore and purchase the Dunes House beachfront property. At minimum the long term financials of that option should be explored vis a vis the proposed investment in just the building with land ownership continuing with Greenwood. I believe that is the cleaner deal and would provide an infusion of cash which we might be able to persuade Greenwood to invest back in their infrastructure at the resort.

I see the current proposal (not knowing the details) as very favorable to Greenwood. If they are not and willing to sell (and I would like to see us make a firm offer), perhaps there are other proposals we could make to improve the infrastructure or strengthen our position in enforcing an improved level of maintenance and investment by Greenwood.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5277**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5276**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

I am in full support of tearing down the incredibly shabby Dunes House and replacing it as in the conceptual plans. I have no interest whatsoever in developing the Lee Shore property. I feel that was a waste of money. We all own our own property that we enjoy, and would never use it. Please consider subdividing and selling for single family homes.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5269**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I love the new plan. However, I am curious to know how they will facilitate parking. Durning peak season, it is already a mess with guests staying off beach. Where will this parking be? We already have issues with non registered guests parking in our area.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5268**

Name

Palm

Ema

I am in favor of

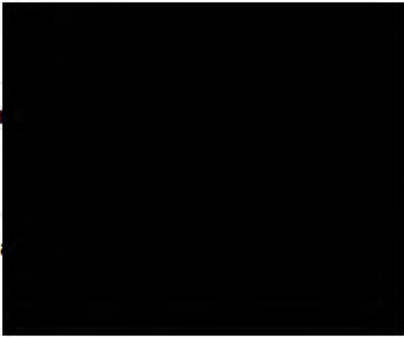
Beach Front Amenity

Comments

I favored the development of 7 Lee Shore until I saw that the fitness facility there was abandoned. I would like to see a members fitness facility kne of these locations.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5267**

Name



Pal

Em

I am in favor of

Beach Front Amenity

Comments

We prefer a beach front amenity with a restaurant/pub similar to the existing dunes house for casual dining . The 2nd floor beach club & rooftop lounge would be a great addition to the resort

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5266**

Name



Palm

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5265**

Name

[REDACTED]

Palm

[REDACTED]

Email

[REDACTED]

I am in favor of

Beach Front Amenity

Comments

lets do beach front first

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5262**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5261**

Name

[REDACTED]

Palme

[REDACTED]

Email

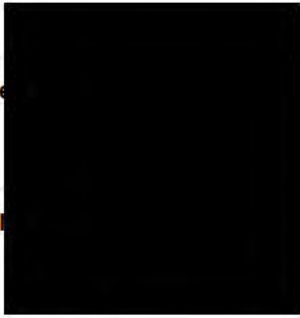
[REDACTED]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5260**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Strongly favor the beach front amenity over 7 Lee Shore plan.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5259**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I believe PD residents will use the Beach Front Amenity far more than the Dunes House as it stands now. Separate facilities for owners is very nice, particularly the 3rd floor rooftop. Outstanding ocean views from there. My only concern is parking. I think this amenity will definitely add value to our community. I feel the 7 Leeshore amenity is a huge mistake. Never should have happened to begin with. Owners should have been made aware of the project and asked for their opinion prior to purchasing the property. Will never be utilized and the cost is extravagant. I don't know one owner who is in favor of this amenity or has indicated that they will use it. Not a single person. Hold it for investment or sell it.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5258**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

I strongly support the beach front amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5256**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

This will be a nice addition but still falls short on a number of levels. First of all, no oceanfront pool? I believe that was very high on the desired list. Will the second and third floor be handicap accessible (elevator)? How often will we rent the third floor space? If this is to be a owner amenity, it should be available on the weekends which is obviously the most desired rental times.

I am in favor but feel we are still far behind the Sea Pines Beach Club.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5248**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

Both amenities are very welcome but I am in favor of the beach amenity. I already have direct access to the lagoon at the back of my property. I do have easy access to the beach as my house is located directly across from a beach path. However, I would welcome a casual spot on the beach to eat and enjoy an adult beverage. My wife and I would be frequent visitors to both the public restaurant as well as the owners space. Currently we are infrequent visitors to the Dunes House due to the limited/modest menu and small space.

As a part-time resident for 2/3 months per year, I would welcome both amenities as a way to meet more of the community. Peter Needham

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5246**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Would prefer the beachfront property over the Lee shore project.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5244**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5243**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

I have been visiting for over 20 years, but I am a new owner this year, so my opinions are obviously impacted by my limited time as an owner. While I would not object to the & Lee Shore project, it seems redundant to construct two new clubhouses/community rooms. The Dunes House could use some renovations, as could the bathrooms, so this looks like an opportunity to add the community room in conjunction with the improvements to this amenity. I would think that the proximity to the Dunes House would enhance the desirability of the community room. To me, the major concerns with this project are:

1. Make sure that all details with respect to the operations and development expenses are firm with the Dunes House, which I am sure will be done.
2. The parking has always been an issue and it seems like this would potentially make it worse. Does the parking need to be researched further?

Otherwise, it looks like a good concept to me. Thank you for the opportunity to submit my comments.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5239**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

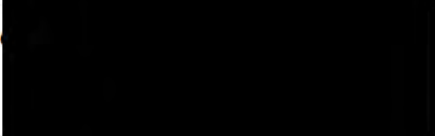
Although I favor Beach Front Amenity, I am adamantly against restricted or designated parking for owners as this creates the need for more parking spaces. (Vacant home owner spaces when all non home owner spaces are filled makes no sense) Enforcement of designated spaces requires security labor and or boots neither of which are attractive from an owner or public relations perspective. Parking should be first come first serve.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5238**

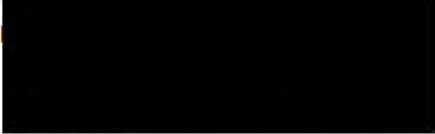
Name



Palm



Email



I am in favor of

Beach Front Amenity

Comments

Definitely go with Dunes House. It is in poor shape and in desperate need of replacement.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5236**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

I prefer to see the Dunes House remodel done first to give more beach front dining/drinking options to residents and guests.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5233**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

The size seems small to me. Given the number of potential users, is the square footage appropriate? If we haven't already done so, we should examine the ratio of potential users to square footage in the Leamington beach facility. How will ours compare?

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5230**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Think this is an excellent that PD has been missing.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5229**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5228**

Name

Palmetto

Email

I am in favor of

Beach Front Amenity

Comments

We love the concept of a rebuilt dunes house with added owner only access. great use of resources with wide owner appeal . we are less excited about the other proposal for the lagoon property.....based on the location and type of build out we just wont use it. it is not convenient for us and we do not have a need to launch any water craft. Not a good use of resources at this time.

We have a separate request can someone approach the dunes club and ask them to clean up their act.....the landscaping and parking lot are just not up to the standard of the rest of Palmetto Dunes. it along with the fazio cart shack are eyesores. It is time to do some rehab

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5221**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

We certainly do not need both amenities as presented since they duplicate each other. I feel the beach front amenity would be used by more owners.

Further, if you moved forward with this facility, you could subdivide 7 Lee Shore into 4 lots, sell them at a profit and almost pay for the beach front facility.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5219**

Name

Phone

Email

I am in favor of

Beach Front Amenity

Comments

I feel the Board did a great job exploring options and really listened when people weren't in favor of the Lee Shore idea. While there will always be naysayers because no solution is perfect, this idea checks off a lot of boxes!

We love the Dunes House, so the idea of having private owner space above is really exciting.

Well done!!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5218**

Name

Palmetto

Email

I am in favor of

Beach Front Amenity

Comments

First and foremost, thank you to all who made a contribution to these plans for the future. I love both property proposals, so I would like both of them to be completed at the earliest opportunity. I do believe the Beach Front Amenity should be completed first ! Wow, what a difference both of these properties will make to wonderful living in Palmetto Dunes !!! Looking forward to enjoying these improvements ! Thanks again ! [REDACTED]

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5217**

Name

Palmetto

Email

I am in favor of

Beach Front Amenity

Comments

I really like the Beach Front Amenity idea and believe it would add value and would be a nice touch for the community and its residents. Our family enjoys the Dunes House as is and dine there frequently, but agree that the concept could be expanded and the view would be nice from the second and third stories. I however cannot understand or support anything behind the concept of the Lee Shore property. In my opinion, this concept is a waste of money, and would not be utilized by the majority of residents in Palmetto Dunes.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5216**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

Even though I'm not sure how much I'd use it, I am much more in favor of the Dunes House remodeling. I am not at all in favor of the Lee Shore project.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5214**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

I fully support dunes house proposal and urge you to proceed as soon as you can.
I do not support lee shore at this time and unlikely to support it in the future

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5212**

Name

Palm

Ema

I am in favor of

Beach Front Amenity

Comments

Hello

Thank you for providing this forum for feedback.

We ARE in favor of moving forward with the Dunes House beach front amenity, although ensuring restricted access for property owners needs further clarification on how this will be enforced.

We ARE NOT in favor of moving forward with the Lee Shore property ever. It was a crazy idea from the start. Aside from the huge price tag, having this development right in the middle of a quiet neighborhood is inconsiderate. The added traffic to Sea Lane and Lee Shore will be a nightmare for the surrounding property owners. Also, as others have said, we spent the extra money to purchase a home with a pool and lagoon access and do not want to support this expensive development for others who chose a less expensive home. They can rent kayaks from Outfitters or sit on one of the already provided benches in Palmetto Dunes if they want a quiet place to sit and read a book. We vote for selling the Lee Shore property.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5211**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

I am not in favor of 7 Lee Shore. SELL IT.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5210**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

My wife and I believe that the Beach Front amenity should be completed first. Will we then need large facility at 7 Lee Shore? It could then be possibly scaled back, or other featured added to it. We like the idea of the park setting and play areas for kids. Just not sure that we would require two large gathering areas. We are not talking about the cost, but concerned for the usage. The current Dunes House is always in use, and expanding it is a very good idea.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5205**

Name

Phone

Email

I am in favor of

Beach Front Amenity

Comments

This seems a no-brainer. We can afford the beach front amenity according to the pamphlet we received, and the 7 Lee Shore is almost three quarters of a million over budget. The beach front will offer food and a gathering place ON THE BEACH. The Lee Shore project can't compare. So, sell the four lots and put that money back into the kitty to help pay the beach front amenity. More enjoyment and usage by owners for less money! Simple and should be a no-brainer!

I thought we had already sent in our comments, but again, it seems ridiculous to spend more for the Lee Shore amenity since there will be no pool or food service regularly available and it costs quite a bit more - \$700,00.00 more - than would be realized from the property sell fees obtained. I'm sure more residents who do not live on the beach as we do would much rather pay less and have an amenity located on the beach with regular food services available. Also, a lot of it could actually be paid for when those 4 separate lots on Lee Shore are sold. I know, even though we live on the beach, I'd still rather have a beach front amenity to go to than going to Lee Shore!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5204**

Name

[Redacted]

Palme

[Redacted]

Email

[Redacted]

I am in favor of

Beach Front Amenity

Comments

I feel there needs to be a community pool
We no longer have a community pool

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5201**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

The Beach Front Amenity is the best idea and long needed redevelopment project at PD. No only will it be a great improvement for visitors, but it will also give the owners a great place to gather and enjoy the views.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5200**

Name

[Redacted]

Palme

[Redacted]

Email

[Redacted]

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5198**

Name

Phone

Email

I am in favor of

Beach Front Amenity

Comments

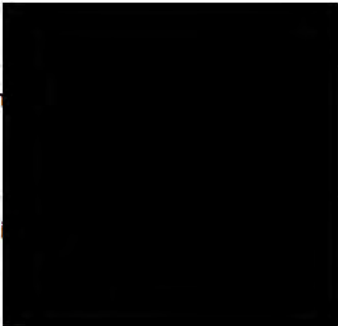
I believe that the Beach Front Amenity would add a lot of value to owners and guests and I fully support it. I also believe that this is an amenity that would be used by everyone. I do not believe that Lee Shore is necessary at all and would only appeal to a limited number of people. We already have many places to launch kayaks, ... and the cost is really over the top.

One thing that I would like to see from the committee is what do we expect the on going operating costs of these 2 amenities to be - including any offset that may come from the operation of the restaurant at the Beach Front Amenity.

Thank you for giving us the opportunity to comment.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5197**

Name



Phone

Email

I am in favor of

Beach Front Amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5193**

Name



Palm

I am in favor of

Beach Front Amenity

Comments

I think there should be the addition of a pool to this plan. Owners would greatly benefit from the use of a pool on the beach!!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5191**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

i think the beach front is our biggest asset and to redo the dunes house with owners only space would be awesome.

i worry about lee shore and the traffic and noise it would bring into the middle of a residential area

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5187**

Name

Palme

Email

I am in favor of

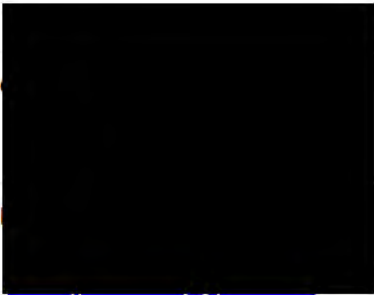
Beach Front Amenity

Comments

I prefer to sell the Lee Shore land and use that money to pave roads, update golf facilities and maybe not charge residents to use tennis courts and get a discount on golf. It it after all our community. I shouldn't have to pay to use the tennis courts.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5182**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

We prefer this amenity to be first priority.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5177**

Palmetto Dunes Address



Email



I am in favor of

Beach Front Amenity

Comments

I like the conceptual plan and idea of a beachfront amenity to owners.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5165**

Name

Phone

Email

I am in favor of

Beach Front Amenity

Comments

We are for the beach front amenity though we are open to the Lee shore dev AFTER the beach front is done. We are glad to here no increased cost. How long will it take to build? And we assume Dunes house will be closed for a year? Our only concern is we do not see ADA accessibility included in the plan. Will there be an elevator to the second floor and roof ? We think that is critical to ensure access for all including handicapped parking spaces. Thanks for ensuring ADA access is incorporated. Thanks for seeking our input

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5159**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

After seeing the Beach Front Amenity proposal we are much in favor of that approach verse the 7 Lee Shore plans. I suggest we market the 7 Lee Shore to reputable residential developers with the expectation to at least break even on our purchase price of the property. I am pleased with the engagement these two efforts had in bringing the community together and look forward to the end result! - [REDACTED]

BFA

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Hello,

nice to have, nice to look at. We own homes in two other communities which have such amenities.

Unfortunately they are barely used. Looks nice on paper.

What we urgently need is a second entry into our community to reduce traffic in general. The proposed Yard Arm entrance would significantly reduce traffic and travel times. It would save us 2 miles going and 2 miles coming through our community. 4 miles each time. That is a lot of air and noise pollution. For a few homes it would slightly increase traffic but for most homes traffic would be significantly reduced.

People save time and money.

For the two proposed very expensive amenities which will not be used much we would prefer the Dunes House since that would need to be updated anyway.

Warm Regards

[REDACTED]
[REDACTED]

BFA

[REDACTED]

Dunes project should be done first! Thanks!

Sent from my iPhone

BFA

[REDACTED]

My husband and I vote for the Dunes House renovations at this time. It is more central to the whole community and will offer a unique beach experience.

BFA



I vote for The Dunes House

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5486**

Name

Palme

Email

I am in favor of

Both

Comments

Parking will be a MAJOR problem with the Beach Front Amenity. We need to devote spaces to permanent residents that cannot be used by Dunes House customers.

In an earlier comment, I should have indicated that we are in favor of both amenities, but believe we should pursue the beachfront amenity first.

BFA

Beach front nice design. Cost is way to high, get quotes from off island contractors, in his 20+ years any thing done on the island is way over priced.

Owner walk-in and Sara sent comment

BFA

[REDACTED]

Absolutely LOVE the Dunes House revival. A beach front venue such as this would be amazing. Biggest concern....lack of parking. Keep up the great work!!!

[REDACTED]

BFA

[REDACTED]

We like the Beach Front option.

[REDACTED]

BFA

████████████████████ said she is for the beach front amenity.

Call-in to Sara

BFA

[REDACTED]

My vote is the beach front property to be developed first.

[REDACTED]

[REDACTED]

BFA

[REDACTED]

We received our Palmetto Dunes booklet outlining the options for community enhancement. We own a villa in Queens Grant. We would like to express our excitement for the Beach Front Amenity. Although both options are nice, we would prefer to see the Beach Front Amenity come to fruition since we are an ocean front community. It would also allow a lot more people to utilize the Dunes House amenities! Thank you for your service. [REDACTED]

BFA

-----Original Message-----

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Beach Front Property comments

The

[REDACTED]

[REDACTED] vote to move forward on the Beach Front Property. However, the Dunes Club Club House across from Fazio Golf Course on the Lagoon needs to be torn down, renovated, turned into a physical fitness center, etc. before any other project is started.

[REDACTED]

Sent from my iPhone

BFA



I vote Beach Front - when you go to sea pines Coast you see what we are missing and do not have something similar in Palmetto Dunes.

BFA



Both lovely ideas. I would like to see the beachfront amenity pursues first

BFA



Hello, I feel the beach front amenity is by far the best choice. People come here most often for the beach and golfing. They also enjoy the Dunes house as it is. Very few of us kayak or even use the lagoons except for the view. Updating and changing construction of the Dunes allows the opportunity for homeowners to have their special areas as well. It seems like a win-win choice for owners and guests of the resort.

BFA

Dear Sirs:

Please accept this email as my formal response to the 7 Lee Shore Redevelopment and Dunes House Amenities.

Kindly note that I am neighbors with Brian and Zane Julius and we have discussed the below issues / concerns at length and I am in full agreement with their comments respectfully submitted below.

Thank you.

[REDACTED]

Confidentiality Notice: The information contained in this electronic transmission (including any accompanying attachments) is intended solely for its authorized recipient(s), and may be confidential or legally privileged. If you are not an intended recipient, or responsible for delivering some or all of this transmission to an intended recipient, you have received this transmission in error and are hereby notified that you are strictly prohibited from reading, copying, printing, distributing, or disclosing any of the information contained in it. If you received this transmission in error, please notify the sender, and delete and destroy all copies.

On Monday, October 14, 2019, 12:38:29 PM EDT, Brian Julius <bmjusa@me.com> wrote:

My Comments;

Brian Julius - 4 Midstream (843-298-1017)

A: Lee Shore

I continue to question why this was purchased in the first place

We over paid with \$2 million plus when the market price and previous purchase price would indicate \$1.6 million to be more realistic

If this property is to remain under PDPOA ownership, then we should spend the bare minimum to make the property suitable for use - eg landscaping, fix bulkhead, maybe a dock for boat launch

Any construction such as the proposed 4000 sq ft amenity will be a total waste of money. It will have minimal use and will require maintenance, upkeep and insurance even if no staff will be employed to manage this facility.

The only rationale for owning this property is to prevent it being developed as four more oversized properties to be used for rental. One option would be to resell one or more of the sites providing that it would be for restricted use that would prevent short term rental - is this possible?

B: Dunes House

This makes great sense and I am all in favor of a development that will allow us residents unrestricted use of the top floors. The only issue being the current management of the Dunes House who frequently close the facility for wedding parties, and other times they just decide to close such as cold weather. Also their catering can be very hit and miss. Residents must be assured of year round unhindered access to our facility and not subject to the whims of Greenwood Dunes management. Currently it is not open year round and is a perfect location in winter proving there is shelter from the wind.

Parking needs to be improved and only for those who are residents or have PD issued passes

Subject to access and being able to use the facility year round - I whole heartedly support this initiative and investment

BFA

[REDACTED]
[REDACTED]
[REDACTED]

Subject: Amenities comments

Elizabeth,

My name is [REDACTED]

I have tried unsuccessfully to log in to the owners area . It keeps telling me that my email address is not valid. Can someone help me for going forward? I get regular emails and the Tidings so I am not sure what the issue might be.

For comments on the 2 amenity projects:

The rebuilding and repurposing of the Dunes house is desperately needed.

The proposed plans looks good if you think that much meeting area is needed on the second floor. Has it been determined whether Greenwood would be the food service for the owners area? I would say that good drinks and light fare is all that would be needed.

Parking of course will be a challenge still because there is only so much space.

For the Lee Shore property. I have mixed emotions. I definitely do not think an enclosed building with heating and air is called for. A covered pavilion and or screened in area with ceiling fans and seating areas and picnic tables should suffice.

Regular mosquito spraying Would be a positive.

It could be really beautifully designed for maximum enjoyment.

I would say do the Dunes house first and then start Lee Shore.

They should both add value to our beautiful Plantation.

Thank you for all of the effort and planing,

[REDACTED]

BFA

[REDACTED]

I would vote on the Beach Front Amenity.

[REDACTED]

[REDACTED]

BFA

[REDACTED]

[REDACTED] and I lean toward the revamped Dunes House/Beachfront design.

May God's peace and blessings be with you, today and always.

[REDACTED]

[REDACTED]

BFA

[REDACTED]

[REDACTED] prefer the Beach Front Clubhouse built first.

Thank you.

BFA

[REDACTED]

I would opt for beachfront development

[REDACTED]

BFA

[REDACTED]

[REDACTED]

[REDACTED]

A: Lee Shore

I continue to question why this was purchased in the first place We over paid with \$2 million plus when the market price and previous purchase price would indicate \$1.6 million to be more realistic If this property is to remain under PDPOA ownership, then we should spend the bare minimum to make the property suitable for use - eg landscaping, fix bulkhead, maybe a dock for boat launch Any construction such as the proposed 4000 sq ft amenity will be a total waste of money. It will have minimal use and will require maintenance, upkeep and insurance even if no staff will be employed to manage this facility. The only rationale for owning this property is to prevent it being developed as four more oversized properties to be used for rental. One option would be to resell one or more of the sites providing that it would be for restricted use that would prevent short term rental - is this possible?

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This makes great sense and I am all in favor of a development that will allow us residents unrestricted use of the top floors. The only issue being the current management of the Dunes House who frequently close the facility for wedding parties, and other times they just decide to close such as cold weather. Also their catering can be very hit and miss. Residents must be assured of year round unhindered access to our facility and not subject to the whims of Greenwood Dunes management. Currently it is not open year round and is a perfect location in winter proving there is shelter from the wind. Parking needs to be improved and only for those who are residents or have PD issued passes Subject to access and being able to use the facility year round - I whole heartedly support this initiative and investment

Regards

[REDACTED]

BFA

[REDACTED]

Prerence is for Beach Front Club House Amenity

[REDACTED]

BFA

[REDACTED]

I support fully the Beach Front Amenity project. It will be a fine addition to Palmetto Dunes.

[REDACTED]

[REDACTED]

[REDACTED]

BFA

[REDACTED]

We prefer the beachside amenity for the initial project.

One concern we have is the adequacy of parking for both commercial and beach going residents. Will overflow parking be routinely available at the tennis center?

The second concern has to do with financial arrangements between Greenwood and the PDPOA.

We understand that Greenwood will continue to own the land and that the PDPOA will both enter into a long term lease and pay for the construction of the proposed new building. Once constructed, Greenwood will operate the first floor restaurant.

Does Greenwood get all revenue from this restaurant, and also all catering revenue from second and third floor levels?

We believe that the financial details of this complex arrangement need to be spelled out before final approval of this project is given.

Thanks for passing this to the PDPOA Board.

[REDACTED]

BFA

[REDACTED]

I like your plans for the Dunes house. And this project should be done first. As construction always has over runs, and unseen cost.

As for 7 Lee shore it should wait. Or sell off one or two lots to help pay for the cost and down size it. I don't see everyone using it, just the people in that area. It was a good idea to buy it The construction cost is to high for a park. Thanks

BFA

[REDACTED] >

Sent: Thursday, October 31, 2019 10:31 AM

To: Accounts <accounts@pdpoa.org>

Subject: Re: Send us your feedback: Amenity Options

If Greenwood is willing to commit to maintaining their portion of the contract and the property, I have no objection to the Dunes House proposal. That guarantee from Greenwood should be in writing as they do not seem to maintain their own properties i.e. Palmetto Dunes Club property which has fallen into disrepair. I feel the Lee Shore property should be sold and the funds returned to the treasury as they were appropriated without consent of the homeowners. I see no need to fund a playground for renters. It is hard enough to get away from their noise and the litter problems they already cause without creating another place for us to clean up and maintain at our expense with no return from the renters.

BFA

I am going to start with what I think is the only amenity that is true to the spirit of what we are missing as residents in Palmetto Dunes. We are a beach front community that has no beachfront structure to enjoy the beach. We are the only resort / plantation on Hilton Head with beach frontage that does not have such a structure.

I am 100% on board with the plans for the shared beachfront property with Greenwood but we need a firm contract that is foolproof against the building ever reverting to Greenwood ownership to include if Greenwood would ever sell the property to anyone but the homeowners.

ALSO, THERE MUST BE AN ELEVATOR!

7 Lee Shore

I am opposed to any development of this property other than residential.

- 1) Close to half the property will be a parking lot.
- 2) Most of the activity is slated to be focused on the perimeter of the property where it will be most annoying to residences around and across from 7 Lee Shore.
 - a. There are very specific requirements for gym equipment and tree houses in the ARB PPG.

Anyone who lives in Palmetto Dunes has access to numerous parks that can fulfill the need for a huge expanse of grass, play equipment, picnic areas etc. We pay taxes for the upkeep of these facilities. Why should we commit to an ongoing expense of the upkeep for what is proposed for 7 Lee Shore. Maybe I missed it somewhere but have seen no numbers for anything but capital expenses. I believe the real numbers if included upkeep and maintenance as well as HVAC would be considerable and over time would diminish the joy of the development of 7 Lee Shore.

This property is in a residential area and should only be used in this way.

██████████
██████████████████

BFA

-----Original Message-----

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Beach Front Project

We, the owners of [REDACTED] prefer the Beach Front Project.

[REDACTED]

[REDACTED]

BFA

[REDACTED]

We vote for Dunes House renovation

[REDACTED]

BFA

I would love to see the Dunes House pupated. What a great facility already.

Best,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

BFA

For the beachfront amenity but for owners only.

Owners should have their own social place . While I do not live there full time , the full time residents , as well as other owners should have a place to socialize.

> [REDACTED]

[REDACTED]

[REDACTED]

> Sent from my iPad

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5742**

Name

Palm

Email

I am in favor of

Both

Comments

We are extremely fortunate as PD property owners to have this opportunity. Each amenity has its own unique set possible uses and advantage. Regardless, as previously stated, both would add significant property value and community enhancement. We would love to see both approved and developed if at all possible, If we had to vote for one over the other, we would choose the BEACH amenity over Lee Shore primarily because we are a Beach Front community. If both are an option and we had to vote which to develop first, we would also choose the BEACH amenity first for the same reasons. We would hope that clubhouse duplication would be avoided if both projects were approved to potentially reduce overall cost of the project. Many Thanks to both committees for all the hard work in presenting these plans. We feel very fortunate to be a part of this wonderful community.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5347**

Name

Palm

Email

I am in favor of

Both

Comments

As owners in Villamare and on St. George, we are in favor of both projects with the Beach Front taking precedence. We believe that the Beach Front will be u ed by more people and will add more value to PD Thank you, [REDACTED]

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5684**

Name

Palm

Ema

I am in favor of

Both

Comments

During construction of the ocean front project important to maintain hey beach shower/hose off station and temporary highly functional restrooms The restrooms need to be more than Porta potty's and the path to beach must remain open.

We suggest work on dunes house first. And budget for and implement stage one of the buffer zone plantings at Lee Shore.

We do not feel a need for climate controlled space at Lee Shore. One location for this type of space should be adequate. Perhaps part of negotiation with Greenwood includes them updating Centercourt and better terms for owner access to this facility

Consider low voltage solar electric for Lee Shore lighting needs.

Low cost initial work at Lee Shore could include parking and picnic tables and a few benches.

A mix of pergola and full roof structures can add shade, weather protection and diversity.

Kayak/canoe storage is critical to make lagoon access meaningful. Anticipating need - tough. If greater demand, how is fairness dealt with?

We have concerns over controlling owner access and not permitting renters access to dunes house roof. A small space would be quickly overfilled and loose its owner appeal and value. Creating compliance standards is worth exploring and defining.

Thanks for the vision and owner engagement. Happy to participate in more ideation sessions.



**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5538**

Name

Palme

Email

I am in favor of

Both

Comments

The Beach Amenity should definitely be done first, but only if there could be a portion of the parking lot dedicated to owners. If owners can't easily park there what is the point of building it, especially since the Dunes Buggy doesn't operate outside of summer and the lot fills up even in Spring and Fall. Lee Shore could be done but only if there is no expense to owners, otherwise prefer to sell the property as one lot with restrictions in house size and number of occupants.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5643**

Name

Palm

Email

I am in favor of

Both

Comments

While in favor of both the Beach Front and 7 Lee Shore amenities, I believe that the Beach Front project should be pursued first. Many of us have come to be property owners in PD in large part because of its beautiful beach and our access to it. An improved restaurant and clubhouse facility would add to the beach experience by providing owners a place of their own to relax and enjoy the view and ocean breeze. I would be interested to know what the proposed plan is for restricting access to the 2nd and 3rd floors to ensure that these areas are, in fact, only accessible to owners and not rental guests or others.

Additionally, what is the projected duration from start to finish of the project? I would suggest that as much of it as possible be done during those months when access to the beach is in lower demand. I would also like to know if there are plans for providing other additional or expanded means of beach access within close proximity during the construction efforts. Since there is no parking other than at the Disney House it will be more difficulty for those of us who do not live close to the beach but who typically come with chairs, umbrella, etc. to get to it with the Dunes House area closed off. Lastly, has any consideration been given to restricting a meaningful percentage of the 67 planned parking spaces to owners only?

Thank you for your consideration of my comments and questions. And especially for all of your efforts in continuing to make PD a truly world class community in which to live.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5363**

Name



Phone

Email

I am in favor of

Both

Comments

We would like to see the Dune House project completed first so there would be a sense of community for the property owners and a feeling of our own special place to enjoy our scenic beach area.
In time the Lee Shore proj

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5454**

Name

Palm

Ema

I am in favor of

Both

Comments

The beach front amenity should be first, but do not sell Lee Shore. I think that will be a great future amenity or green space.

Also, since I own two properties, does my vote count twice? lol...

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5361**

Name



Phone

Email

I am in favor of

Both

Comments

Both plans are beautiful and functional.
The beachfront project is less costly and would be well used, so it might be the priority project.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5272**

Name

Palm

Email

I am in favor of

Both

Comments

I favor the development of both amenities over the long-term as they will add to the prestige/desirability of PD and serve to increase our property values. The Beach Front amenity should go first (next 2-3 years) since it replaces/upgrades a very popular amenity for which there is apparent strong consensus. Additionally, the concept addresses the terrible parking situation at the current Dunes House. The 7 Lee Shore redevelopment should follow after replenishment of the CEF. In the interim, the Board should take additional steps to mitigate the concerns expressed by nearby residents who may be impacted by the location of the amenity. This amenity is desirable because it gives homeowners a truly private venue (the Beach amenity is shared to some extent) at which to host events while also increasing access to and showcasing the extraordinary lagoon system in a first class manner that is currently not available to the majority of homeowners. I believe that both amenities should be for homeowners and their accompanied guests only.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5516**

Name



Phone

Email

I am in favor of

Both

Comments

My husband Pete and I think both amenities are wonderful options. They will enhance the value and "enjoyability" of PD. We would prefer to have the focus on the beach front amenity at the Dunes House first followed by the Lee Shore redevelopment. Thanks for all the time and effort that the committee has put into this endeavor. Hopefully, the community will embrace these amenities and the planning can continue to move forward.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5716**

Name



Phone

Email

I am in favor of

Both

Comments

Beachfront first, then Lee Shore without conditioned space

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5597**

Name

Palmetto

Email

I am in favor of

Both

Comments

I am in favor of both amenities, as proposed, but I feel like the beachfront amenity should be the first focus, as the Dunes House is definitely in need of some upgrades, and a beach clubhouse is likely to receive more use than the Lee Shore amenity. As an oceanfront community, I think it is wise to make sure we have a top notch beach clubhouse to further the appeal of Palmetto Dunes for future buyers. I am also in favor of the Lee Shore amenity, but I think it should be the second focus.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5445**

Name

Phone

Email

I am in favor of

☐ Both

Comments

My wife and I like the proposal for replacing the Dunes House restaurant more than the Lee Shore proposal. We are not opposed to the Lee Shore proposal, however. We would like to see the Dunes House proposal proceed first, because we feel that it would do more to upgrade the quality of our own experience when we visit the island. First, the owners-only floors are a wonderful amenity (without depriving other visitors of the beachfront dining experience that is already available to them). Second, improving the parking situation at that site has great utility. We often visit with our two children and their two children. We are so far from the beach that we have to drive there, and parking is frequently problematic. Kudos to the Amenities Committee for their great work!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5398**

Name



Phone

Email

I am in favor of

Both

Comments

These are both great projects We would suggest beach first and lee shore second

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5312**

Name

Palmetto

Email

I am in favor of

Both

Comments

While I am run favor of both these projects, I think improvements to the Dunes House far outweigh the improvements to Lee Shore. The Dunes House will generate profits for Palmetto Dunes while serving a need (food/drink) to the community as a whole. IF there is money to do both of these without raising assessments, then I think both are doable. In the meantime, though, I see many more people making use of the Dunes House.

Thank you for allowing us all to voice our opinion.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5321**

Name

Palm

Ema

I am in favor of

Both

Comments

First choice: A nice beachfront amenity is the only thing I saw lacking in PD when we purchased 5 years ago. It would also be nice to have a place that isn't prone to closure on a whim because of weather like the current Dunes House... hoping that isn't the case with the new Dunes House. Either way, the rendering of the building is beautiful and really look forward to seeing it become a reality.

Second choice: An amenities area like proposed at 7 Lee Shore is appealing, especially since we have two grandchildren and more to come. I only put Lee Shore in second place because we will get more use out of the new Dunes House.

Hope this helps and thank you for the opportunity to provide feedback!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5720**

Name



Phone

Email

I am in favor of

Both

Comments

Prefer the beach front amenity first.

7 LEE SHORE AMENITY

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5234**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

My bottom line is: build Lee Shore first. It can be done a lot more quickly because of the legal and regulatory issues involved with the beach house, not to mention the negotiations with Greenwood.

Other thoughts and comments:

The 2 proposals almost couldn't be more different from each other. Lee Shore is family oriented and the beach house seems nearly totally for adults. Having 2 very different facilities is an advantage, as long as we can afford both.

I am somewhat concerned that the top deck of the proposed beach house would be under-utilized – too hot in the summer, too cold in the winter, and not attractive to kids.

How confident is management in the projections of operating costs associated with each initiative over 5- and 10-year periods?

Has liability insurance been realistically estimated, for example? Labor?

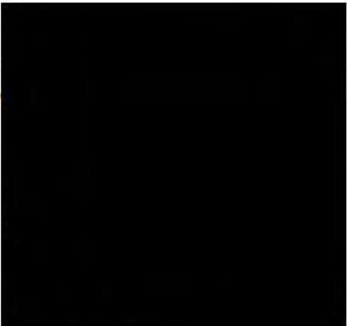
Do the projections of CEF revenue that are being used assume positive current trends will continue throughout the forecast period? Has a worst-case scenario (lower prices, fewer transactions) been tested?

What if Greenwood doesn't quite survive for 99 years and declares bankruptcy at some point? Would PDPOA's status as the owner of the structure but not the land give us a strong position in a Chapter 11 proceeding, or a weak one? Have attorneys been consulted on this?

Thanks for the opportunity to provide feedback. If anything else comes to mind before November 1, I will provide additional comments.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5741**

Name



Phone

Email

I am in favor of

7 Lee Shore

Comments

Since there are currently no facilities available at 7 Lee Shore, we favor development of that property first to offer residents a new possibility for gathering and enjoying another entertainment option. The Dune House already exists and, while the new plan make it more desirable, residents already have a facility to go to. We like to imagine taking our grandchildren to a beautiful play area when they come to visit. How thrilling would that be and helpful in maintaining our image of a family friendly place to live!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5688**

Name



Phone

Email

I am in favor of

7 Lee Shore

Comments

I do like the updated amenities to both areas but don't necessarily think we should do both at the same time. I think Lee Shore would offer more option to more homeowner than the renovation to the Dune House

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5683**

Name



Phone

Email

I am in favor of

7 Lee Shore

Comments

I feel beach front amenity will create loss of our small community feel at the Dunes House. When Sea Pines changed their Beach House it took away the close, family feel to the place and simply expanded and commercialized it giving it a cold atmosphere! The 7 Lee project will give owners a special place with access to fishing which is important to us.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5647**

Name



Phone

Email

I am in favor of

7 Lee Shore

Comments

Although both options are wonderful if I have to choose I prefer the 7 Lee Shore Project with access to the lagoon, kayak storage and public green space.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5619**

Name

Palm

Email

I am in favor of

7 Lee Shore

Comments

I think 7 Lee Shore is the best project to start with. I feel that it will allow more potential uses for owners than the beach front project. From the boat launch, fishing area, kayak storage to the picnic area and building it seems to provide more potential uses to a diverse group of people. I like the beach front option as well...if we need to choose one because of financial considerations I vote for 7 Lee Shore at this time.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5610**

Name

Palme

Email

I am in favor of

7 Lee Shore

Comments

I like the plans for Lee Shore, as it seems to fit the feel of the community as well as add features that don't already exist. It does seem like a really high price tag for what we are getting, but I do like the features that have been included. I think Palmetto Dunes is already a wonderful community, and if I were to make a list of features that would make it even better, those would be a beachfront pool, a fitness center, and a playground. Currently, the closest playground is over in Shelter Cove, so having a play area with open space at Lee Shore hits one of the three features.. I wish that the second item on the wish list (fitness center) was included here as well, to truly make Lee Shore an owners' community center. The current fitness option is poor, and membership options are not at all reasonable for owners that are not permanent year-round members. I know many owners do not want to cater to a younger crowd, but with golf participation plummeting across the country, we need to invest in alternative activities that will make Palmetto Dunes appealing for generations to come, with family and fitness options trending strongly among younger Americans.

I am highly against the current Beach Front plan, as it spends \$3.3M and doesn't add a single feature that my family or I would use. There are already two restaurants (Dunes House and Signals at the Disney Beach House), and I don't think we need a room up above the restaurant. If members want a gathering space, I think that will be accomplished with the Lee Shore property.

Also, one caution to the Lee Shore property. With the catering facilities available, I think the community should think hard about how to allow that to be used. We live in the Fazio Villas near the tennis center pavilion, and it is extremely disappointing to hear music blaring from wedding parties, etc. even with our windows closed. We thought we bought a place in a nice, quiet setting, but as we understand the rules, they don't have to turn down the music until 10pm.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5609**

Name

Phone

Email

I am in favor of

7 Lee Shore

Comments

I'm in favor of limited development of 7 Lee Shore only. This to include kayak storage and dock; this would not preclude future sale and not increase traffic to area. History has shown that a community center was not used. We already have wonderful access to miles of beach and plenty of restaurants. There is not enough parking at the Dunes House.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5605**

Name



Palmetto

Email

I am in favor of

7 Lee Shore

Comments

I think the Palmetto Dunes House as is should remain and make the alternate choice for the development of the property to be as described

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5590**

Name

Palme

Email

I am in favor of

7 Lee Shore

Comments

The Dunes House may be in need of some upgrades, but already provides a pleasant venue. Having an additional community location with lagoon access will be a benefit to those who do not currently have such access. The other amenities planned will help build community while not requiring a paid admission.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5589**

Name



Phone

Email

I am in favor of

7 Lee Shore

Comments

7 Lee would be an amazing amenity for anyone with your children.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5577**

Name

Palme

Email

I am in favor of

7 Lee Shore

Comments

We are in favor of both amenities but would like to see Lee Shore developed first. The Dunes House is already currently already operational and Lee Shore would provide beautiful park/nature space and seems to have large community meeting space to satisfy this need.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5575**

Name

Palmetto

Email

I am in favor of

7 Lee Shore

Comments

The vote is "NO" for Beach Front Amenity. We understand the idea behind adding growth and adding value. We appreciate the work that is being done by the boards and their proxies. The Beach Front Amenity project will not make it a better dining experience as the Dunes House is what it means to live in Palmetto Dunes; a beautiful, simple, and well thought out resort. It will most certainly make it more difficult to access the beach as the project seems that it could triple the required staff and could significantly impact the full-time owner's ability to park with the increased traffic. What are the plans to ensure that full-time owners are allowed first access to these parking spots? Will prices significantly increase to help cover the costs of this capital project? Will we be forced to find alternative accesses? We are sorry that we may sound as if we do not want to grow, but the increased visitation of guests has seemed to put a strain upon the roads and current amenities that we pay for and enjoy already. Thank you for hearing our voiced opinions.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5482**

Name

Palm

Ema

I am in favor of

7 Lee Shore

Comments

Although it would be nice, I am wary of the beachfront clubhouse because of the tremendous parking issue. Any parking there or in any proximity is shared parking and causes the expense of some shuttle arrangement. The beach is always available to us, but parking or quick access is often an issue.

Almost half of the 7 Lee Shore total expense is the land purchase which was already accomplished. The 49 parking spaces there would be limited to owners and accommodate the building there for club meetings and the many other owner events which could be scheduled there. In addition, the lagoon access and park setting there make it the preferable first project for me.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5469**

Name



Phone

Email

I am in favor of

7 Lee Shore

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5464**

Name

Palm

Email

I am in favor of

7 Lee Shore

Comments

Lee Shore first then Beachfront in the future. Having an additional entrance to and amenity on the lagoon is preferable to enhancing an existing one on the beach.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5435**

Name

Palme

Email

I am in favor of

7 Lee Shore

Comments

Our area most definitely needs a multi-purpose park more than yet another restaurant!!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5406**

Name

Pal

Em

I am in favor of

7 Lee Shore

Comments

Since this property was already paid for by the POA, I'm not opposed to keeping it as open space/park for owners only but not sure how much we would use it. My goal would be to keep the land from being built into a single or multiple large rental homes that will only add more congestion and traffic. If the decision is made to sell the lot/lots please restrict the size and number of people who can be in the homes

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5404**

Name



Palm

Email

I am in favor of

7 Lee Shore

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5393**

Name



Phone

Email

I am in favor of

7 Lee Shore

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5392**

Name



Phone

Email

I am in favor of

7 Lee Shore

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5374**

Name

Palme

Email

I am in favor of

7 Lee Shore

Comments

How are the future, unknown costs related to security and traffic control going to be written into a contract? These costs could be huge and should be paid for by the companies that will be benefitting financially from the restaurant and rental space, not the property owners. Are there plans to build a wall or barrier between parking spaces and The Moorings. We already have people relieving themselves under our buildings and this would make it worse.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5368**

Name



Palm

I am in favor of

7 Lee Shore

Comments

We have concern about this whole project. Redesigning the parking lot will eliminate most of the beautiful trees to make way for black top. The parking will not be eased. How will we keep renters and residents from parking in the Moorings lots? As an owner, I do not want an electronic arm to allow me into my lot. That will just add another cost and increased maintenance fee. Parking at the tennis courts will allow anyone to enter our gated community. Beachgoers can just enter PD, park and take the shuttle to the beach. We will no longer be a private secure community.

Will the top floors of this structure really be for all property owners or will full-time residents eventually have a very private clubhouse?

Those of us who rent will lose a great deal of income due to the huge inconvenience for all guests. Most guests will not want to rent in a construction zone. Where would beach access be for Mooring guests and owners? Will the buggy be picking them up and dropping them off in a safe location?

I think everyone should think about the impact to those of us who own and live in this area. We are the ones to be adversely affected from this project. I bought here because it was a quaint family-oriented area. That will change drastically.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5364**

Name



Phone

Email

I am in favor of

7 Lee Shore

Comments

I prefer developing 7 Lee Shore. I do not want to invest with Greenwood.
We need a pool. It was in the top 5 in the list of requested amenities.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5291**

Name



Phone

Email

I am in favor of

7 Lee Shore

Comments

Access to kayak in the lagoon is my #1 priority

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5263**

Name

Palm

Email

caplan@nrc.com

I am in favor of

7 Lee Shore

Comments

I think the park type setting at 7 Lee Shore is appropriate for the area. The indoor meeting area would enable local events to be held. Things for children would allow them to use the outdoor areas for play and to "burn off" extra energy. Maybe some income could be derived from weddings, picture taking or other things that need a pleasant wooded setting. I am not particularly in favor of the Dunes House proposal at this time. A new Dunes House is needed, but do we need two places for owners to use for meetings, etc.?

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5232**

Name

Palme

Email

I am in favor of

7 Lee Shore

Comments

We like the outdoor, recreational aspects of this proposal, which could be enjoyed by all.

Also having a community building would allow for range of activities that would bring members together and offer opportunity to meet other owners.

In our opinion lack of recreational and play areas as well as no community space for getting together for interest groups and for games is the only missing link at Palmetto Dunes.

If possible it would be great to also have space for ping-pong table or fitness equipment for the rainy day.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5231**

Name

Palm

Email

I am in favor of

7 Lee Shore

Comments

All property owners already have beach access. We don't have a park, which is a great idea! I agree with all of the mentioned amenitie in the park, including kayak acce and torage, playground, bocce, etc

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5208**

Name

Palmetto

Email

I am in favor of

7 Lee Shore

Comments

7 Lee Shore is the area that capitalizes on what is special & unique about Palmetto Dunes, i.e., NATURE -- the lagoon, the trees, the beauty of the natural environment! (The e are the rea on I bought property at St Andrew' Common I ruled out all the over developed areas at Coligny, S.Forest, Sea Pines, etc., which are just a lot of buildings, commercial areas, with high traffic and too much concrete, too den ely populated)

We need the outdoor pace to be developed for the u e & plea ure of owner , with park , walking trail , dock, pavilion, benche , picnic area, open spaces for enjoying birds & wildlife, etc. These are benefits unique to Palmetto Dunes, whereas any place can build a fancy clubhou e with food & beverage ervice Any community building for meeting pace ould be one that fit in with the environment, surrounded by existing trees with screened porch and raised deck so people can still feel close to nature. In contra t, putting a 3 tory building on beachfront property can only take away from the natural beauty of that environment, and any "shared" parking will immediately be filled up by people going to the beach and by patrons of the Dunes House restaurant. Any parking that i developed ould be Owner ONLY, or there will end up not being adequate parking available to owner during peak season, holidays, & other popular times. Currently I try to park at the Dunes House parking area, but I often cannot find a parking pace When I am able to park there, a I approach the beach via the walkway, I want to be able to ee the beach, NOT have my view blocked by a tall building with a third floor rooftop deck.

Also, the Food Truck parking at 7 Lee Shore would be a unique addition; there are plenty of restaurants on the Island, but I don't know of any place to find food truck When I've been at the beach, or out biking, or walking with my dog, the kind of food I would welcome would be the variety of food truck offerings, with picnic tables where I could enjoy eating outside! Again, everything that capitalize on the outdoor and the enjoyment of nature would be a plu Park and open pace ould offer a place that would draw the community together for outdoor activities and could be enjoyed by all ages. Reducing the density of the community, while providing meeting pace and fo tering community activitie , and doing all thi while cau ing a little damage a po ible to the natural environment (trees, lagoon, beachfront, wildlife, open spaces) should be the #1 priority of any future development within Palmetto Dune

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5192**

Name

Palm

Email

I am in favor of

7 Lee Shore

Comments

I would like a private non shared amenity 1st that had adequate parking. The dunes house does not have this full privacy and will only provide shared parking. When we are using the community room in the summer we would not have parking,

I like the dunes house idea but would want to do that 2nd. I would like both amenities.

I would like 7 lee Shore 1st and beach after. We are in need of private community space with dedicated parking for the community.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5180**

Palmetto Dunes Address



Email



I am in favor of

7 Lee Shore

Comments

I feel the conceptual plan should be scaled back and more resources allocated to beachfront amenity. I like access to lagoon for owners that currently don't have any access.

7LS

[REDACTED]

My comments are the following: 7Lee is the best option. We already have a Dunes House and a place to eat on the beach. No need to redo it! 7Lee would be a place for families to go and enjoy a different experience from the beach. This choice clearly adds value to your HH experience. Thanks, [REDACTED]

[REDACTED]

7LS

[REDACTED]

Hi,

We vote for the 1 Lee Shore redevelopment as 1st choice.

The beach front option of dunes house would be much better if it were like the Disney beachfront club and had a pool, games etc.

Thank you,

[REDACTED]

[REDACTED]

7LS

[REDACTED]
[REDACTED]
[REDACTED]

Subject: Amenity Option

Sent from [Mail](#) for Windows 10
Hello,

If the vote is still open, we would like to vote for the 7Lee Shore Redevelopment.

Thank you,

[REDACTED]
[REDACTED]

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5466**

Name

Palme

Email

I am in favor of

Both

Comments

I think both look great, and I really appreciate the efforts of the two planning committees. Between the two, the Lee Shore redevelopment seem to give more to the homeowner that we don't already have. The Beach Front Amenity is a very nice refurbishment, but the new Lee Shore facility and activity space will add a new set of activities available to property owners and guests. I'd like to see the PDPOA purchase Lee Shore, followed by the Beach Front refurbishment when funds are available.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5286**

Name

Palme

Email

I am in favor of

Both

Comments

I think both amenities are necessary and would be wonderful for this community. I would like to see Lee Shore done first. I believe this one is ready to go and would be available for use sooner.

I like the idea of the beach house but am concerned about the partnership with Greenwood. There seem to be many unanswered details.

Thanks, [REDACTED]

BOTH AMENITIES

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5183**

Name

Palme

Email

I am in favor of

Both

Comments

These projects will give the PD community more options to enjoy the outdoors and bring people together. I am excited about these project particularly the beach front amenity The Dune House must be improved/updated/re invented (this is long overdue) to a higher standard that PD deserves — and the location is perfect. I look forward to giving feedback as the plans develop.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5331**

Name

Palme

Email

I am in favor of

Both

Comments

It would even be worth a one time capital assessment to get both done as to do one and have to wait 10 years to do the other is way too long. But if one, I would go with 7 Lee Shore. The beach front amenity doesn't really gain us much but an updated Dunes House. Yes needed but if we do 7 Lee Shore we still have a beach front amenity and get the benefits of 7 Lee Shore. With either, I would like to see a small fitness center. Lava Fitness costs money. It would be fine if just a couple treadmills and a couple ellipticals. Also, do we really need a 4,000 SF community building that will rarely get used. Seems like we can pare that down to something smaller to save money to maybe do both.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5617**

Name

Palme

Email

I am in favor of

Both

Comments

I think both would be tremendous for Palmetto Dunes. I have owned my Beach Villa since 1980. Now, will be living here full time. I serve as president of Beach Villas. I say move on. [REDACTED]

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5704**

Name

Palme

Email

I am in favor of

Both

Comments

I enjoy Dunes House but i think it is time for an upgrade and I like the proposal

It will be nice

Don't have an opinion about Lee Shore but it looks like a nice plan

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5338**

Name



Palmer

Email

I am in favor of

Both

Comments

I feel strongly one option should have a pool. It will make it the property more attractive for renters and owners who do not have pool I would be willing to pay an extra amount for that amenity

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5170**

Name

Palme

Email

I am in favor of

Both

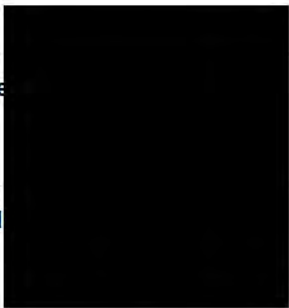
Comments

I do believe that having both of these amenities will greatly enhance the quality of life in Palmetto Dunes. While I do think the beach front amenity adds to the appeal of PD, I believe the long term benefit of Lee Shore is even greater. This property can be used by so many of our owners for different reasons and events. For us, it would be a great place to take our family and grandchildren for playing or a picnic. We would also use the Beach front amenity for a relaxing evening--obviously in cooler weather!! Thank you all for spending so much of your valuable time to enhance the quality of life for those of us who live in and visit PD.

I have already commented once, but wanted to add more. I do not think that Lee Shore should be sacrificed in order to do the Beach Front Amenity. I believe that the Lee Shore property is much more valuable, and meets more needs than the Beach Front Amenity. Please do not sell or table the Lee Shore development in order to do the Beach Front Amenity only, as that property, though desirable and useful, will not have as many different opportunities as the Lee Shore Property. Thanks again.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5564**

Name



Palmer

Email

I am in favor of

☐ Both

Comments

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5564**

I support both of these amenities.

I believe that together they will significantly enhance Palmetto Dunes and go a long way to helping us achieve our strategic plan vision.

I encourage the board to read and live up to its values, and have the courage to make a motion/vote to sanction both projects at the 2019 November Meeting.

These are exciting times. We owe our past & present volunteers a debt of gratitude for their vision, leadership, enthusiasm and financial stewardship, which have put us in the enviable position of being able to consider these projects. I truly believe they will both significantly enhance our community. With Dunes House II, the benefits of building a sense of community are pretty obvious, but it is just like any other commercial activity on the island. We must never forget that when it comes to oceanfront, the beach is the amenity.

Leeshore, on the other hand, is more exciting in my mind. I believe it has enormous potential/uses that will help PD create a sanctuary that we cannot even imagine today. It could truly be the kind that reminds us of the reasons we chose to live, invest, work and play here. In some respects, we are victims of our own success. By prudently investing in our community the way we have for the past several years, people see the value PD has to offer. All the vacant lots that we take for granted as open space will soon be developed. We will desperately need open space going forward. The 2.7 acres at Leeshore gives us the rare opportunity to preserve the vision of what makes PD and Hilton Head special. If you don't believe me, just take a minute and think about what the next five years of growth will do to Hilton Head Island and Bluffton (parking garages, go kart tracks, clear cutting, increased traffic) and it is easy to envision that with these amenities, PD can become a very desirable place to live.

Suggested Next Steps:

Leeshore Redevelopment:

- Get town zoning, etc. with a target of starting in the fall of 2020
- Fund infrastructure to create the park like setting.
- Hold off on the enclosed building.

Dunes House II:

- Get a legal agreement that is win, win in place for both the PDPOA and Greenwood before getting the community any more excited about this project. We should be prepared to walk away if we cannot negotiate a fair and equitable agreement.
- Once an agreement is in place: Take the time to form an ad hoc committee (including Greenwood), just like we did with Leeshore, to compile criteria that the community thinks will make it a success. No one will remember whether it is built in 2020 or 2021, but they will have long memories about a poorly planned and executed project.
- Redo Dune lane parking lot toward the end of the project. Funding for this should come from the Repair and Replacement fund.
- Target construction for fall of 2021

General to both projects:

- Use a 7 year short term bank financing to do both projects. Loan repayments should come from only the Community Enhancement Fund. The finance committee should evaluate and make a recommendation to the board each year as to whether we can pay it off sooner. It's not that we cannot fund it ourselves, because we can. Short term financing is being offered at very low rates due to our outstanding financial condition. This financing just provides the PDPOA flexibility and helps mitigate risk.
- Ensure we are willing to approve the additional funds in the operating budget for the project management resources necessary to accomplish our goals. We simply do not have the staff to do these projects, along with our capital infrastructure projects, that need to be done in the same time frame. If we are not, then delay the capital projects.
- Ensure that the community understands that our yearly operating costs will go up as these projects come online, just like they have done over the last few years due to the other infrastructure investments we have made in the community. These increased operating costs will cause our residential assessments to go up on an annual basis. Our community needs to be clear on this.

Meaningful change is always difficult and it will cost money, but when it is well thought out, it is always worth it.

Please do the right thing.

Thanks for listening.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5562**

Name

Palme

Email

I am in favor of

Both

Comments

We believe the Lee Shore Development would lend itself to a more owner friendly atmosphere and give people access to the 11 mile lagoon which is such an outstanding amenity in Palmetto Dunes. Having been different home owners in Palmetto Dunes for over 30 years we are afraid of looking like Coligny with the rendition of the Dunes house. Over the years the McMansions have changed the look of this beautiful planation. We would like to see the Dunes House redone without changing the look to modernize it too much. It is such a great family oriented place to gather. Thank you

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5441**

Name

Palme

Email

I am in favor of

Both

Comments

They serve very different purposes. This community certainly could benefit from both. The lack of parking access for residents concerns me about the Dunes House plan. Nothing to be done about that.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5722**

Name

Palme

Email

I am in favor of

Both

Comments

We really like the idea of the Beach House as an amenity which will benefit our plantation. We will definitely use it. The land at Lee shore is lovely and has a beautiful view. There is no other land in the plantation available with a view. If we can afford it I feel that we should keep it. Scale down the buildings and keep as a passive park.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5534**

Name

Palmetto

Email

I am in favor of

Both

Comments

What a dilemma. Two great plans for two different types of properties that both provide what I feel is a much needed amenity for Palmetto Dunes: a community building for property owners to gather. I am a member of the PD Women's Club and as our membership grows, it has become increasingly more difficult to meet in members' homes. This is especially true when we have our annual meeting or luncheons to which all members are invited.

The beach front amenity is beautiful. Kudos to the committee. My concern is being tied to Greenwood but I trust that attorneys experienced and well versed in land/lease laws would be drawing up the contract between Greenwood and Palmetto Dunes that protects our investment should anything happen to Greenwood (sold, bankruptcy) or any situation that would jeopardize our rights to the building and its continued use.

The "shared" parking concept is my bigger concern and what really scares me. Even now, during the "off season" the Dunes House parking lot is full during the day. If I would want to enjoy the rooftop to meet a friend or sit and relax, I wouldn't mind walking or riding my bike. But if I am going for an event, or meeting with one of my PDWD groups, it's not always practical to walk/bike and I don't want to have to park somewhere else and then take a shuttle or even have to walk from the tennis courts as I'm usually carrying something or dressed up. If we can't have dedicated parking spaces for homeowners, I'm afraid we will end up with a beautiful facility that homeowners won't/can't use. We need to balance the needs of visitor and homeowners and not be skewed one way or the other. Hopefully, this is something that could be worked out when the contract is drawn up.

I understand there are concerns about the location of the 7 Lee Shore property for a community center/open space both from adjacent property owners as well as others who feel it is not centrally enough located. The biggest advantages I feel the Lee Shore property has are that the community center would be totally ours and parking would not be an issue, . It is not beach front but it does have the beautiful lagoon views and so much else to offer and I think it would be a much-used amenity.

Bottom-line, I'd like to see them both developed but slightly different than proposed. I love the roof-top venue of the beach amenity but love the community center at Lee Shore, which is where I think it's better suited. An idea is to separate the two. Have only the roof top venue (so the building would only need to be two stories and not three) at the beach front amenity and the community center at Lee Shore where there would be sufficient parking and various rooms so multiple groups could meet, even simultaneously. (And no matter what we do, I hope food and beverage options for the beach front amenity and the community center at Lee Shore would not be limited to Dunes Catering options and that we could have events where we supply our own food or use a caterer of our choice.)

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5324**

Name

Palm

Ema

I am in favor of

Both

Comments

i like both concepts. i believe lee shore should be simplified with no enclosed building. fewer parking spaces and rather a bike friendly entry a passive park , boat storage, children play area, and volleyball court

the dune house is great

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5544**

Name



Phone

Email

I am in favor of

Both

Comments

I would like to see the addition of an area to play pool (billiards) at the 7 Lee location. This is a great way to socialize with neighbor

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5407**

Name



Palm

Email

I am in favor of

Both

Comments

I not sure which I am in favor of, but I have a few questions. If we put all this money into the Dunes House, who will own it? Will the restaurant be rented, and the community will get a some return? I am totally against it if we do not own the Dunes House.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5300**

Name

Palm

Email

I am in favor of

Both

Comments

However, why no swimming pool on the Lee Shore? Without a pool I would probably not be for the Lee Shore property.
Also, I can see parking becoming a very big issue.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5653**

Name



Phone

Email

I am in favor of

Both

Comments

Can't go wrong with either plan! Would love to see both!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5709**

Name



Phone

Email

I am in favor of

Both

Comments

Really need/want an indoor pool with fitness center. Nothing to do in PD in winter.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5481**

Name



Palm

Email

I am in favor of

Both

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5751**

Name

Palme

Email

I am in favor of

Both

Comments

I am in favor of the full Dunes House Project and a stepped down version of the 7 Lee Shore Project. Dunes House most immediate problem as presented is--Lack of parking. Tennis-Pickle Ball parking is a stretch, especially in prime summer time. Shuttle suggestion would be very difficult. Many of us would bike to facility, but night activity may be curtailed. I doubt there is a way to allocate separate parking for residents and guests that would satisfy Greenwood. I think the Lee Shore presentation can be greatly scaled back to less than a third of the suggested price. This could be a pretty natural space without much construction. I suggest Piers and Storage for Kayak's and fishing. Eliminate thoughts of Boat parking--boaters have piers at their residence. Fishing space could be provided. Area could be cleaned with limited landscaping. Parking could be gravel, natural and much less than 49 spaces. Children's play area, picnic tables, horseshoes, etc Thought is to provide this space at a reasonable price, see how much use it gets, see if Dunes House totally eliminates need for meeting rooms, covered space. We could always come back in the future and fill in Lee Shore as use warrants. Also this limited development could be removed if a decision was made in the future to shut down Lee Shore and sub-divide the property for sale. I appreciate the effort that has gone into both projects. I think some combination of these plans will be a large step forward toward bringing the more permanent community together and not be in the face of investment properties.

Respectfully,

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5203**

Name

Palm

Ema

I am in favor of

Both

Comments

I think both of these are great ideas however I think it would be nice if one of them had a community pool as well. I feel like we are one of the only gated communities without a pool, club house, and I think these would both be a great addition.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5175**

Name

Palme

Email

I am in favor of

Both

Comments

I believe we should move forward with the beach amenity AND hang on to the Lee Shore property. Several years ago, I heard the President of the PDPOA say that the organization was going to start doing things to attract and benefit full-time residents, and so far I have seen nothing. This is a good place to start.

If we do the beach amenity, we need to make sure it is for owner use and NOT Greenwood rental. We collect enough money with delivery (and other) fees to operate the club. I do not want to ever see "closed for private party" for a Greenwood event.

Thank you

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5608**

Name

Palme

Email

I am in favor of

Both

Comments

Hello,

Before I make a recommendation, I have a question about each option:

- Dunes House: Is the planned 67 parking spaces more or less spaces than are presently available?
- 7 Lee Shore: Will the owner only Kayak storage be long term, or only for use on days you dock/stop at the park?

Thanks,

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5596**

Name

Palm

Ema

I am in favor of

Both

Comments

Both options are positives for the community as long as there is no additional cost to current property owners.
We love the Dunes House and we would hate to see it turned into a fancy beach restaurant. We love the current roll-off the beach
feel and would hate to see that go away.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5288**

Name

Palm

Email

I am in favor of

Both

Comments

I think both of these options will bring higher home values and a more well rounded community.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5381**

Name

Palmetto

Email

I am in favor of

Both

Comments

However, I would like to know if we are "locked into" having the food service provided by the current Dunes House management/personnel. The quality of food currently provided at the existing Dunes House leaves something to be desired. If we are locked into having them provide all food/beverages - forever, I will vote against this project. If our POA has the ability to choose another food service provider should a majority of members agree with my assessment, I am for the new facility. Again, if Palmetto Dunes POA does not have full sovereignty over this project then I am against it.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5479**

Name



Palmetto

Email

I am in favor of

Both

Comments

This look like wonderful additions to Palmetto Dunes!

Both

[REDACTED]

Lee Shore/Oceanfront Amenities

We are in favor of both projects. We believe them to be exclusive and supportive of each other. The issue is one of timing. There are sufficient funds if the projects are spread out over a long enough period. We believe Lee Shore should be started first, it has a wider use and is probably less complicated to get approvals and work started.

Our concerns are:

- What are the backgrounds of the Oceanfront committee members? (were they vetted similar to those on the Lee Shore committee)
- What are the details regarding the various properties reviewed?
- Is Greenwood fully in agreement?
- What are the details of the ownership/partnership arrangement with Greenwood?
- What are the capacities of the various meeting rooms?
- How will the Oceanfront property be staffed?
- What are the estimated annual operating costs for each of the amenities?
- How will the Oceanfront expenses be split with Greenwood?
- Lee Shore offers many recreation features with much potential for additions, while the Oceanfront is limited with no opportunity for additions.
- Who is responsible for building and maintaining the parking lot for Oceanfront?
- What happens in 99 years?

Before a decision is made we strongly believe there should be an open meeting where all the questions raised here, as well as by others, are answered and explained.

This is an important decision for Palmetto Dunes and cannot be rushed to a decision.

Thank you,

[REDACTED]

[REDACTED]

NEITHER AMENITY

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5753**

Name

Palme

Email

I am in favor of

Neither

Comments

We are strongly NOT in favor of the Beach Front Amenity as it is designed now.

The Dunes House is a great asset to our community. We agree it is time for an update, however the new plan is overboard.

Living next door to this property we see daily how the space is used. First and foremost parking. There is currently not enough parking for current user Beach Villa and The Mooring already have people parking in our spot and walking to the beach. How will this be monitored? Palmetto Dunes owners and guest from the South Gate area will want to use the facility, but will not walk to The Dune House. They will drive. Having guests park by the tennis court then walk or huddle over is unrealistic. Not to mention non PD patrons will not pay the \$25 gate pass fee my guests have to pay to drive on our roads and have access to PD facilities.

Do we want to encourage non PD owners and guest to use PD beaches? Thus using our resources for free? I don't think so.

The current plans are too much for the current footprint. We are glad the discussion has started for a revamp of the Dunes House, but the current plan will need more thought.

We are undecided on plan for 7 Lee Road at this time.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5725**

Name



Palm

Email

I am in favor of

Neither

Comments

If the community believes we need some amenity like this, I suppose that we would favor the beach front. However, we have a serious concern about entering into a long term ground lease with Greenwood, and an operating lease with them for the first floor. Any chance we could purchase the land? Also, if someone wanted to use the facility for a private event, where would there be a guest park? We do not perceive either option to increase property value in PD

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5693**

Name

Palmer, [REDACTED]

Email [REDACTED]

I am in favor of

Neither

Comments

I'm not interested in more amenities I think the island is a wonderful place to live and to visit. I believe the verity is because of the simple, serene nature of the area I am in favor of upkeep of the neighborhood like road and sidewalk and beach If I was forced to choose an amenity I would choose beachfront at dunes house because people seem to request that most often It is a central location in the neighborhood It is more of a natural enhancement since it already exists I think security has a better pull on the comings and goings in that location. It is a less invasive development than Lee Shore disrupting an entire neighborhood. And it is less expensive

I am opposed to overdevelopment, commercializing the area I would have to move to Orlando or Myrtle Beach I think Lee Shore is a total disruption to the flow of the neighborhood. I know property values will decrease.

I have spoke to a lawyer and the main comment is that "it would be criminal" to develop Lee Shore as any type of recreational or commercial enterprise Keep it as a residential area please please

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5672**

Name

Palme

Email

I am in favor of

Neither

Comments

I think both are interesting but sadly neither provide a beach front pool which I think is a fabulous feature offered by the disney beach resort for their guests. If there is neither the interest or the opportunity for a pool then I would choose Lee Shore over the Dunes project because I cannot see the logic in getting zero dollars from Greenwood on this project yet we would be providing them with a free renovation to their beach bar. If we don't own the site I do not think it is wise to invest 3.4 million to renovate it!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5648**

Name

Palm

Email

I am in favor of

Neither

Comments

I regret to say that I don't see either investment as a worthwhile venture. I use the Dunes House frequently and know that traffic is horrible. Tripling the size of the building without a great deal more CONVENIENT parking is not wise to me.

Lee Shore project is of no interest to our family.

I do think that the Mariner's Community is sorely lacking in not having a pool. In my limited research, I believe most every other community our size has a pool. We did have a little old pool near the golf course but it was closed for some reason. Please consider this option. Thank you

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5579**

Name

Phone

Email

I am in favor of

Neither

Comments

Let us preface These comments as just our thoughts. Not meant to be negative. I put a lot of thought into these two proposals sorry for its length!! A lot of work has been contributed trying to meet the needs as stated in the commentary from the last go-round. Thank you for that. Makes it feel promising that owners might even be heard. . And, It is a Wonderful opportunity to forward the resort appeal of PD.

However, we feel there is a clear lack of accommodation to afford owners some "owner prestige," and "separateness," if you will, From all these visitors which seems to be the driver of your development plans with the Lee Shore property and now Dunes House (more on that later.) We use or describe a feeling of Prestige as meaning a place where there is little or no activity going on and NO having to be among tons of people gathering for a purpose...just a prime place for residents/ owners that is "just there" for their own passive enjoyment ...Access for owners alone. ✂ and not as proposed in both Properties currently!! Just once, it would be meaningful to have owners Not having to share all the amenities we help pay for that must be shared now With all hotel guests, renters, tourists, and even passers-by who want to eat at the Dunes House! There is no separation from development and honoring owner status as a facet of owning at PD.

We are in favor of leaving the property at Lee Shore in a natural, passive state without a lot of development. Keep the current residential flavor as it is. No Kayaks, no building(s) which will require staffing, no commercial promotion to keep it filled w tourists, no hotel guests, no building(s) requiring maintenance, no employees . A place to either have a passive area for "owners-only "w places to sit, just a place to call our own. There is only so much ocean front available to owners - in fact, the vast majority of us own " non-ocean front!" And owners currently have Not a thing, a place that is quiet or undeveloped to be among themselves At PD - nothing separate from All the transient populations.

It would be SO nice to actually have a place to congregate as owners on the premises away from all the crowds one encounters on the PD property all or most of the time. I think from what I have read that is what owners are weary of. The general feeling seems to be a focus on development for resort guests, for ways to attract tourists for their vacation experience, but NOTHING ever for those who have invested their lives to living in the PD community. No 'exclusively for owners' mantra.

Which brings me to the proposed renovation fOR our Dunes House property. It seems This plan for Dunes House evolved out of the expressed wish by respondents to this initial survey/discussion for the purchase of the Lee Shore property, perhaps?? Clearly, Owners don't like not being consulted about big \$\$ purchases or their money being quietly used for purchases without being able to give input or having some consultation beforehand. The feeling is that "developers" are continuing to overlook the owners or their expressed needs! They get articulated, they stand at meetings to express their views, they express in surveys, but

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5579**

never is there a project expressly developed for the individual owners at PD. Clearly, many yearn for a place away from the commercialism, and away from the thousands of hotel guests, their rushing cars, and more tourists!

When I read the comments about developing vs not developing Lee Shore Drive, there are many Owners clearly feeling disenfranchised.

And I think Owners have a point. When is enough, enough??

So, now the idea has bloomed: "let's do what we want with Lee Shore (i.e., heavy development \$\$\$ for that future tourist experience for our dependence on tourists) and also give the owners some beach front for their desire to have a place that is exclusively available to them. I can only surmise as I wasn't at any discussions so I may be incorrect.

There are several concerns w Dunes House proposal.

1. Will owners have to climb three flights of stairs to use this proposed 2nd and third floor as "their exclusive place?" Will there be an elevator for handicapped?

Lots do not want to have to climb stairs!

2. In rebuilding the Dunes House, there is mention of revamping the " entire parking lot." With back up parking at tennis courts....seriously??

Please do not take out all the beautiful, old live oaks. It will look less " old islandy" and just be another smooth, tarred parking lot with a loss of "the charm" of our present parking situation! We will lose our HHI charm to increase the pull to squeeze in more tourists' cars! Then it is more commercial and ugly, and less charming. The very reason we bought here was for its charm, the trees and everything that evokes the Low Country feel.

3. Is it really a fair trade to toss owners the 2nd and 3rd floor of The Dunes House where you are still not apart from the " jammed " feeling of the Crowds and tourists - they are just below us according to your proposal and noisy just by their sheer numbers, music, fried food and the adjacent activities, and again, the focus on the paying customers for weddings, for food, and again the hordes of transient tourism.

4. I am by no means a connoisseur

Of fine dining but it is time to address the quality of the food being served at Big Jim's and Dunes House. It is not appealing. Too much fat and no change to the menus. Burgers, fish tacos are fine, but some specials or updated menus with different options might be helpful to consider. The food, Therefore, another reason to say " nothing special for the owners!" The owners need to be offered good food and variety. As you may recall, People remarked on same in previous commentary.

In closing, we have enjoyed living here, and we are pretty active. We Enjoy the ambience and the Low Country feel. But having owned two properties in PD, I am aware that there could be improvements from an owner's point of view.

The fact that there is no beachfront private access "for owners only" created for PD owners (who pay for these enhancements, etc.) no consideration that owners have value, and add stability to the largely transient population within PD, and just generally feeling owners are overlooked by leadership, makes it difficult to want to stay in PD longer term.

It is a darn shame that PD did not

Convert the property next to Dunes House into an "Owner's only" facility. That would have been a nice benefit. I have witnessed people selling because of a lack of community. Perhaps that would help to cater a little to owners.

Sorry so long. But having lived here since 2005 and met many people - owners and renters -

We just feel more consideration should be given to owners and the \$\$\$ they contribute to the PD community.

Thank you for all your hard work. We wish we could support these plans, but there are many aspects to development of property. Just feel more consideration should be given to owner's requesting their own place - not on top of or as an extension of a tourist stop.

Owners need separate entity. Give them something that they can be proud of. Thanks.

(Excuse my typos please.)

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5571**

Name

Palme

Email

I am in favor of

Neither

Comments

I would be in favor of an owners redevelopment and would prefer an ocean front site. I do not believe these two plans would provide the amenitie that the majority of owner want or would u e Although the Lee Shore property doe offer a mall picnic area I think more of that would be useful for families and gatherings. One think I do not understand is why neither plan includes a community pool Both Hilton Head and Port Royal plantation built beautiful pool for their owner

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5567**

Name



Phone

Email

I am in favor of

☐ Neither

Comments

I have heard that Palmetto Dunes Resorts will own or at least exclusively operate this new facility regardless of whether their service and food quality continues to be inadequate. Essentially, our 4.5 million investment goes toward creating a 3 story dining facility for Palmetto Dunes Resorts. By comparison, this is the equivalent of a city spending millions on a new stadium or ballpark so that a major league sports team gets the benefit at no cost. If this is truly the case, I am against this proposal.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5563**

Name

Palme

Email

I am in favor of

Neither

Comments

I am a Mooring Villa owner who has owned since 1979 and for the last 17+ years has lived in my villa October thru April. We already have significant problems with traffic and parking problems. The beach front amenity is going to markedly compound those problems. In addition, the construction phase will bring increased noise and congestion to us and although my unit is not on the rental market, this will certainly cause problems for those who rent their units. We spent last winter putting up with the noise from the sewer construction in the parking lot and really don't welcome having more of the same in the future. I wonder how many of the people making this decision would like to have the construction disruption and noise adjacent to their property and then have the increased traffic and noise that would go along with the new facility. My guess is not many.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5555**

Name

Palme

Email

I am in favor of

Neither

Comments

We love Palmetto Dunes exactly as is. Our first choice would be to pass on either of these projects. Between the two, re-developing the Dunes House makes the most sense, though we love the rustic, casual feel of the Dunes House as is. We believe the Lee Shore property will be underutilized, and thus become a liability to home owners.

Funds from the CEF would best be saved for future capital/maintenance projects. As we have found out with our home, there is always a need (many times unanticipated) for funds for improvements.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5552**

Name



Palm

Email

I am in favor of

Neither

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5387**

Name

Pair

Email

I am in favor of

Neither

Comments

As owners at the Moorings, adjacent to the beach club, we have two concerns; once these are resolved to our satisfaction, we will support voting for the Beach Front Amenity:

- concerned about guests of new facility using our Moorings parking spots; we would expect the project to install a gate AND ongoing maintenance of gate to prevent illegal parking; we shouldn't pay for ongoing maintenance out of our HOA dues!
- we want to make sure it's not open to the public, only PD owners & their renters/guests? If PD security will allow the public to enter, we would be against this because of traffic/parking

We would appreciate understanding these concerns. Thank you!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5542**

Name

Palme

Email

kstacey@aol.com

I am in favor of

Beach Front Amenity

Comments

we are NOT in favor We had a club house and it failed Why spend \$3 million to redo Dunes House? it wouldnt be for home owners, but would just be for a commercial endeavor Let a business redo.

Lee Shore should be divided into 4 lots and sold for houses. We already have way too much traffic on Sea Lane This is totally unneeded and just for renter advertising Total waste if miney

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5383**

Name

Palme

Email

I am in favor of

Neither

Comments

I do not see the value in either proposal. I am not at all in favor of the development plan on Lee Shore along the lagoon. I do not think it will be used to the extent to justify the expenditure, and I would suppose it will be a nuisance factor for the neighbors. I would sell those 4 lots for building private homes.

I can see that folks may use the improvements at the Dunes House, but again, I do not think that the usage of that new facility will justify the cost. Scheduling clubs to use the facility will be a disaster, and I do not think that residents will go there to gather and eat. Most folks prefer to gather with friends at their own homes for private affairs. Going to a somewhat public place to gather with friends and talk with other residents around who they do not know would not be desirable. I would not use the facility nor would other residents that I talk to. I agree that the Dunes House needs updating, badly, but that should be done by the resort, not in conjunction with the residents.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5380**

Name

Palm

Ema

I am in favor of

Neither

Comments

We do not need any more activity in the plantation

Too much traffic as is

Greenwood does not take care of the property it has now

We would help pay for the new Dunes House and they would some how take control. Bad idea

You don't seem able to control building now how is this any different?

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5339**

Name

Palmetto

Email

I am in favor of

Neither

Comments

I find that a "roof-top" building on the ocean is a failed proposition. Also, keep in mind that ALL information on the WEB indicates that Palmetto Dunes is a RESORT mainly used for vacations and rentals. Neither of these ideas benefits vacationers or renters. I'm not sure how many GROUPS would use this facility; maybe you can elaborate on the number of groups and how many times they plan to would use the facility. Finally, renters and vacationers are the life-blood of Palmetto Dunes. Additional statistics on how many owners currently rent or have rented to vacationers in the past would be helpful in determining how the space should be used.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5282**

Name



Palms

Email

I am in favor of

Neither

Comments

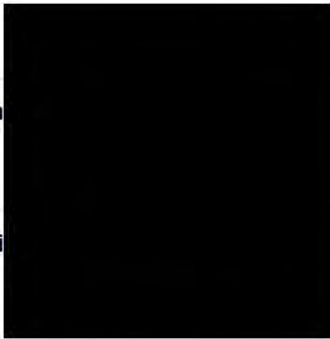
While an upgrade of Dunes House would definitely be an asset to the resort, I am not in favor of additional assessments in the next few years. Hickory Cove HOA has just levied an assessment for approximately \$13,000 per unit for replacement of decks and repaving. A new assessment from PD would price us out of the development.

Thank you for the opportunity to comment.



**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5213**

Name



Palm

Email

I am in favor of

Neither

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5202**

Name

Palmetto

Email

I am in favor of

Neither

Comments

We find both of these projects a waste of money as the currently are suggested. The Lee shore drive project makes no sense at all and Palmetto Dunes should sell it and put the money away or use it for an addition to the Dunes House. I cant believe you are even considering that or that you bought the property.

In terms of the beach front property that makes sense only if you sell the Lee shore property and use the money for the beach front property. Frankly a beach front property as I see it is like the Dunes House is currently. It doesn't need to be a fancy place but as it is now is how it should be. Rustic wooden and beach front. If you can sell the Lee shore property and use it to add something additional to the Dunes House I would reconsider my position on the beach front property. I think the Dunes house is unique and there are very few places like that . Keep the Dunes House as is, sell Lee shore and add an addition to the current Dunes House then i would reconsider my position

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5189**

Name

Palmetto

Email

I am in favor of

Neither

Comments

The Dunes House should remain as is . It's so quaint and offers a very nice place for beach goers to dine and members to have a Very nice lunch or dinner.in this time of modernization it's nice to keep things the way they are. Bigger and newer is always not better. Palmetto Dunes is already too crowded we do not want anything that would attract more visitors. I think Lee Shore should also remain undeveloped. We need more green space not less

Neither

[REDACTED]

If want my opinion...do neither and sell lots on Lee Shore.

Keep a dunes house as is except maybe freshen it up a little, but keep on one level. I like mingling with tourists and think upstairs would not be used much. Parking a nightmare.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Vote for neither to be done, especially Lee Shore property. Sell as lots.

Like the quaintness of the Dunes House. Don't think owners floor would be used much. I rather sit with tourists! I've heard issues with Sea Pines beach house. Limited parking so tourists can no longer park there and are spending less while there, causing loss of business.

Neither

[REDACTED]
[REDACTED]
[REDACTED]

Subject: Amenity Plan Feedback

Broadly, I am not in favor of either plan.

Lee Shore:

- I do not see this as an amenity that will be utilized to a great extent by residents as it does not offer much, other than a common gathering place, that is not already generally available.
- It would appear to me that it will be easily accessed by non residents.
- Quite expensive.
- I do think the option of selling the property and having it subdivided into four plots is a reasonable tactic and would, hopefully, allow the HOA to recoup the original monies used to purchase the property.
- If this plan were altered to include a substantial fitness facility available for owners...I think that would be something I could easily support.

Ocean Front:

- This seems very expensive for what the amenity provides...basically common space and a deck.
- I'm fearful that the current character of the Dunes House would be very negatively impacted.
- If utilized to any great extent, parking will be a huge issue.

I applaud the HOA and the task force members for their energy and work around enhancements to the PD community. That said, I just don't think either of these options will provide a value commensurate with the investments necessary.

Thanks and regards,

[REDACTED]
[REDACTED]
[REDACTED]

Neither

My comments on the Dunes House:

I agree that the Dunes house needs a face lift, new bar, restrooms, better menu...but I don't think that the owners will take advantage of the additional two floors...maybe one but not two. It's a lot of money to spend for the improvements if the PD owners don't use it. Most of the owners are elderly and it is easier for them to stay at home.

Re 7 Lee Shore: I think the lots should be sold or build spec houses and then sell them. There are no children in PD and vacationers take advantage of the beach and pools at the rental homes, not a playground. As stated above, the PD population is elderly with just grandchildren visiting periodically. I also think it would be burden on the homes that border the proposed new facilities.

[REDACTED]
[REDACTED]

Neither

[REDACTED]

I do not believe either option is acceptable.

The expanded Dunes house would continue to lack parking. Also the scale of the existing facility fits the site much better.

I doubt the Lee Shore project would be utilized enough to justify the cost.

Respectfully

[REDACTED]

[REDACTED]

Neither



Looking at both of these projects the opinion of me and my wife are for NEITHER. We look at the building at the end of Carnoustie, seldom used and going in somewhat disarray. Also being an Inverness resident we understand that Palmetto Dunes basically has said they will not support the replacement of our bridge which may happen in a few years. This is a disgrace especially since it is part of this entire development. Yet we will end up paying for a project that will again not get great use. If you were simply redoing the lot by the Dunes House or some minor repair we could support this but we see these buildings as another expense passed on to the residents that may enhance the look of the property but won't get much use, like the building at Carnoustie. Thank you and good luck.

Neither



Sell this property!

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5512**

Name

Palme

Email

I am in favor of

Beach Front Amenity

Comments

1. A vote by the Board in November is premature. There has not been a sufficient opportunity for homeowners to pose relevant questions for the Beach Front Amenity. It seems presumptive that the Beach Front Amenity is the community preference without owners being provided key details (see below).
2. What will be the financial relationship with Greenwood, especially regarding ongoing restaurant operations and beach access and maintenance of both.
3. What is the maximum occupancy for the second floor (can it accommodate meetings and gatherings of the entire community).
4. Is the Dune House restaurant the only option for food and beverage for the third floor.
5. Please provide financial details that support the expectation that rental income will offset many operating costs.
6. What specifically will the rental charges be.
7. What do you consider a "nominal" impact on annual homeowner assessment.
8. The homeowners should have the opportunity understand and comment on the agreement with Greenwood (including details of the 99 year lease??) before the Board can vote on it.
9. Due to all of these unanswered questions, we are not prepared to vote in favor of the Beach Front Amenity. In contrast, there has been ample time and opportunity to fully understand the details of the Lee Shore amenity.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5252**

Name



Phone

Email

I am in favor of

Beach Front Amenity

Comments

I am NOT in favor of doing any type of Renovation/construction/lease with Greenwood. They have not maintained the properties that they have within PD, i.e., the PD Club Building, the Fazio golf course, etc. Please find some other way to spend the Owners' money on something that would improve the quality of the plantation.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5184**

Name

Palm

Email

I am in favor of

Beach Front Amenity

Comments

The Dunes House is already inaccessible much of the year due to beachgoers flooding the parking lot. Spending millions on a building that owners will not be able access due to no parking makes no sense. The option of parking across Mooring Buoy is no solution.

You need to issue owner-only beach hang tags like Shipyard does...and enforce the parking at the Dunes House.

**Member Comment Form | Amenity Options-BFA and
7LS : Entry # 5483**

Name

Palm

Email

I am in favor of

Both

Comments

Lee Shore never should have been purchased and should be sold. The plan offers nothing of real value at a tremendous cost.

The beach option is clearly the one that the POA has already decided to do. It is already being advertised by real estate agencies since it primarily serves them and the rental market. The Dunes House gets the new facility they need and they give up absolutely nothing. The only way parking would work for owners would be for it to be dedicated solely to them. All others would be forced to use the shuttle and we all know that Greenwood won't allow that to happen. The project area will become even more overrun with traffic and tourists and the project does little for the current full time residents it is being marketed to serve.

The bottom line is the POA needs to actually represent full time residents and stop acting as an agent for the real estate and tourist industry. The money that is available should not be spent on the current proposals.