



**PALMETTO DUNES™**

PROPERTY OWNERS ASSOCIATION

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RESIDENTIAL RESORT COMMUNITY

**Beachfront Clubhouse/Dunes House**

**Owner Comments Submitted**

**2021**

## Member Comments-Beachfront

Reference #	18083467
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The beachfront clubhouse will be a SPECTACULAR addition to our neighborhood! I look forward to using this amenity often. This partnership with Greenwood is a win/win in my opinion. The committee has done a very good job moving this through the process and meeting the goals set by the property owners.
Last Update	2021-06-05 08:40:56
Start Time	2021-06-05 08:35:41
Finish Time	2021-06-05 08:40:56
IP	173.93.177.53
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18083970
Status	Complete
Name	

## Comments

I have a few comments about this development for our community. I think that Greenwood must be pretty pleased with their end of this agreement. While I understand that it is a convenience and benefit for homeowners to be able to have an active food and beverage provider on-site for the Clubhouse, let's not ignore the fact that Greenwood will be profiting from orders placed by PD residents. I believe that the limitations that they are placing on the "packaging" for any carry-in food and beverage are over reaching. Since we are paying a handsome amount for the lease, and therefore, right to occupy this space, I do not understand why we would allow them to limit what owners can and cannot bring into this space. (With the clear understanding that there are no illegal or menacing items.) I have no problem with the 5pm time for having to order from the Dunes House, but during the day we should have the right to bring in what we please. With this limitation in place, owners that park in our new owner's parking lots really have no other advantages than having a place to park and table to eat at. I also think 30 Saturdays (and 10 other days) is an excessive number for us to have to sacrifice to Greenwood. Saturdays are days that are usually quieter on the beach, due to it being change-over day for rentals. That would make those days very attractive to homeowners for using the Clubhouse when the beach is not quite so crowded. What is the fee that they will pay to rent the facility from us? It is clear what homeowners will pay, but what will Greenwood pay?

I like the fact that owners can rent out the facility for private functions, with the rental fees going directly to PD.

As to the ...

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...financing for PD owners' access to the Beachfront Clubhouse, I have lots of questions. Will someone representing PD be actively involved in the building phase of the project? We do want assurances that it will be a quality venue. The information brochure states that we will pay \$170,000/yr. for the lease. PD will then cover the cost of converting the tennis courts to parking lots for the additional parking spots for PD owners. Both of these costs will be paid out of the CEH fund. It is my understanding that the CEF fund is for temporary, or unexpected, improvements. This project is obviously pre-planned in great detail. I agree that we could pay out of the CEF fund for maybe 2 or 3 years, but after that this cost should be paid out of our operating budget. Yes, that could mean raising the annual assessment, but is the correct use of the fund. Since owners are benefiting from this, they should be willing to have a stake in the cost. If this line of thinking holds true, then PD should be able to develop the Lee Shore site using CEF funds also. The redevelopment of Dunes House Lane goes hand in hand with this project, and it will serve Greenwood more than PD owners, since owners will now have a designated parking lot. How much is the cost of this project? It must be added to the overall cost of the project, with acknowledgement that it comes out of the Operating Budget for maintenance, so that homeowners have a true idea of what the entire project costs. The Community Comparison Chart: I believe this is slightly misleading, as Sea Pines Tower Beach Club was used for the comparison. Yes, I understand you used it because it is "the owners club". However, the newly built...

... Sea Pines Beach Club clearly has food and beverage available. Though open to the public, visitors pay for a guest pass to have the privilege of using this club. PD will not be the only community with onsite food and beverage. We need to be upfront in the comparisons.

I am very concerned about provisions in place to ensure Greenwood maintains this property. They are not known for good maintenance on their properties. We need to have strict stipulations in place to ensure that this property is maintained in good condition perpetually.

Last, but not least, is my concern for what will be done with 7 Lee Shore due to this project being prioritized over it. I know that the brochure states that this project does not impact 7 Lee Shore, but since it is mentioned, I want to comment. I do not want to see 7 Lee Shore sold or go undeveloped. This property has great potential as another “gathering place” for homeowners and their guests. For those of us who paid a premium for our homes because they were closer to the beach, who may or may not use the Beachfront Clubhouse, (and I am sure others, too) this property has great potential. PD is adding a benefit for the homeowners who wish to have a Beach Club with parking, so we should also be thinking about the benefits for owners who wish to have a natural area with access to the lagoon, playgrounds, picnic areas, and many other possible uses. I cannot see any benefit to selling this property.

As this information is presented for the Beachfront Clubhouse, I do not support it at this time. If the concerns that I have mentioned can be addressed, my opinion may likely change. But right now, I see it as a big win for Greenwood, and PDPOA...

... making most of the sacrifices.  
Thanks for allowing us to comment.

[REDACTED]

## Member Comments-Beachfront

Reference #	18086142
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I think renovating the Dunes house would be a great idea. We need someplace on the beach where we can eat and bring our guests. What I do not understand is why we are hanging on to Lee Shore. I have yet to come across someone who thinks that is an idea worth spending millions. Whoever is in charge should be forced to explain why we are still holding on to Lee Shore. Comments have been made for years. Right now I suspect that property could be sold, and we could make enough to pay for the renovations of the Dunes House.</p>
Last Update	2021-06-06 21:10:53
Start Time	2021-06-06 21:06:20
Finish Time	2021-06-06 21:10:53
IP	173.93.178.26
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18087360
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I am all in on the beach house. We have needed this amenity forever. Two questions. The booklet ways that by reservation owners can rent the entire facility - does that mean the second and third floors or the entire building? It also states that the facility is for use by Palmetto Dunes property owners (excluding Leamington and Shelter Cove. I assume that means these other owners cannot come to the facility on their own. But if, for example, the Women's Club Book Group was meeting, any members of the Group who happened to live in Leamington or Shelter Cove could attend? When that Group meets at the Leamington Pavilion, their security patrols the parking lot and tickets cars without the Leamington decal. So non-Leamington members have to park in someone's drive way and be car pooled to the Group's meeting. Certainly we are not going to be like that.</p>
Last Update	2021-06-07 08:58:51
Start Time	2021-06-07 08:50:23
Finish Time	2021-06-07 08:58:51
IP	66.56.171.77
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>



Member Comments-Beachfront

Reference #	18091747
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

## Comments

I can't imagine the hard work and tiresome hours that the Board and anyone associated with this effort put in. That is commendable! I've reviewed the booklet and for what it's worth, here is my feedback:

- How many guests will be permitted to accompany owners to the second floor and rooftop and how will that be monitored?
- How many owner's vehicles will be allowed to park at the tennis courts. Some owners have multiple vehicles. Should an owner be provided one special sticker to park at the tennis courts since there is a very limited number of spots?
- Can we see a rendering of the way the parking will look like for the tennis courts and Dunes house Lane?
- Will there be a dress code for the second floor and roof top? (hope not)
- Would it be possible to set up a temporary limited eating area and grill to accommodate owners and guests between September and June? This would also help those employees who would otherwise be displaced during construction?
- Would it be possible to increase the Handicaps spaces and move them closer to the new Dunes House. Also, I'm assuming there will be Handicaps spaces in the Tennis Courts?
- Will there be bike racks in the Tennis court parking area?

Thanks for the opportunity to respond.

Last Update	2021-06-08 06:28:47
Start Time	2021-06-08 06:08:34
Finish Time	2021-06-08 06:28:47
IP	76.218.238.183
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18093226
Status	Complete
Name	

## Comments

I am opposed to the BeachFront clubhouse plan as it is proposed

- planning for the future we should own not lease

- the excessive lease Greenwood proposes we could buy a beach front house , renovate and buy parking,

- with ownership so many more options are available, and every option is controlled by pdpoa

- Greenwood currently charges \$10k to rent the dunes house for a wedding plus catering etc

Imagine what the fee will be in a new facility. Their marketing department is ready to go with booking 30 Saturday's

- we unsuccessfully tried to work out ownership with Greenwood on the community center. It is still abandoned

We need our own place not Greenwood's

- if money to buy an ocean front place is an issue selling 7 lee shore properties would significantly reduce such cost

- 20 year note at approximately 3 percent Is very manageable

- in its current form we give up too much receive too little and pay too much

Last Update

2021-06-08 11:15:37

Start Time

2021-06-08 10:41:32

Finish Time

2021-06-08 11:15:37

IP

199.188.86.24

Browser

Safari

Device

Mobile

## Member Comments-Beachfront

Reference #	18093960
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I have a couple of questions that the booklet didn't address.</p> <p>1. What type of beach access will there be at the Dunes House during construction?</p> <p>2. Will any facilities (shower, restroom, food) be available during construction?</p>
Last Update	2021-06-08 13:29:56
Start Time	2021-06-08 13:27:51
Finish Time	2021-06-08 13:29:56
IP	69.132.11.92
Browser	Chrome
Device	Desktop
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18094772
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Thanks for the detailed brochure! My husband and I are very supportive in general of the project. I believe some additional details are needed by Owners to truly envision and approve of the project.</p> <p>Please communicate: (1) which 30 Saturdays are committed to Greenwood? How many are in May-Sept? (2) specifically what usage is available to Owners on those days? (1st floor? Owner-only Parking?) (3) How will Owners be identified for entry to the Clubhouse? (4) Does "Owners" include immediate family also or only those named on deed? (5) How will the Owner-only parking bar-code system work (particularly to prevent Owners from just sharing with Renters)?</p> <p>I recognize that all details are not yet worked out, however, the above responses will have a huge bearing on the practical access and benefit of the new facility to the Owner population. Without these specifics, we cannot provide complete feedback to the decision-making process.</p> <p>Thank you! [REDACTED]</p>
Last Update	2021-06-08 16:04:48
Start Time	2021-06-08 15:45:56
Finish Time	2021-06-08 16:04:48
IP	24.3.184.161
Browser	Safari

## Member Comments-Beachfront

Reference #	18094929
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	One additional question - looking at the sketches provided in the brochure, there will be a beach walkway which ends with stairs. Will there continue to be a Dunes House area walkway access ramp that is handicap/stroller/wagon accessible as well? If not, I believe this will be a significant issue.
Last Update	2021-06-08 16:28:28
Start Time	2021-06-08 16:24:54
Finish Time	2021-06-08 16:28:28
IP	24.3.184.161
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18095989
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I am absolutely against this initiative. It is ridiculous that the property owners will financially support the renovation and expansion of a business that will be solely owned by Greenwood. Further, because Greenwood is commercial, it has demonstrated that it does not have to maintain its properties. What is to prevent it from letting the Dunes house degrade so that property owners don't want to use it? Not only would we have invested an (undefined) lump sum, we would have to continue to pay annual fees for something we don't want to use. Greenwood also reserves the ability to reserve it for dates that supersede owner requests. It is absolutely a one sided deal and is ridiculous. The owners wanted a PRIVATE beach house. What is proposed is a commercial property. The Dunes House beach has become so crowded with visitors that it is likely many residents will not use the property anyway. Honestly, if this moves forward the residents should seek legal action. The POA continues to show its bias toward the commercial interests of Greenwood rather than the residents.</p>
Last Update	2021-06-08 22:32:05
Start Time	2021-06-08 22:23:43
Finish Time	2021-06-08 22:32:05
IP	173.93.185.53
Browser	Chrome



## Member Comments-Beachfront

Reference #	18096871
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Thank you for providing us with such a complete proposal for the rebuilding of The Dunes House. The property owners' primary desire is improved beach access. Converting two tennis courts for owner's parking is a wonderful idea and we support it.</p> <p>We do not support the POA leading the second and third floors, especially with Greenwood's rental agreement of 40 days including 30 Saturdays. We like the Dunes House restaurant, and would visit more often if it were a more comfortable and accessible facility. We believe that Greenwood should rebuild the facility on their own. If owners want to rent Space, they can do that from Greenwood. We do not envision much use of the second floor by owners.</p>
Last Update	2021-06-09 08:43:08
Start Time	2021-06-09 08:37:41
Finish Time	2021-06-09 08:43:08
IP	76.182.164.49
Browser	Safari
Device	Tablet
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18097422
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>This proposal is one sided and hugely benefits Greenwood, not the homeowners. If we say NO to this project, it would behoove Greenwood not to build a new structure. It's to their benefit (once again) to capitalize on a new structure by charging a premium for rental use and food and beverage sales. The right to use the proposed 40 days/ year with 30 Saturdays is preposterous. It's entirely embarrassing that Greenwood has allowed the Dunes House to be in such a dilapidated state when homeowners properties are held to such high standards. Where is the required property inspection for the Dunes house that homeowners must adhere to? I'm not convinced that our property values will go down by not having this amenity. We have gone all this time without the amenity, and sales are soaring in PD, despite not having access to an owners beach club. The only benefit that we currently have is the ability to park at the Dunes House, which, under the new proposal, we lose that convenience when we have to park across the street. I think this proposal is so infuriating, that combined with all the rentals in PD, many fed up homeowners may decide to move. It's unfortunate the PDPOA didn't jump on the opportunity to purchase the Disney Beach House in the 90's.</p>
Last Update	2021-06-09 10:28:19
Start Time	2021-06-09 10:13:09
Finish Time	2021-06-09 10:28:19

## Member Comments-Beachfront

Reference #	18098499
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Terrific publication and we are 100% enthusiastic about the proposed Beachfront Clubhouse. We will use it and agree that it will be an increased amenity that will not only be enjoyable for current use but will enhance our property value. Will there be space, as Shipyard, for owners storage of beach equipment. Would be nice if possible. Comment on 7 Lee Shore- sell.
Last Update	2021-06-09 13:32:44
Start Time	2021-06-09 13:26:49
Finish Time	2021-06-09 13:32:44
IP	73.236.103.25
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18098724
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Mike and I support the Beachfront Clubhouse. [REDACTED]
Last Update	2021-06-09 14:15:29
Start Time	2021-06-09 14:13:09
Finish Time	2021-06-09 14:15:29
IP	107.77.236.19
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18100147
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Generally, we like the proposed Beachfront Clubhouse. The financing plan is good since it does not limit our future development plans including the 7 Lee Shore property. We would like to have had the owner only parking more convenient but at least it has been addressed. We assume these spots will also be used by tennis and pickle ball players during the busy summer season thus parking may still be a problem then. Questions:</p> <p>Will access to the owner only area be controlled so that renters will not be able to use an owner access card/pass code?</p> <p>Would future renters of the facility, including POA owners, be renting from Greenwood and not from the POA thus limiting rentals to 40 days per year?</p> <p>Construction cost are rising fast, how firm is the annual lease cost of \$170,000 and is that the cost for each year of the 20 year lease term?</p> <p>Will there be a limit to the number of guest per owner as our immediate family includes 15 besides the two of us and we all gather once a year at our house for about 10 days?</p> <p>Thanks</p>
Last Update	2021-06-09 18:31:06
Start Time	2021-06-09 17:20:53
Finish Time	2021-06-09 18:31:06
IP	208.102.138.78
Browser	Safari

## Member Comments-Beachfront

Reference #	18101535
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I love this plan. It is brilliant, and a total win/win.</p> <p>Thanks for the thought, time and effort that went into this.</p>
Last Update	2021-06-09 21:59:46
Start Time	2021-06-09 21:58:07
Finish Time	2021-06-09 21:59:46
IP	71.187.148.247
Browser	Firefox
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18106583
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Great progress on Beachfront Clubhouse project. The overall concept plan looks very promising. A few thoughts and builds: 1) It would be great to see Greenwood upgrade its kitchen so that they could offer a broader menu; 2) Having themed event nights should really help develop a sense of community - strong initial list of potential themes, but would like to see more; and 3) would like to see hours expanded, at least on weekends.</p> <p>With this project now slated to move ahead, I believe POA should sell the 7 Lee Shore property, and return the proceeds to our Improvement Fund - as you point out, Palmetto Dunes is a beach-oriented community. And it does not make sense to have/pay for two Clubhouses.</p>
Last Update	2021-06-10 07:05:55
Start Time	2021-06-10 06:58:30
Finish Time	2021-06-10 07:05:55
IP	173.61.117.249
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18106802
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I am all for this project. I do have two suggestions.</p> <p>First Move the access stair case to the other side of the building for the homeowners floors to eliminate beach people possible access.</p> <p>Second Increase the size of the second floor deck which would give more shade to dinners below and increase the space for more outdoor table space on the homeowners (kitchen floor) floor or second floor balcony.</p>
Last Update	2021-06-10 08:02:11
Start Time	2021-06-10 07:55:32
Finish Time	2021-06-10 08:02:11
IP	66.56.175.81
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>



Member Comments-Beachfront

Reference #	18106869
Status	Complete
Name	

## Comments

We, owners in PD (53 Fazio villa), have reviewed the proposal brochure for The Beachfront Clubhouse and have the following concerns:

1.The current Dunes House is a beach front bar and restaurant with live entertainment for owners and guests. The Dunes House is open all day (daily) for beach goers to walk up to get food and beverages, along with evenings for a place to go for dinner and entertainment.

The proposed Beach Club has only food and beverage services after 5:00 pm. Before 5:00 pm we bring in our own food and beverages... this is unacceptable and non-negotiable!

Palmetto Dunes Owners and Guests need more food and beverage options in Palmetto Dunes, especially for beach goers (Alexanders; Marriott; Omni; General Store; golf clubhouses; CoCo's on the Beach and current Dunes House)

2.All the meeting rooms in the proposed Beachfront Clubhouse for rental. We have the Marriott and the Omni properties that have meeting rooms for rent, plus our board rooms for Palmetto Dunes POA. We do not "need" more meeting rooms for rent in Palmetto Dunes, the proposed Beach Club can be utilized for better purposes for Owners and Guests (i.e. ice cream shop, fitness rooms; souvenir shop, etc.)

The proposed Beachfront Clubhouse, Greenwood has much to gain, plus up to 40 days, including 30 Saturdays of Rental of the Beachfront Clubhouse. This leaves little days left in the year for Owners to rent the Beachfront Clubhouse, therefore Owners and PD POA will be paying for the Beachfront Clubhouse \$120,000 per year plus operating expenses for Greenwood to have availability for their gain.

3.POA annual cost will be...

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... around \$120,000 per year plus other operating costs for Greenwood to have availability to rent the meeting rooms (30 Saturdays, plus 10 more days). The total cost is \$290,000 annually plus other expenses.

This is NOT a good financial proposal for PD POA, it is great for Greenwood!!!

4.The Rooftop (third floor) of the Beachfront Clubhouse has a gathering space... no bar and food and beverage option.

So, what is the draw to go up to the Rooftop?

The Beachfront Clubhouse has taken away the walk-up bar and food service for beachgoers (Owners and Guests), along with an entertainment attraction place for the summer months. If you hare going to have a Rooftop, give us a reason to utilize the view!!!

Thank you and look forward to more comments from Owners that do not agree with the Greenwood proposal!



Last Update	2021-06-10 08:11:18
Start Time	2021-06-10 07:42:24
Finish Time	2021-06-10 08:11:18
IP	208.102.139.218
Browser	Firefox
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18106992
Status	Complete
Name	

## Comments

Comment/Question: Folks will be disappointed to bike all the way there or drive and park at the far away lot, only to find all the lounge chairs taken. Is there a solution for that?

Comment: Staffing with a concierge is overkill for non-peak months (Sept - March). Code access during those quieter months using owner's PDPOA # should suffice.

Comment/Question: Can we work in a maintenance clause? I have no faith that Greenwood will maintain this asset to our satisfaction. Am embarrassed that PD Club still has our signage on the eyesore building on Carnoustie.

Comment: We very much need a community room for book club meetings, canasta, Mah Jong, etc., with decent ambience and nice natural lighting, but that doesn't translate to being at the busiest part of the beach with live music and food restrictions. A screened porch overlooking the lagoon at 7 Lee Shore would be a better fit for that need.

Consensus: Great try, but just like the impossible-to-access Dunes Buggy, it's not a solution for what I most desire... to spend a few hours in a chair, reading in shade, at a less busy portion of the beach. Buying the corner lot at Mooring Buoy and Port Tack, installing some parking spaces and a bike rack, and adding a nicely designed restroom would have solved that issue.

Last Update	2021-06-10 08:32:42
Start Time	2021-06-10 07:58:56
Finish Time	2021-06-10 08:32:42
IP	199.116.103.118
Browser	Safari
Device	Desktop

## Member Comments-Beachfront

Reference #	18107058
Status	Complete
Name	
Comments	Beachfront Clubhouse finances are fine. Operationally: How will Owners ID themselves? How to keep rental owners from working the system for guests? How will tennis area parking be controlled for owners only? Number of tables /chairs on upper level if popular? Smoking, especially cigars, is a bad idea. Should be no smoking area. Seems like Greenwood gets too much time (30 Saturdays plus 10 days) along with other renting it might be hard for daily use by other owners. Thanks.
Last Update	2021-06-10 08:46:23
Start Time	2021-06-10 08:36:36
Finish Time	2021-06-10 08:46:23
IP	76.182.172.91
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18107078
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I completely support this project. This will start us in the direction that Sea Pines has gone. We need to update all of our buildings in Palmetto Dunes. Sell 7 Lee Shore and start the process of updating. Our buildings and golf clubhouses are in deep need of renovating or tearing down and starting over.</p> <p>[REDACTED]</p>
Last Update	2021-06-10 08:48:50
Start Time	2021-06-10 08:46:37
Finish Time	2021-06-10 08:48:50
IP	71.76.81.171
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18107797
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I had one additional question. How many parking spaces will there be when the renovation is completed for the road leading to the Dunes House....thanks
Last Update	2021-06-10 10:32:18
Start Time	2021-06-10 10:30:35
Finish Time	2021-06-10 10:32:18
IP	76.218.238.183
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18108144
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	How will the guarantee to Greenwood of 30 Saturdays and 10 other day be managed? For example, will Greenwood "lock in/book" the 30 and 10 a year in advance so that owner reservations throughout the year do not jeopardize the 30/10?
Last Update	2021-06-10 11:12:03
Start Time	2021-06-10 11:07:58
Finish Time	2021-06-10 11:12:03
IP	98.28.141.187
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18108471
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	You folks nailed it! This is exactly what is needed. I love the combination of public/owner space. Greenwood pays for the bricks and mortar and we lease long term. I only wish the project could start and finish earlier! Thank you
Last Update	2021-06-10 11:52:12
Start Time	2021-06-10 11:47:02
Finish Time	2021-06-10 11:52:12
IP	3.209.6.84
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18109258
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I've read the proposal and am generally in favor of the project. Assuming that owners use the facility in large enough numbers, I can envision a greater sense of community in PD, with a resulting increase in permanent residents. I have a number of questions, particularly about assurances that the clubhouse and parking will be for the exclusive use of residents.</p> <p>I will lament losing Courts 13 and 14 at the tennis facility.</p>
Last Update	2021-06-10 13:08:44
Start Time	2021-06-10 13:02:22
Finish Time	2021-06-10 13:08:44
IP	64.20.157.180
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18110454
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Many other owners &amp; I are asking if any outdoor part of the Clubhouse will be dog-friendly for Owners/Residents. We're fearful that it is NOT, since this is not addressed in the entire booklet. We would like to ask that this be given strong consideration -- just some outdoor part of the entire clubhouse where owners can sit with dog, enjoy food &amp; drink, perhaps limited to the same hours when dogs are allowed on the beach (after 5 p.m. during peak season; unlimited hours between Labor Day and Memorial Day). I bought at Palmetto Dunes because of the pet-friendly environment, so I would hate to have dogs excluded from this lovely new facility. If dogs are not allowed at all, I will NOT be getting "330+ days of a clubhouse and rooftop terrace" for my use, but I will be helping pay for it through my annual assessments. I have talked to many other Owners who feel the same way. Thank you for your consideration of this issue.</p>
Last Update	2021-06-10 15:52:43
Start Time	2021-06-10 15:41:32
Finish Time	2021-06-10 15:52:43
IP	170.205.151.105
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18110603
Status	Complete
Name	

## Comments

I am against the beachfront clubhouse. I do not think it is a good idea. I have listed my comments and questions below.

Why does Greenwood get a total of 40 days, why 30 Saturdays? That leaves 22 Saturdays to be split between owners wishing to rent and owners just wishing to use their club. What will Greenwood pay to rent the beach club?

\$170,000/year plus roughly \$70,000/year plus \$260,000/ one time fee plus outfitting the clubhouse with video/audio and furniture is a lot of money.

We will basically pay for the building over time. Why are we paying to demolish Greenwood's tennis courts for parking? Parking should be provided closer and with Greenwood's funds. I do not believe this is a good use of PDPOA funds.

What is in the CEF fund now? What happens if the CEF fund is not capable of supporting this expenditure?

Why are we maintaining the club when Greenwood owns it, gets 40 days a year, 30 of them Saturdays?

If it is our club we should not have to buy food and beverages from Greenwood! We should be able to use whoever we choose for catering in OUR club if we pay to rent it. Who are the other 2 approved food vendors?

Where can we see ours and all other comments on this?

I feel PD has made some bad decisions in the past. The deer cull that would have happened if not for Lee Smith and Mike Vaccaro.

The purchase of 7 Lee Shore behind owners backs where we are now replacing the bulkhead with CEF funds.

I feel the current location and setup of the...

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... beachfront clubhouse is not in the best interests of the owners of PD properties. We should not move forward with this venture.

Greenwood has proven over and over they are not a good partner. I vote against any expenditure of PDPOA money that involves Greenwood. There is much to be addressed by Greenwood in Palmetto Dunes that they continue to ignore.

I have met with Brandon Smith on some of these issues.

<b>Last Update</b>	2021-06-10 16:13:52
<b>Start Time</b>	2021-06-10 15:46:55
<b>Finish Time</b>	2021-06-10 16:13:52
<b>IP</b>	66.56.170.241
<b>Browser</b>	Safari
<b>Device</b>	Desktop
<b>Referrer</b>	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18112075
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>In general I favor the proposal. I think a beach front owners club adds value to the community and resale. Not sure on the proposed operating hours. Stopping at 10PM seems a little early especially if thinking about things like hanging out at the club watching Monday Night Football that goes to 11:30 or even a late night card game. In terms of parking, nowhere in the brochure is it stated what is the average use of the tennis courts. If 2 courts are almost always empty, it makes sense. If there are frequently times that there is no court availability during "prime time" that might present some problems. Have no problems with the idea of the clubhouse being rented out. That's reality and it helps pay for it. If rented to Greenwood I would hope there is some mechanism for profit sharing if they are granted some type of priority to rent as opposed to an owner coming and wanting to rent it out on a Saturday only to be told its reserved for Greenwood clientele and then we are forced to go through Greenwood to rent on a Saturday night. Overall looking forward to spending some evenings with friends at the beach</p>
Last Update	2021-06-10 21:27:49
Start Time	2021-06-10 21:19:46
Finish Time	2021-06-10 21:27:49
IP	73.54.201.254
Browser	Safari



## Member Comments-Beachfront

Reference #	18113235
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>After reading through the proposal I'm not in agreement that it is in the best interest of home owners, first year costs are 550,000.00 and owners will not have regular access to Beach Club because of Greenwood Rentals plus Rentals from other Sources. Why would PDPOA have to pay property taxes on something we don't own. You say that CEF will pay for this, Just because CEF has raised large amounts the last year and this doesn't mean it will continue years into the future. What will happen down the road when future improvements are required and the only recourse will be to raise Resort Rates. In closing I can not Vote to approve this expenditure of funds to lease a beach front club house.</p>
Last Update	2021-06-11 09:29:49
Start Time	2021-06-11 09:11:36
Finish Time	2021-06-11 09:29:49
IP	76.71.118.203
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18115358
Status	Complete
Name	
Comments	<p>Full speed ahead!!</p> <p>However, the former PDR clubhouse (?) just off Carnoustie and across from the Fazio golf clubhouse (now used for catering services?) continues to deteriorate and looks shabby on the outside. That's not a pretty sight for the many people who walk, bike and drive past it. It should be kept in better shape! Thanks . . .</p>
Last Update	2021-06-11 17:53:09
Start Time	2021-06-11 17:50:37
Finish Time	2021-06-11 17:53:09
IP	174.49.245.255
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18116510
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I do not agree with the PDPOA getting involved with Greenwood in a long term arrangement when Greenwood cannot or will not maintain its properties within PD, like the old Dunes Club building or the infrastructure on the golf courses. It amazes me that the Owners cannot even get a courtesy update from Greenwood at any of the Annual Meetings I have attended.
Last Update	2021-06-12 10:58:29
Start Time	2021-06-12 10:55:06
Finish Time	2021-06-12 10:58:29
IP	32.208.220.147
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18116956
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Why is the tennis court parking for owners? I would love to see owner parking right at the Dunes House. The old tennis courts parking should be for renters and golfers. Give us a little bone here please. Thanks for the consideration. Also will there be an outdoor bar at the Dunes House? That would be an awesome feature.
Last Update	2021-06-12 14:22:43
Start Time	2021-06-12 14:18:42
Finish Time	2021-06-12 14:22:43
IP	24.88.67.251
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18117230
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I love the proposal.</p> <p>30 Saturdays seems like a lot for rentals. Will there be some restriction that these 30 Saturdays aren't all in the "nice" months, leaving owners to only have access on Saturdays in the winter?</p> <p>Even with service from the Dunes house, it would be nice to have a staffed bar in the space.</p>
Last Update	2021-06-12 17:04:31
Start Time	2021-06-12 16:53:32
Finish Time	2021-06-12 17:04:31
IP	98.114.207.248
Browser	Chrome
Device	Mobile
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18117474
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>This is a great concept. It is great to see the dedicated space for owners, but I am thrilled just to see the effort to update and upgrade a facility in Palmetto Dunes. I applaud the creative way to improve this facility. I see what Sea Pines has done to their facilities and I yearn for similar movement for improvement in PD. This is a big step in the right direction and I hope that financial spending continues along these lines.</p>
Last Update	2021-06-12 20:39:28
Start Time	2021-06-12 20:35:19
Finish Time	2021-06-12 20:39:28
IP	104.129.206.123
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18118185
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Removing 58% of all weekends from use by owners (i.e. Greenwood gets 30 Saturdays) is entirely UNACCEPTABLE. This is supposed to be an OWNERS amenity NOT a Greenwood money-maker. If this remains in the lease, I would vote NO!
Last Update	2021-06-13 11:16:21
Start Time	2021-06-13 11:14:02
Finish Time	2021-06-13 11:16:21
IP	173.93.184.36
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18118277
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I believe this will be a good amenity for the property owners providing the funding works as outlined in the booklet.
Last Update	2021-06-13 12:16:28
Start Time	2021-06-13 12:13:48
Finish Time	2021-06-13 12:16:28
IP	76.182.178.235
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18118630
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	First, Lisa and I appreciate the time the committee put into this project. Overall, we support the project. We like the drawings, the extra parking, and the opportunity to have a dedicated space to interact with other owners in our community. The only significant negative I see is allowing Greenwood to have 30 weekend dates. While I understand Greenwood needs to make the financials work; I feel this is one of the real attractions to the project. The weekend availability that is. Not in favor of them being able to use our space.
Last Update	2021-06-13 16:16:59
Start Time	2021-06-13 16:05:35
Finish Time	2021-06-13 16:16:59
IP	50.5.239.149
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18118906
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Totally support the Beachfront Clubhouse project; however, I have some concerns and suggestions.</p> <ol style="list-style-type: none"><li>1. Does Greenwood pay the same rental rates as other owners?</li><li>2. Are there inflation factors that impact our annual rent and our rental charge in the future?</li><li>3. Greenwood's track record for its golf courses and clubhouses, among other facilities, is horrible relative to upkeep, maintenance, improvements etc. How will this be addressed in the agreement?</li><li>4. Far too many guaranteed rentals for Greenwood and how would PDPOA prevent the Greenwood family members from renting additional periods "for profit driven" events?</li><li>5. There must be greater limits on rentals to maximize owners' availability - I suggest that no two consecutive days can be rented between Fri and Sun. This would allow owners access every weekend year around.</li><li>6. How does PDPOA ensure quality food and beverage at fair and reasonable prices?</li></ol> <p>Thanks to the committee and board for transparency to allow owners to provide feedback. I hope there's another round of owner updates once the many details are further refined.</p>
Last Update	2021-06-13 19:47:04
Start Time	2021-06-13 19:36:39
Finish Time	2021-06-13 19:47:04

## Member Comments-Beachfront

Reference #	18120059
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We love the new beach house idea and design. Please proceed as soon as possible.
Last Update	2021-06-14 08:34:07
Start Time	2021-06-14 08:31:40
Finish Time	2021-06-14 08:34:07
IP	107.10.244.192
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18120124
Status	Complete
Name	

## Comments

I think most owners wanted 7 Lee Shore to be the club house location. And the Board has misconstrued a desire to have “ their own oasis” on a beach front for owners vs the Dunes House ( DH) locale. I did not realize that Dunes House land and tennis courts/ RTJ lots was owned by Greenwood’s. So, wishing to refurbish DH and add-on an owner’s club house to current DH venue is distasteful and at what \$\$ as well as aesthetic cost? It is lovely to bike or walk down a sidewalk with overhanging large live oaks at DH as an owner now. And Adding parking at tennis courts is distasteful. Owners will have to walk quite a distance if disabled! And won’t be able to! Re-Paving, removing live oaks and remodeling DH would be done by chief benefactors of these improvements: namely Greenwood’s - not us. We don’t need new and improved, multiple floors, etc. PD resorts might need it/want it but we don’t! Why would I want to be in the crowds?

It is curious to state that Greenwood’s will properly Maintain this property. Look at some of the decrepit buildings falling into disrepair with NO attempt to remove them or repair/update them! EYESORES!

Offering DH reno - This choice absolves 7 Lee Shore of being part of owners’ desire for an exclusive site. Many owners do not want Lee Shore to be the 2nd part of the equation- another marketing and building initiative for the resort or another profit- building venture of Greenwood’s business building. It would be nice as a conference center for G.

Also, it is a fact that the golf course offers free passes ...

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...to golfers to eat at DH and free car passes to get through gates so what is the point of promoting exclusivity if most of time random island visitors can use and fill up parking lot without

Having any premise to be there except for playing golf vs being an owner? Where is there any sense of 'owners' exclusivity?

This is a difficult choice as we do not have access except through rights of way to beach at DH or Disney. But I

Feel we are inundated with large volume of people aided and abetted by Greenwood's right to give tourists access to the community? And this is their right.

But, I would prefer to keep the "low country" appearance and not further develop The Dune's House with multiple floors as well as pave over the parking lot.

And. I would love it if Greenwood's would ask Chief Grinier and his staff to enforce ticketing the multiple vehicles behind tennis courts for all those who are not authorized to park there but who freely use our current amenities without paying or having a right to park there! It insults me that I as an owner DO Pay for the privilege of our amenities, but others don't. I bike there all the time. I see it. People know they can use our amenities, access to our beach, freely parking there. Etc. And it bothers us.

The chief has shared with me that this area is not actively

Monitored for cars without PD stickers or passes because it isn't owned by us but by Greenwood's. They would monitor it if asked by Greenwood's, however.

Lastly, I feel We have no true voice. That we and others will have to decide...

... to move on. And, I hate complaining without offering a solution. I appreciate the attempts to work with people/owners who all have opinions. It can't be easy. I Realize this seems like a compromise. But we do not Envision building anything at this point - there are structures owned by Greenwood's requiring attention. Part of being an owner is keeping property maintained if not upgraded...Greenwood is not doing so in our humble opinion. Yet, owners are getting tagged for not having enough shrubs and/or driveways not up to par. And people mount fencing where not allowed so it is all rather perplexing how enforcement of our property is handled in general.

Where is the accountability for ALL owners (including Greenwood's) in same vein?? Take care of current buildings that need attention like owner's clubhouse and other vacant rundown buildings. And, please don't assume us owners want to be in a packed, fried food environment in order to have an owners-only venue. . Greenwood's is fortunate to have retained exclusivity, and I Better understand the dynamic at hand.

Again, an inherent conflict does exist among owners who  
Live here and, the vacant owners who just rent, and Greenwood's.

Thank you for taking time to read my comments. I believe we have no voice in this, and it is a done deal. I just wanted to express my humble concerns and opinion. Thank you for

Trying to suggest an option based on multiple and at times, conflicting priorities. I do appreciate the opportunity to express our concerns as well as our observations...

... where there might be meaningful improvements.

Thank you very much!



Last Update	2021-06-14 08:45:36
Start Time	2021-06-14 07:39:15
Finish Time	2021-06-14 08:45:36
IP	32.214.224.120
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org



Member Comments-Beachfront

Reference #	18121014
Status	Complete
Name	

## Comments

[REDACTED]  
[REDACTED]  
Concerns over the demolition and reconstruction of the Dune House.

1. We purchased our property at The Mooring because of the location and the beach charm of the Dune House.

2.The replacement of the Dune House directly affects the two condo associations adjacent to the Dune House and the road leading to the Dune House. Even though they say it will take 10 months with the current lack of construction material and the usual delays with permits and sub-contactors it will be at least a year in transition.

3.The loss of income for the rental of the condo units in the area of the Dune House is a serious concern. Who would want to rent a unit that will have constant noise from trucks and construction. The equipment will be stored on Dune House Lane which will be unsightly and make it difficult to access the Moorings. It will also present a safety hazard for children and families.

4.Beach access will be a problem. When we spend two months in our unit my husband who has trouble walking will not be able to go to the beach if he has to walk far to another beach access. There will be no parking at the other areas that have access to the beach. Will there still be a handicap access to the beach during construction and when completed?

5.We are adamantly opposed to the Dune House opening at 7 am and remaining open until closing at 10 pm. We are opposed to a restaurant opening and serving so early and remaining open so late. Our peace and quiet will be compromised for the economic gain of the company which runs the Dune House. The size of the building will take...

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... away from the beach atmosphere while creating a large venue for wedding and events. With increased capacity for weddings and events comes larger crowds, parking chaos and lots of drinking. Try imagining wedding and events ending at 10 pm and the throngs of people, many having been drinking to excess, spilling out into the parking area adjacent to the condos (and pools) with noise and in some cases bad behavior. There are many other more appropriate venues for large wedding and events, such as the various hotels where guest can stay at the end of the event instead of dispersing all at once into a residential area.

6. Allowing Greenwood to rent the second floor and roof top for 30 Saturdays equates to almost 3/5's of the total number of Saturdays and an additional 10 days means owners will really not have meaningful access. How often will owners be able to rent the Dune House? Will the band be playing until 10 pm? Will there be music on the decks? The answer is certainly yes. Jazz nights and similar present the same issue for the neighborhood.

7. Lastly we will have traded a rustic charming beach facility for a stark industrial type catering hall. A much less ambitious reasonable expansion consistent with the present charm and use would be the answer.

Last Update	2021-06-14 11:11:21
Start Time	2021-06-14 11:07:37
Finish Time	2021-06-14 11:11:21
IP	174.57.145.230
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121418
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Has building a pool at the new clubhouse been considered?
Last Update	2021-06-14 12:18:16
Start Time	2021-06-14 12:17:23
Finish Time	2021-06-14 12:18:16
IP	96.27.130.74
Browser	Chrome
Device	Desktop
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18121422
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	First-this should be anonymous. Second-if Greenwood is involved in any way with the Dunes House redo-it's a NO from us. To correct Andrews use of " everyone wants this"- no we don't. We would like a beachfront place- but not with Greenwood involved in any way, shape or form.
Last Update	2021-06-14 12:18:34
Start Time	2021-06-14 12:15:33
Finish Time	2021-06-14 12:18:34
IP	24.31.213.69
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

Member Comments-Beachfront

Reference #	18121464
Status	Complete
Name	

## Comments

- If PD does not go forward with the Dunes House project what are the plans for the existing operation?
- What security access monitoring will be put in place to restrict those attending GW functions from driving all through our Community?
- Has consideration been given to move the Guard Gate beyond the entrance to the Dunes House? Again, policing this area seems to be a nightmare and will get even worse with this project.
- Who is handling the quality control of the new Dunes House, if implemented? What penalties / enforcement / remedies does the Lease have for such control?
- Is there language within the Lease that addresses: upkeep, updates, furnishing replacement, etc.? (timing, depreciation)
  - Services defined
  - Responsibilities defined (maintenance; pest control; etc.)
  - Maximum annual rental increase specified with "up to " language
  - What limitations are in place to prevent GW from reserving all peak season weekends?
  - Private functions are just that private so why must GW or a specified caterer approved by PD be used. This is way over reach...
- Why does GW have 30 Saturdays? Why not 40% GW; 60% PD?
- Understanding the rendering is conceptual there appears to be no ADA access.

It would be great if the Lease would be available for review and comment. 20 Years seems quite long, I suggest 10 with 5 year renewals.

Last Update	2021-06-14 12:23:37
Start Time	2021-06-14 12:17:21
Finish Time	2021-06-14 12:23:37
IP	71.255.253.86
Browser	Chrome

## Member Comments-Beachfront

Reference #	18121466
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Would love the use of this is it would not affect our HOA or annual assessment.
Last Update	2021-06-14 12:23:46
Start Time	2021-06-14 12:21:46
Finish Time	2021-06-14 12:23:46
IP	98.222.228.157
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18121471
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Hard to believe the costs, but if correct I am all in favor of the project!
Last Update	2021-06-14 12:24:53
Start Time	2021-06-14 12:23:57
Finish Time	2021-06-14 12:24:53
IP	75.139.133.187
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121475
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I am in full support of the beach house. This was very well thought out and designed.
Last Update	2021-06-14 12:25:41
Start Time	2021-06-14 12:23:53
Finish Time	2021-06-14 12:25:41
IP	174.205.172.208
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18121495
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We are totally in favor of the proposed design and clubhouse. What a wonderful addition this will be for Palmetto Dunes owner and guests.
Last Update	2021-06-14 12:28:42
Start Time	2021-06-14 12:27:45
Finish Time	2021-06-14 12:28:42
IP	50.236.54.42
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121519
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I think the renovations to the Dunes House will be fantastic. We visit the Dunes House for live music, drinks and dining when we are at our villa. The property can't be surpassed and the recommendations that the Board has proposed are perfect
Last Update	2021-06-14 12:32:14
Start Time	2021-06-14 12:30:22
Finish Time	2021-06-14 12:32:14
IP	74.78.222.95
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121555
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	What plans are included for increasing parking?
Last Update	2021-06-14 12:35:26
Start Time	2021-06-14 12:33:51
Finish Time	2021-06-14 12:35:26
IP	66.56.173.4
Browser	Chrome
Device	Desktop
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18121581
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Excellent job putting this project together and explaining in just the right amount of detail. We are fully in favor of moving ahead with the project as described in the brochure, understanding that some tweaks will be necessary as the project moves from paper to bricks & mortar.
Last Update	2021-06-14 12:40:15
Start Time	2021-06-14 12:37:45
Finish Time	2021-06-14 12:40:15
IP	67.131.56.227
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121616
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Looks good to me... certainly an upgrade from where we are... [REDACTED]
Last Update	2021-06-14 12:43:46
Start Time	2021-06-14 12:43:01
Finish Time	2021-06-14 12:43:46
IP	73.219.223.127
Browser	Chrome
Device	Desktop
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18121620
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Thank you for putting this plan together. This looks like a nice improvement for the PD community. However, with the development of this facility, it seems clear that there will be little future use for the vacant and deteriorating clubhouse on Carnoustie. Is there an opportunity to address that issue as part of this project?
Last Update	2021-06-14 12:44:44
Start Time	2021-06-14 12:35:26
Finish Time	2021-06-14 12:44:44
IP	75.182.170.58
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18121633
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I think the Beachfront Clubhouse is great. It will be great to have a location owners can call their own. I think the way the food will be handled is great. Great joint venture between PDPOA and Greenwood. Let's also face it the Dune's House needs replacement. Greenwood would probably drive it into the ground without us jumping in.</p> <p>Board, please move forward. Also, don't let a loud minority ruin this deal.</p>
Last Update	2021-06-14 12:47:22
Start Time	2021-06-14 12:44:27
Finish Time	2021-06-14 12:47:22
IP	67.20.128.83
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121634
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Plans look lovely. But it seems Greenwood Development has such a heavy hand in the entire operation</p> <p>And what about the eyesore of a building owned by Greenwood at the corner of Carnoustie near the Marriott? It is so delapidated!</p>
Last Update	2021-06-14 12:47:46
Start Time	2021-06-14 12:43:53
Finish Time	2021-06-14 12:47:46
IP	75.63.122.161
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

Member Comments-Beachfront

Reference #	18121651
Status	Complete
Name	

## Comments

Having owned property in Palmetto Dunes since 1993 and living here full time since 1995, I have seen this community really change. It is no longer the residential neighborhood it once was but more a vacation rental area. This attempt to give the full time residence a beach clubhouse, while something we all might like, doesn't give us much but costs a great deal! Out of 52 weekends a year, Greenwood gets more than half. As full time residents we have to pay for having a distance parking lot built. We have to pay, pay, and pay while Greenwood gets all the benefits of the new facility and a monthly income! Maybe I missed something but this seems to be a very expensive project with little daily benefit to residents. If we have house guests on the weekend, and Greenwood has the clubhouse, we can't entertain our guests at "Our Beachclub". If we want to throw a party, and Greenwood has the clubhouse, we can't use "Our Beachclub". Who's Beachclub is it really?....We built it, We pay monthly, We build a parking lot, but we only have access when Greenwood doesn't, and that is less than 50% of the time. I would not invest my money in this deal! Sorry, as much as the idea sounded good at the beginning, the balance sheet has me as a resident on the short end. A community beach club should be available to the residents, it should belong to the residents. The Dunes House belongs to Greenwood. They want us to improve it for their benefit and then let us use it when it is convenient to their rental schedule, all the time paying monthly for that privilege. Somethings just aren't to be!!

Last Update	2021-06-14 12:50:42
Start Time	2021-06-14 12:22:31
Finish Time	2021-06-14 12:50:42
IP	64.20.157.7
Browser	Safari
Device	Desktop

## Member Comments-Beachfront

Reference #	18121664
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	It is a win situation for Greenwood . Not for the PD owners.
Last Update	2021-06-14 12:53:09
Start Time	2021-06-14 12:51:42
Finish Time	2021-06-14 12:53:09
IP	24.181.55.3
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121675
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I am not in favor of this club house until more details are provided. Even though I enjoy the current dunes house if some of these questions were answered I may consider supporting it. Here are my concerns.</p> <p>1. It seems to me this is a clear win for greenwood development. They get everything including 30 prime Saturdays a year. When they make tons of money when it is closed to owners, will the public dunes house still be open for dinner and lunch.</p> <p>2. What about owner parking. Why shouldn't owners get prime parking near the building and guests use the tennis courts across the street.</p> <p>3..how will the second and third floor be owners only when not being rented out 40 days a year. And what is an owner? Will picture cards be given for family since many owners will give their owners cards if not a picture. And are kids considered owners.</p> <p>Finally someone needs to have courage and do a better job with greenwood and negotiate a better deal including having then correct the old club actress from Fazio,</p> <p>I am a no vote until these are answered</p>
Last Update	2021-06-14 12:55:48

## Member Comments-Beachfront

Reference #	18121684
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I am excited about the Beachfront Clubhouse and know it will be a fabulous addition to Palmetto Dunes. My only comment with regards to the design is that it appears that the owner's outdoor deck area seems to be limited and not nearly the size of the first floor deck. It would seem most people would want to be outside with a beautiful ocean view rather than inside. If there was a way to expand on that area, I think it would be used accordingly.
Last Update	2021-06-14 12:56:51
Start Time	2021-06-14 12:53:43
Finish Time	2021-06-14 12:56:51
IP	71.123.49.12
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121693
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We are hopefully going to have a swimming pool installed at our house over the next year, so it won't be as important in the future, but a community pool, especially beach side, would be awesome...but I'm guessing that is out of the scope of the club.</p> <p>What would be done at the club? How/why would I use the facility. Occasional dining on floor 1. Restrooms or changing facilities? ....Recreation? It would be great to have access to recreation not at my house like a pool table, ping pong, shuffle board, tetherball or even a sand volleyball court set up on the beach side of the dune if possible.</p>
Last Update	2021-06-14 12:57:49
Start Time	2021-06-14 12:49:43
Finish Time	2021-06-14 12:57:49
IP	66.56.168.196
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18121705
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I think this clubhouse is a FANTASTIC addition to palmetto dunes and very excited about the well formed design of the building and surrounding parking considerations. We look forward to using this amenity when available and thanks for the consistent updates on this project. The only concern I have is making sure that it is a true partnership with Greenwood and they do not supersede owners by having too much latitude for reserving the property during holidays and other prime days. Great job!!!!
Last Update	2021-06-14 12:59:20
Start Time	2021-06-14 12:55:45
Finish Time	2021-06-14 12:59:20
IP	172.58.121.97
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18121807
Status	Complete
Name	████
████████████████████	██████████
████	████████████████████
Comments	<p>I'm ok with a clubhouse, although I probably won't use it as long as the property owners don't have to pay for it. I wouldn't want to increase my dues for something I'll probably never use.</p> <p>████</p>
Last Update	2021-06-14 13:13:33
Start Time	2021-06-14 13:12:22
Finish Time	2021-06-14 13:13:33
IP	76.182.168.231
Browser	Firefox
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121831
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>In regard to the "Dune House Grill Plans" we are not in favor of the project. Of all the areas in Palmetto Dunes, the Moorings would be impacted the most. Our concerns are the same as the ones that were brought up in the Sandpiper Newsletter.</p> <p>Parking...congestion...noise...traffic. Also what would this do to our property value? We come to Hilton Head to relax not to deal with the issues that this project would bring to our area.</p> <p>Thanks [REDACTED] [REDACTED]</p>
Last Update	2021-06-14 13:16:53
Start Time	2021-06-14 13:11:04
Finish Time	2021-06-14 13:16:53
IP	75.133.117.36
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121857
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Totally in favor - thanks for your efforts!
Last Update	2021-06-14 13:20:34
Start Time	2021-06-14 13:19:15
Finish Time	2021-06-14 13:20:34
IP	99.251.111.20
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121908
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	My wife and I appreciate the time and effort of those folks who have seen this project proceed as far as it has. The recent material received addressed all our questions. We would both wholeheartedly support the Beachfront Clubhouse as presented. Thank you again.
Last Update	2021-06-14 13:27:03
Start Time	2021-06-14 13:22:44
Finish Time	2021-06-14 13:27:03
IP	107.11.215.187
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18121928
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I think it is a great plan with 2 caveats, 35 days unaccounted for, the roof top should be maximized space as that will be the most desired space. I love the idea! Don't listen to all the nay sayers as they are out in force already and would only be happy if the gates were locked to tourists altogether!
Last Update	2021-06-14 13:30:21
Start Time	2021-06-14 13:23:47
Finish Time	2021-06-14 13:30:21
IP	74.83.2.190
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18121953
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We love the Dunes House as is. We are really hoping there would still be a large 1st level deck with the live music. Its our favorite thing to do. I was wondering whether there was any potential for beach lockers underneath possibly. I know Shipyard has beach lockers. Would be easier to walk without all the stuff so would improve the parking situation. Thank you!!
Last Update	2021-06-14 13:33:50
Start Time	2021-06-14 13:30:47
Finish Time	2021-06-14 13:33:50
IP	73.38.158.58
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18122003
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I think the clubhouse would be a great addition to our community for the owners and would be an enticing amenity for renters! Let's move forward with the plans!
Last Update	2021-06-14 13:43:52
Start Time	2021-06-14 13:42:08
Finish Time	2021-06-14 13:43:52
IP	107.77.223.78
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org



## Member Comments-Beachfront

Reference #	18122068
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I don't think this is a good investment at all for homeowners and if we're counting votes, mine is No. This is a significant cost for some basic dining and meeting space not to mention \$260k for parking. If we opt to do nothing we still have the Dunes house and Greenwood could update it on their own if they wish. I'd rather see funds go to creating a Lee Shore park done in phases as funds allow. This will allow a much more spacious meeting and dining space per previous renderings without the need to pay an exorbitant monthly fee to Greenwood and in fact the PDPOA could rent it to generate revenue. My opinion is the proposed beach house is a great deal for Greenwood but not homeowners.</p>
Last Update	2021-06-14 13:56:46
Start Time	2021-06-14 13:33:10
Finish Time	2021-06-14 13:56:46
IP	76.182.163.167
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18122129
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Design is beautiful. I would suggest leaving more outside room on the main level including moving the bar outside. I think this would have greater appeal to the bathers that frequent the Dunes House.
Last Update	2021-06-14 14:08:45
Start Time	2021-06-14 14:06:05
Finish Time	2021-06-14 14:08:45
IP	104.230.112.69
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18122146
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	First off, it was a very nicely prepared proposal. However, the price tag is way too high with a lopsided deal that highly favors to the profit of Greenwood. This amenity was voiced as a "nice to have" when we submitted our interest in earlier surveys. However, it is not an absolute need and is not worth the proposal that further shields Greenwood from making their own investment to the upkeep and upgrade of these facilities that are primarily theirs to use for their own profit and without giving much back to the property owners who keep this community funded.
Last Update	2021-06-14 14:11:22
Start Time	2021-06-14 13:52:42
Finish Time	2021-06-14 14:11:22
IP	67.20.128.162
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18122180
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>1) I would prefer a more open forum, where owners could see and respond to each other's comments. Unfortunately, leaving a comment in this format feels like dropping it into a well!</p> <p>2) Regarding the rental of the "entire facility" mentioned, does this mean all three floors, or just the 4600 ft of the second floor and rooftop? What I am concerned about is the possibility of the whole place being inaccessible at times.</p> <p>3) Why does Greenwood get to rent it for the majority (30) of Saturdays per year? How was this number determined or negotiated? How will assigning those Saturdays be controlled specifically? Who decides that schedule? Will the "prime" months be equally available?</p>
Last Update	2021-06-14 14:17:55
Start Time	2021-06-14 13:56:09
Finish Time	2021-06-14 14:17:55
IP	74.139.58.165
Browser	Safari
Device	Tablet
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18122191
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We are in the process of building our home in PD so we are not residents yet. But this was an added bonus. The Beachfront Clubhouse looks great and we can't wait to use it. It certainly reinforces our decision to choose PD as our permanent home in the future.
Last Update	2021-06-14 14:20:08
Start Time	2021-06-14 14:18:11
Finish Time	2021-06-14 14:20:08
IP	173.90.71.146
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18122228
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Love the idea for a beachfront clubhouse, would also like to see a property owners pool, but putting it at the Dunes House does not seem ideal due to parking issues that already exist there.
Last Update	2021-06-14 14:28:16
Start Time	2021-06-14 14:26:51
Finish Time	2021-06-14 14:28:16
IP	67.20.128.32
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18122327
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Nice job. The information did not address how much more space the Dunes House restaurant will have. I think it is important that they have a good bit more space as they are frequently full. If the 2nd floor is unused, would they be able to rent that space for overflow and service up there on a as needed basis? I think we are going overboard with owner parking. I wonder if you did a survey, that most prefer to bike there. There is already a number of spaces across the road next to the tennis courts. Just make that owner parking and see if that is enough. If not, you can then see about taking down tennis courts. The tennis program already has issues with losing so many courts to Pickleball. And with that growth, likely to loose more. If anything, just 1 court will be plenty. Thank you.</p>
Last Update	2021-06-14 14:47:33
Start Time	2021-06-14 14:32:31
Finish Time	2021-06-14 14:47:33
IP	172.73.12.229
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18122596
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Can you have it built by next week. Plans look great. Definitely need more parking. It will be a great addition to palmetto dunes
Last Update	2021-06-14 15:25:10
Start Time	2021-06-14 15:22:58
Finish Time	2021-06-14 15:25:10
IP	24.99.215.65
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org



## Member Comments-Beachfront

Reference #	18122645
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We had a clubhouse in the past just beyond the south gate. It failed and finally closed. Now, it seems we will build a great facility with our money for Greenwood's benefit. And, we will further enhance Greenwood's profits by providing them a ready made clientele when they aren't renting our space out for a private function. (We believe you said 30 Saturdays a year it can be reserved for Greenwood or owners for private functions for a fee). Yes, it might be nice to try to increase community clubs and to have meetings there. And, it would be a nice place to drop into for a drink and the wonderful view. However, we feel this is something Greenwood should consider building, instead of owners, since it will mainly profit Greenwood and then will be turned over to Greenwood completely if and when it fails, as the first club did.</p> <p>Lets think of sound, logical ways to spend our money. We believe this is not one.</p>
Last Update	2021-06-14 15:32:00
Start Time	2021-06-14 15:21:34
Finish Time	2021-06-14 15:32:00
IP	66.56.169.114
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18122721
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	PLEASE renovate the parking lots at the Dunes House to provide more parking. Property Owners should have priority at that parking lot and require renters to use the shuttle. It's outrageous we pay HOA assessments to keep things up and unable to use the lot, and/ or be told we can't use the parking at the tennis/ golf center when the beach lot is full.
Last Update	2021-06-14 15:39:12
Start Time	2021-06-14 15:34:01
Finish Time	2021-06-14 15:39:12
IP	24.88.67.44
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18122758
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	While I'm in favor of the Beachfront Clubhouse I am NOT in favor of giving Greenwood 30 Saturdays out of 52 This needs to be reduced considerably. I also feel if we are required to purchase food & drink after 5pm owners should be given a discount on both food and drinks. More than the 10% we get on food only now or maybe they can offer owners a happy hour . As a Beach Villa owner & board member our community concerns have been submitted separately.
Last Update	2021-06-14 15:43:19
Start Time	2021-06-14 15:32:21
Finish Time	2021-06-14 15:43:19
IP	24.190.14.47
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18122824
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	great plan and looking foward to it, especially the dedicated parking. If the clubhouse doesn't happen I hope at least the dedicated parking will.
Last Update	2021-06-14 15:52:33
Start Time	2021-06-14 15:48:57
Finish Time	2021-06-14 15:52:33
IP	74.76.25.127
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18122854
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	As someone who has owned property in Palmetto Dunes since 2006, I think this is a fantastic idea. I foresee this as a great meeting place that will increase the sense of community among full- and part-time residents. I appreciate the amount of work that has been done already!
Last Update	2021-06-14 15:55:41
Start Time	2021-06-14 15:50:37
Finish Time	2021-06-14 15:55:41
IP	174.59.229.232
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18122893
Status	Complete
Name	

## Comments

As an owner, I am not in favor of the extension of the Dunes House Grill.

I can see some people being excited about this, as long as it is not in their own backyard, which of course it is for Mooring owners. The increase in people coming into our area will impact our peaceful vacation spot- our home away from home. The crowd noise, increase debris, cooking and grill odors, and traffic will definitely impact owners both financially and emotionally. There will never be a reprieve, as this starts from early morning 7:00am (currently the Dunes House doesn't even operate this early) until an unidentified closing time. This complex will definitely impact our resale and rental market on a negative basis. Who would want to live or vacation near this mayhem? People vacation for enjoyment and relaxation.

In addition, not having beach access while it is being built, will definitely impact rentals in a hugely negative way. How can we expect to rent our villas, when guests are unable to walk to the beach as they do now? Not having rental income for approximately an entire year is a significant financial burden for many owners.

On another note, while I was standing on my balcony in April, I was astounded when someone was walking their dog behind our villa (11/12) and actually had their dog defecate right there. He began to walk away without bagging it. I actually asked him to please pick it up, but of course he had no bag. Can they kindly add pet waste pickup signage in that open area behind our building? At times, it is a lovely to dine outside, but without having the...

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... odor of pet waste.

As you can see, I am so opposed to the renovation and expansion of the Dunes House happening, and I hope many Mooring Owners feel as I do about deterring the plans. How can Mooring owners have more of a say, when this negatively impacts us and the beach villas more than others in Palmetto Dunes?

Thank you for all you do and welcoming our feedback.

Best,

[REDACTED]

Last Update	2021-06-14 16:02:23
Start Time	2021-06-14 16:01:55
Finish Time	2021-06-14 16:02:23
IP	151.203.115.162
Browser	Chrome
Device	Desktop
Referrer	https://pdpoa.org/



## Member Comments-Beachfront

Reference #	18122896
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Looks like a wonderful facility that I would like to use a lot.
Last Update	2021-06-14 16:02:47
Start Time	2021-06-14 16:01:38
Finish Time	2021-06-14 16:02:47
IP	107.10.248.175
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18123099
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The building looks beautiful since it's designed to look like one of the large houses on the beach but our concern is there is not enough deck space for the amount of tables you will need for the outside - both the lower and upper levels. Along with that, removing the outside bar is a HUGE mistake. That is where most people feel comfortable ordering a drink, especially when they've been on or going to the beach. Please make the decks larger and have outside bars.
Last Update	2021-06-14 16:37:14
Start Time	2021-06-14 16:32:33
Finish Time	2021-06-14 16:37:14
IP	98.1.44.221
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18123120
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The rendering of the clubhouse looks lovely and will be a welcomed addition to PD. Also, how we are planning to pay for it conceptually seems very reasonable, however, the number of Saturdays (30) the facility can be rented seems like a lot of days that owners would potentially be precluded from using it. That said, hopefully there would be robust, advance communication about when it's in use in order that owners can make their plans accordingly.
Last Update	2021-06-14 16:40:23
Start Time	2021-06-14 16:31:08
Finish Time	2021-06-14 16:40:23
IP	65.24.43.5
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18123122
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Great idea. Hope it works out.
Last Update	2021-06-14 16:40:55
Start Time	2021-06-14 16:39:28
Finish Time	2021-06-14 16:40:55
IP	67.197.255.77
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18123241
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	This will be a beautiful enhancement to Palmetto Dunes. It not only will serve our guests/visitors to PD, but will also provide a much needed asset for owners. This will add to our property values for years to come.
Last Update	2021-06-14 17:01:07
Start Time	2021-06-14 16:58:01
Finish Time	2021-06-14 17:01:07
IP	98.30.81.5
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18123347
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I think Greenwood should update and renovate the Dunes House and leave the residents out of it/ If residents want to patronize then we can. There are not weeks available for residents to rent the top floor. There is not enough parking. Therefore this should be a Greenwood Development project. We need other things like a playground for our children and a community pool. Our pool was imploded and since we are supposed to be a family friendly community why do we not have a playground for our playground? Leamington has both a pool and a playground. Why don't we?</p> <p>I would rather spent the money on those things then improving the Dunes House so Greenwood can make more money.</p>
Last Update	2021-06-14 17:18:28
Start Time	2021-06-14 17:11:16
Finish Time	2021-06-14 17:18:28
IP	76.182.165.228
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18123385
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I would love to have a place to go that is owners only to get away from some of the crowd. I would really like to be able to bring my dog.
Last Update	2021-06-14 17:25:08
Start Time	2021-06-14 17:23:58
Finish Time	2021-06-14 17:25:08
IP	45.36.128.198
Browser	Chrome
Device	Desktop
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18123536
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	First of all, kudos to the person who put that beautiful booklet together. It gave all the necessary information and the photos and drawings were excellent. I am totally in favor at the beachfront Clubhouse. I'm tired of everyone complaining about Greenwood, it's time to work together for the good of both of us.
Last Update	2021-06-14 18:02:37
Start Time	2021-06-14 18:00:36
Finish Time	2021-06-14 18:02:37
IP	71.70.83.73
Browser	Chrome
Device	Mobile
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18123547
Status	Complete
Name	
Comments	We would like to enjoy a beach front club house and this appears to be the best solution
Last Update	2021-06-14 18:05:46
Start Time	2021-06-14 18:04:09
Finish Time	2021-06-14 18:05:46
IP	66.56.169.38
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18123586
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I wanted to leave additional comments to my previous one. I am concerned about the number of days that the facility would be rented. I feel the number available to Greenwood is rather high. I would think that the facility will be unavailable to owners almost every Saturday evening. Another question I have is whether or not they facility will be patrolled by security occasionally. I think that would be imperative.</p> <p>I am glad parking has been addressed. The only thing I would not be in favor of is an increase in the annual assessment in order to fund this facility. I hope that the board will keep in mind that there are residents of Palmetto Dunes who are of moderate means. We appreciate the very low annual assessment that we are paying. I do hope it can remain so. Again, many thanks for all the work that has gone into this project. I'm looking forward to seeing it come to fruition.</p> <p>[REDACTED]</p>
Last Update	2021-06-14 18:14:36
Start Time	2021-06-14 18:03:09
Finish Time	2021-06-14 18:14:36
IP	71.70.83.73
Browser	Chrome
Device	Mobile
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18123624
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I love the idea!
Last Update	2021-06-14 18:25:01
Start Time	2021-06-14 18:24:24
Finish Time	2021-06-14 18:25:01
IP	204.62.119.241
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18123674
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Is the deck space comparable to what's there now as pictures look like there's less?
Last Update	2021-06-14 18:44:13
Start Time	2021-06-14 18:40:03
Finish Time	2021-06-14 18:44:13
IP	71.70.84.232
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18123756
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I love the idea of this beachfront clubhouse. I was one of the original owners asked what we would like to see happen in Palmetto Dunes and asked for a beach venue. So I think it's great. And I also still think we should sell Lee Shore to pay for it and not rent. I don't think Lee Shore is a viable plan.
Last Update	2021-06-14 19:04:04
Start Time	2021-06-14 18:59:57
Finish Time	2021-06-14 19:04:04
IP	71.70.80.224
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18123991
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Fantastically planned. Thank you for putting so much time into this. We are new owners and are very excited about the clubhouse. =)
Last Update	2021-06-14 20:14:26
Start Time	2021-06-14 20:13:32
Finish Time	2021-06-14 20:14:26
IP	208.104.196.78
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18124010
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>1. We like the casual first floor space. We hope there are plenty of tables.</p> <p>2. Is there a maximum number of days the second and third floors can be rented (other than the 40 days/year that are set aside for Greenwood)? It would be very irritating to find that it is rented a lot and at prime times. Obviously there's a balance here.</p> <p>3. The dedicated owner parking is pretty far away. That's a long way to walk to get to a restaurant. Could there be perhaps 20 dedicated spaces close in?</p> <p>4. Will reservations be taken to dine in the clubhouse?</p> <p>5. With inflation, some fee increases may be necessary. We must maintain the quality and that takes money.</p> <p>Thanks for all the work on this.</p>
Last Update	2021-06-14 20:20:12
Start Time	2021-06-14 20:10:07
Finish Time	2021-06-14 20:20:12
IP	67.20.128.184
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18124012
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I fully support the Dunes House proposal.
Last Update	2021-06-14 20:21:26
Start Time	2021-06-14 20:20:27
Finish Time	2021-06-14 20:21:26
IP	64.20.150.219
Browser	Firefox
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18124238
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The beach front amenity is an outstanding initiative that supports owners primary desire for our community. Having it will provide a facility that finally puts us on a par with the communities that surround us.
Last Update	2021-06-14 22:00:29
Start Time	2021-06-14 21:54:33
Finish Time	2021-06-14 22:00:29
IP	69.169.8.41
Browser	Firefox
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18124280
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>No, no, no, we are totally against a beachfront club at this location. Spending so much to refurb a building that we don't even own makes no sense. The parking is atrocious already, so I can't imagine what will happen if this goes through. This is almost as ridiculous as spending all that money to buy the property on Lee Shore.</p> <p>Too bad we can't have a private beach house like Leamington's, but maybe someday.</p>
Last Update	2021-06-14 22:20:23
Start Time	2021-06-14 22:12:29
Finish Time	2021-06-14 22:20:23
IP	99.129.245.200
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

Member Comments-Beachfront

Reference #	18125101
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

## Comments

### Regarding the Terms:

1. Giving up 30 Saturdays is unacceptable, and we know this from our mid-March feedback and sensing sessions with 15 owners. Yet there was no attempt to change this key deal point before presenting it to the community.
2. All deal points need to be communicated to the ownership so they can make an informed decision. This includes whatever was in the final, signed MOU (the board itself has not seen a signed copy) such as the requirement to give up our parking for 10 days per year, passes to our facility for the Self Family, etc. The EC cannot withhold any information from our owners.

### Regarding the Process:

1. Will there be a town hall with the community to explain the deal and to answer questions?
2. Will the board solicit a vote for this project? If ever there was an opportunity to provide transparency via a vote, this is it -- a one or two decade-long commitment.
3. Who and how will discussions with GW be handled moving forward? The current process is clearly not working as evidenced by the parking giveaway, SF under-sizing on the printed brochure, etc.
4. The POA should hire a third-party/professional negotiator to revise the terms with Greenwood that our owner's do not like -- protecting any relationships with GW.

### Regarding the Design:

1. When will the design be locked down -- meaning when will we know what the community will get? The printed brochure was rushed out and the design has already changed. Why didn't we wait another two weeks...
-

... to prevent confusing owners with a second design?

2. It's a large, ominous 4 story building from the front that will likely be of concern to those in the Moorings and Beach Villas.

3. Generally, it's visually an unattractive building with an inefficient use of space.

A. We cannot divide the second-floor meeting room and therefore does not meet the needs of the community.

B. The usable space of the second-floor meeting room is further reduced by the unnecessary observation deck -- requiring access corridors and blocking views from inside.

C. The vestibules are quite large, consuming valuable square footage.

D. The entry porches on the first and second floor are dead space. People come to the Dunes House to see the ocean, not the parking lot.

E. There appears to be no dumbwaiter nor trash shoots to the second floor or rooftop -- making F&B service difficult.

F. Unless we have a signed variance from DHEC/OCRM for a building greater than 5,000 heated SF that sits between the Baseline and the Setback line, the revised design (2.2) is misleading. See

<https://www.scstatehouse.gov/coderegs/Chapter%2030.pdf>, 30–13, Specific Project Standards for Beaches and the Beach/Dune System.

G. We should solicit a different concept from another architect, possibly KRA or Cooper Kerry.

Summary:

1. I am disappointed we waited six months to share the deal key points with the community, and where we landed from an aesthetics, functionality and terms perspective.

Last Update

2021-06-15 07:18:53

Start Time

2021-06-15 07:16:50

Finish Time

2021-06-15 07:18:53

## Member Comments-Beachfront

Reference #	18125208
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>First, let me say that my wife and I support this project. But we do have a couple of questions:</p> <p>1) What will be the maximum number of occupants allowed (between 1st, 2nd and 3rd floors) in the entire clubhouse and who will enforce it?</p> <p>2) With 60 Public Parking spots and an additional 42 Private Parking spots, what will be the ratio of Parking spots to occupants? It looks like there will always be an issue with parking, no? Any other thoughts or possibilities?</p> <p>3) In 20 years, the Lease is to be renegotiated to the "Fair Market Value" in 2041. How does the \$170,000 lease, (at \$36.48/Sq.Ft.), compare to today's market value? ie. What % of Market Value is this currently proposed Lease?</p>
Last Update	2021-06-15 07:41:38
Start Time	2021-06-15 07:24:53
Finish Time	2021-06-15 07:41:38
IP	98.115.190.59
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18125227
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Yes please! While the Dunes House is charming - We need a world class beachfront amenity
Last Update	2021-06-15 07:46:58
Start Time	2021-06-15 07:46:02
Finish Time	2021-06-15 07:46:58
IP	64.203.222.74
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18125241
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I first want to thank everyone who worked on this project for the tremendous job done!</p> <p>My only comment is regarding one of the conceptual terms of agreement with Greenwood. If I understand correctly you are granting Greenwood up to 30 Saturdays a year to rent the facility. This does not seem to allow the PDOA and its owners much of a chance to rent the facility for say a wedding reception. Maybe I don't understand this part but it appears to remove a big chunk of the available Saturdays each year and puts them in Greenwoods control.</p>
Last Update	2021-06-15 07:48:26
Start Time	2021-06-15 07:42:15
Finish Time	2021-06-15 07:48:26
IP	104.62.137.198
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18125294
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	This looks fabulous! Many thanks for working on this for our community. I appreciate the thoughtfulness and fiscal responsibility that has been built in to this project.
Last Update	2021-06-15 07:57:57
Start Time	2021-06-15 07:34:22
Finish Time	2021-06-15 07:57:57
IP	71.236.14.93
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18125973
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>After reading the proposed beachfront clubhouse literature, I would offer the following</p> <ol style="list-style-type: none"><li>1. Greenwood usage of 40 Saturdays is excessive, I would like to have this reduced to 15. The prime wedding months extend through November. This would prevent owner's use during prime weather season.</li><li>2. I would like to stress that the owners space needs to be closely controlled as to prevent access by renters that are not accompanied by a owner.</li></ol> <p>Thanks</p>
Last Update	2021-06-15 09:47:13
Start Time	2021-06-15 09:36:10
Finish Time	2021-06-15 09:47:13
IP	98.163.28.119
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18126065
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We believe the plans for the Dunes House will be a good addition and a value added project for the community.
Last Update	2021-06-15 10:01:29
Start Time	2021-06-15 09:58:57
Finish Time	2021-06-15 10:01:29
IP	24.184.34.222
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18126088
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I feel Greenwood having the opportunity to rent out our amenity for 30 Saturday's is quite excessive. I can see 30-40 days a year, but not 30 out of 52 Saturday's. Can this be negotiated at this stage in the game?
Last Update	2021-06-15 10:05:51
Start Time	2021-06-15 10:03:46
Finish Time	2021-06-15 10:05:51
IP	96.10.110.166
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18126181
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Good work by the Board and management to structure a financially responsible deal.
Last Update	2021-06-15 10:19:22
Start Time	2021-06-15 10:16:40
Finish Time	2021-06-15 10:19:22
IP	71.70.82.116
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18126508
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Well done. The right balance between a nice area for owners, but not over the top with huge bills. Excellent that this is completed first. Continue to believe 7 Lee Shore is not strategic and should be sold to generate excess funds for PDPOA.
Last Update	2021-06-15 11:14:34
Start Time	2021-06-15 11:12:20
Finish Time	2021-06-15 11:14:34
IP	99.226.17.56
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18126806
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The committee has done an excellent job of designing the new Dunes Club. Thanks for your hard work. Frankly, I would prefer to keep the Dunes Club as it is currently. I like the ambience of the Dunes Club
Last Update	2021-06-15 12:04:49
Start Time	2021-06-15 12:02:47
Finish Time	2021-06-15 12:04:49
IP	70.124.162.29
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18126970
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I am very excited about the new Dunes House, especially that owners will have their own area. It will be nice to know who lives here - a good way to possibly make new friends. It looks beautiful. It's obvious a lot of thought has gone into this project.
Last Update	2021-06-15 12:30:56
Start Time	2021-06-15 12:27:08
Finish Time	2021-06-15 12:30:56
IP	64.20.157.161
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org



## Member Comments-Beachfront

Reference #	18128115
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>My previous comments were based on the prior proposal that we would be building the Dunes House. Thus we would be in charge. First thing I notice is there no place to store anything on the second floor. For instance chairs, poker tables. bridge tables. What about an elevator for our handicapped owners? Do we need to remove 2 tennis courts? The only reason for owners parking is when there is not enough regular parking. That will not be needed most of the year and will only be needed on certain summer afternoons. We are locking ourselves in and, based on history with Greenwood, I would be very leery of trusting them to keep the restaurant up to the high standards we should demand. Yet we will be paying them 170K per year. If we owned the building, even on a 99 year land lease, we would be in control. Also I still favor selling Lee Shore. That seems to be a no brainer.</p>
Last Update	2021-06-15 15:21:55
Start Time	2021-06-15 12:28:32
Finish Time	2021-06-15 15:21:55
IP	98.111.117.69
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18128377
Status	Complete
Name	

## Comments

The Beachfront Clubhouse proposal is an excellent and well thought through effort. We whole-heartedly endorse it and urge the Board to approve the project. As we increase our time spent in PD over the coming years, we expect to make great use of this first class amenity. Thank you to everyone on the Board and PD POA Staff who helped to develop the proposal.

We would offer for consideration two refinements to the plan:

1. In order to afford better access to homeowners who may not be able to walk long(er) distances, add homeowner reserved parking on the order of 15 to 20 spaces in the revamped Dunes House parking lot. Additionally, consider employing a "homeowner only" valet service for "peak periods" to allow curbside drop-off with subsequent parking in the newly created homeowner-only lot.

2. The ceding of 30 Saturday nights to Greenwood seems excessive; around 20 Saturday nights would appear more reasonable. Working backwards from the bottom-line figure Greenwood needs, consider a combination of Fri/Sat nights totaling 30 with min and max usage amounts. These can even be divided seasonally so that (more) desirable periods (Spring and Fall?) are not blocked out completely. Further, limit the other 10 days to non-holiday weekdays. Alternatively, a larger number of total days could be ceded in exchange for fewer peak days. Working backwards from the bottom-line, a revised distribution of dates that doesn't so heavily impact Saturday nights, can surely be found.

Allow me to close by observing that improved oceanfront PD homeowner access...

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... and a first-class amenity supporting that goal have been a long time in coming; the conversation well pre-dates the 2018 amenity survey. As the second generation homeowner of a property that has been in my family since 1979, my perspective of PD stretches back over for more than 40 years; years during which there has been tremendous change and improvement that has made PD what it is today. The Beachfront Clubhouse will be another milestone event in that history. As long as the resort and PDPOA seek to collaborate harmoniously on projects, the future well-being of our beloved PD will be bright for this generation of homeowners as well as those after us.

Again thank you to the Board and staff for your commitment to our community.

Sincerely,

[REDACTED]  
[REDACTED]

Last Update	2021-06-15 16:04:00
Start Time	2021-06-15 15:20:45
Finish Time	2021-06-15 16:04:00
IP	204.197.156.37
Browser	IE
Device	Desktop
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18128962
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Definitely opposed. This is not an equitable arrangement.
Last Update	2021-06-15 18:10:14
Start Time	2021-06-15 18:09:36
Finish Time	2021-06-15 18:10:14
IP	107.213.6.144
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18129069
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I love the plans for the new beach club. It will be a great place to gather with family and friends.
Last Update	2021-06-15 18:42:31
Start Time	2021-06-15 18:40:55
Finish Time	2021-06-15 18:42:31
IP	174.198.211.42
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18129279
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	we are not in favor of the beach club access as it stands right now
Last Update	2021-06-15 19:53:26
Start Time	2021-06-15 19:52:44
Finish Time	2021-06-15 19:53:26
IP	104.58.30.132
Browser	Chrome
Device	Desktop
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18129404
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>One additional thought came to mind to help mitigate the distance issue from the homeowner-only parking lot to the Dunes House. During peak times why not also institute a 4 or 6 seater golf-cart shuttle to help transport those not able or inclined to walk between the two locations. This combined with the aforementioned valet service and some number of homeowner lots reserved in the closer parking lot would go a long way towards addressing most concerns.</p> <p>Thanks again,</p> <p>[REDACTED]</p>
Last Update	2021-06-15 20:42:51
Start Time	2021-06-15 20:34:15
Finish Time	2021-06-15 20:42:51
IP	204.197.156.37
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18130167
Status	Complete
Name	
Comments	great idea.
Last Update	2021-06-16 06:01:02
Start Time	2021-06-16 06:00:44
Finish Time	2021-06-16 06:01:02
IP	66.56.172.42
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18130488
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We are giving up way too many days to Greenwood.</p> <p>Where is the parking? There is nothing in the brochure telling me where it is?</p> <p>I actually prefer the original design shared at the 2019 annual meeting which felt more Lowcountry. The new design is not attractive and it wastes so much space. The rooftop has a large lobby which is not needed.</p> <p>Thank you.</p>
Last Update	2021-06-16 08:13:03
Start Time	2021-06-16 08:11:30
Finish Time	2021-06-16 08:13:03
IP	174.194.19.175
Browser	Chrome
Device	Mobile
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18130528
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>No! No! No! And NO!!!!</p> <p>The cost at face value of \$170,000 is a huge commitment and is not based on actual construction costs but market value. Then there's the \$260,000 cost for the offsite parking.</p> <p>The \$430,000 translates to \$35,884 per month! That's a steep price for any type of homeowner usage for the days allocated to homeowners.</p> <p>It's a lopsided deal with Greenwood being the prime beneficiary! Greenwood owns the property and history shows that they are not held accountable by the Board to maintain their properties.</p> <p>We DO NOT need to enter into a long-term lease with Greenwood. If future PDPOA financial constraints necessitate us to pull out of the lease, Greenwood would be free and clear to do as they please with the whole building and amenities.</p> <p>Again ~ No! No! and No! Not a viable financial deal for PDPOA homeowners and I hope that the current Board exercise their FIDUCIARY RESPONSIBILITY to protect the financial wellbeing of Palmetto Dunes.</p>
Last Update	2021-06-16 08:27:41

## Member Comments-Beachfront

Reference #	18130560
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	This is a vast improvement but to only serve food after 4 seems a little off. Also no outdoor bar in the plans? Why not make the bar have a backside with windows that open so people can sit at that as the outside bar
Last Update	2021-06-16 08:31:15
Start Time	2021-06-16 08:29:35
Finish Time	2021-06-16 08:31:15
IP	174.193.21.209
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18130592
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Thank you for sending us the proposal. My vote is NO to the Dunes House Building proposal.</p> <ol style="list-style-type: none"><li>1. To much money for to little return.</li><li>2. We should not be leasing property. We should only own.</li><li>3. The space should not have priority to Greenwood to use as we are looking for a space to be for the owners.</li><li>4. Having to buy the bar type food when we would like to bring our own healthy meals to enjoy at all times of the day.</li><li>5. The entire proposal pointed out in specifics all that Greenwood would get in this proposal. I states that it hasn't even been decided what the owners would get in specifics.</li><li>6. These negotiations are very lop-sided, favoring Greenwood. They totally went awry.</li><li>7. The money should be spent on something we own, that would be used by owners and would be providing for the future of our community. Not money thrown away on a lease that is not even fair.</li><li>8. Let's go back to the drawing board and start over, not at the Dunes House.</li><li>9. If Greenwood wants something new at the Dunes House, let them do it by themselves.</li><li>10. It's time to build for the owners.... not the corporation !!!</li></ol>
Last Update	2021-06-16 08:40:19
Start Time	2021-06-16 08:29:11
Finish Time	2021-06-16 08:40:19

## Member Comments-Beachfront

Reference #	18131017
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>My wife and I enthusiastically support the beachfront clubhouse project. We've always enjoyed having lunch at the current Dunes House, and hoped that a project like this would eventually come to fruition. I would expect us to be frequent users of the clubhouse once it's completed for not only lunch, but for other fun and interesting activities that will be planned. We look forward to socializing with our neighbors at the clubhouse, and would like to thank all those who spent time and energy in helping get the project to this point.</p>
Last Update	2021-06-16 10:10:11
Start Time	2021-06-16 09:55:57
Finish Time	2021-06-16 10:10:11
IP	71.225.253.73
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

Member Comments-Beachfront

Reference #	18131211
Status	Complete
Name	

## Comments

June 16, 2021

A few additional things to consider:

- GW is the Landlord (Developer) in commercial agreements the Landlord typically provides a dollar per square foot buildout / furnishing contribution. Remember GW is making money off of having the property not PDPOA.
  - How is the PDPOA contribution being depreciated?
  - What is the CAM (common area maintenance) fee PD will be charged? My concern is PD will be paying for GW's usage and customers...definite NO!
  - What stipulations are in place to prevent the Dunes House from falling into disrepair like other GW properties. I suggest specific requirements be established for enforcement from the start. Also, financial penalties, an established timeframe for acceptable resolution of issue, if not resolved satisfactory, legal fees, etc. be paid by GW.
  - If this is something GW wants then make them resolve the PD Clubhouse through the Southgate first as a priority and remove or update the eyesore. I suggest no additional investment from PD until GW steps up their game. Their history is questionable at best.
  - Should PD break the lease there needs to be protection in the Agreement stating that GW cannot convert the Dunes house or expand services to the general public beyond the initial terms unless agreed upon by both Parties.
  - Catering for Private events should be allowed by those who are renting the space and not mandated.
  - The Saturday GW usage – 50/50 usage PD/GW; GW is permitted to only use 50% of the peak season Saturdays and the dates need to be specified within the Agreement and shared with the PD...
-



... Residents. This way All can plan and expectations are clear.

- PD hire an Attorney who is well versed in these types of negotiations.

- PD post the comments, suggestions, questions that have been received regarding this venture.

Last Update	2021-06-16 10:37:40
Start Time	2021-06-16 10:14:12
Finish Time	2021-06-16 10:37:40
IP	71.255.253.86
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18131254
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>It looks like the outdoor seating will be drastically reduced. Homeowners do not need 2 full floors to ourselves. We need more outside dining for guests and visitors. More outdoor seating, not less!!!</p> <p>All floors should be open to everyone, unless a private function.</p>
Last Update	2021-06-16 10:44:28
Start Time	2021-06-16 10:42:02
Finish Time	2021-06-16 10:44:28
IP	104.225.165.169
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18131276
Status	Complete
Name	
Comments	<p>Thank you for the update and literature on the Beachfront Clubhouse. The proposed plan and timeline looks fantastic; and the financial compromise with Greenwood seems fair and efficient.</p> <p>The proposed parking lot for owners is wonderfully proactive and appears will resolve any grand issues for parking at the site. (as this is a stressful issue in its current state if one wishes to drive to the Dunes as it exists today)</p> <p>The Board has done well in achieving a balance for the population demographics on the island; ie. visitors and property owners, by creating a plan to share the space of the clubhouse. Allowing for ground floor access to all and reserve access to property owners to the second and third floors is a fair and kind balance for everyone staying in Palmetto Dunes.</p> <p>On behalf of my husband and I, and with respect to all of your time and effort in establishing this project's plan, Thank You.</p>
Last Update	2021-06-16 10:48:11
Start Time	2021-06-16 10:38:11
Finish Time	2021-06-16 10:48:11
IP	174.60.77.232
Browser	Safari
Device	Desktop

## Member Comments-Beachfront

Reference #	18132004
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I believe that the stipulations should include the following:</p> <p>Greenwood is to fix all dilapidated buildings before we sign a deal.</p> <p>Parking spaces for owners need to not be across the road.</p> <p>30 Saturday's a year seems excessive.</p>
Last Update	2021-06-16 12:53:45
Start Time	2021-06-16 12:49:05
Finish Time	2021-06-16 12:53:45
IP	45.18.189.192
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18132585
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>First some questions....</p> <ol style="list-style-type: none"><li>1. How is the Owner Space going to be controlled?</li><li>2. How is the Owner Space going to be furnished?</li><li>3. How would food service from the public area work for the Owner Space? Take out or full service?</li><li>4. Will there be a ramp from the parking lot to the beach? Similar the ramp north of the Dunes House?</li></ol> <p>Regardless of the answers to the questions above - this is a great idea and will be an improvement to the overall attractiveness of the resort.</p> <p>My concern would be the ultimate beneficiary of this new facility - there are three entities in play at this facility - the visitors/guests, the Homeowners and the developer. I am trusting that this facility along with the rules/regulations, access would favor the guests and homeowners. Please try to get this right the first time - so we don't have a lot of complaining and changes after the facility is opened. Thanks!</p>
Last Update	2021-06-16 14:46:50
Start Time	2021-06-16 14:36:15
Finish Time	2021-06-16 14:46:50
IP	208.87.234.180
Browser	IE

## Member Comments-Beachfront

Reference #	18133093
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I strongly support the Beachfront Clubhouse project and encourage the Board to move forward with this initiative.
Last Update	2021-06-16 16:35:10
Start Time	2021-06-16 16:31:02
Finish Time	2021-06-16 16:35:10
IP	66.56.174.246
Browser	Firefox
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18133867
Status	Complete
Name	
Comments	Thanks to all those who sacrificed time and effort to take a concept and making it into a concrete proposal. Overall, it looks very good and reflects a very thoughtful approach to financing. My only questions involve rental of the facility. Are the days that owners may rent the facility part of the 40 days maximum that it may be rented by Greenwood? If not, how many days total are envisioned as being made available for owners to rent? Will Greenwood pay the same rent as owners? Thanks again.
Last Update	2021-06-16 20:14:13
Start Time	2021-06-16 20:11:04
Finish Time	2021-06-16 20:14:13
IP	66.56.172.76
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18134721
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We are excited about the Beachfront Clubhouse! My only requests is that if we have to purchase food from Greenwood, there be a variety and some healthy choice options better than the current menu at the Dunes House. Also, if the top floor isn't comfortable and provide some forms of shade the residents probably won't be using the facility as expected. Who will be responsible for those decisions...comfortable seating, decor etc? I would like to see sofas, fire pit, dining table with chairs etc.
Last Update	2021-06-17 06:42:59
Start Time	2021-06-17 06:32:45
Finish Time	2021-06-17 06:42:59
IP	173.93.178.35
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18135649
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I have mixed feelings about this. My initial thought is to keep the Dunes House as is. An only owners club should be an exclusive only owners club and not shared with any visitors or renters. I think that we could raise that eyesore on Carnoustie/ Ocean Lane and rebuild a place for us. Leaving Dunes House as is with its low key charm. Parking is a huge concern. Keeping others out of "our" 2nd and 3rd floors by placing a person as a gatekeeper...this will not be enforceable just as the parking lot rules are never enforced. And relying on people to clean up after themselves when bringing their own food/beverage....well, I'm skeptical. Being closed off from the building for a majority of Saturdays during the year...how unfair to owners who work with only weekends off. I'm not going to bash Greenwood. I think they do a pretty good job. If they make money on this venture, good for them. But I don't think they should be allowed to rent the building out at the exclusion of owners. If this goes through, so be it. But I think the dilapidated building on Carnoustie and Ocean Lane is a better option - raise it and start over.</p>
Last Update	2021-06-17 10:26:52
Start Time	2021-06-17 10:10:27
Finish Time	2021-06-17 10:26:52
IP	72.175.124.7
Browser	Safari

## Member Comments-Beachfront

Reference #	18135929
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I just want to state that I fully support the proposed Beachfront Clubhouse project. The plan has been well thought out with a design concept that is of the highest quality, and promises to address needed functionality. This amenity is very important for the overall future viability of Palmetto Dunes.
Last Update	2021-06-17 11:26:08
Start Time	2021-06-17 11:00:54
Finish Time	2021-06-17 11:26:08
IP	76.182.162.135
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18136034
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Without reservation, I wholeheartedly support this concept to build and operate a beachfront facility for property owners. Amenities such as this and a passive park at 7 Lee Shore are top quality amenity concepts. Many people complain about the number of tourists but also complain about ideas that are meant not only for current residents but to make Palmetto Dunes a more desirable place to buy and live. Between a beach front club, a passive park, the beach, and the lagoon with other amenities such as access to golf courses and bike pathways, PD could undoubtedly become a first choice among new buyers that want to become locals.
Last Update	2021-06-17 11:52:55
Start Time	2021-06-17 11:47:23
Finish Time	2021-06-17 11:52:55
IP	76.182.184.101
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18136340
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	What's not to like? Would love to see interior details.
Last Update	2021-06-17 12:53:04
Start Time	2021-06-17 12:50:25
Finish Time	2021-06-17 12:53:04
IP	173.93.184.115
Browser	Safari
Device	Tablet
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18136572
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I support the proposal but I had concerns with 1) number of saturdays the clubhouse could be unavailable to members due to events by greenwood. This is more the 1/2 the saturdays and feel this may be a problem. 2) After 5pm restriction of bringing food / beverages to clubhouse. It seems a bit restrictive especially since the food selection is very limited. I understand the menu will be expanded. I hope this includes the quality as well.</p> <p>I support the proposal but would like to have some process for revisiting the terms if the availability and food are limited from the property owners perspective.</p> <p>I do approve of the project and very much want to see the beachfront clubhouse and rooftop.</p>
Last Update	2021-06-17 13:41:46
Start Time	2021-06-17 13:23:53
Finish Time	2021-06-17 13:41:46
IP	98.118.98.57
Browser	Firefox
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18136650
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Based on the conceptional drawings, the proposed project has the ambiance and atmosphere of more like waterfront dining similar to the Marriott versus the unique beach bar/restaurant casual dining for which the Dunes House is famous. For example, it does not appear to include a very large outdoor dining area on the first floor. The unique walk up dining experience should be maintained and at the forefront of the entire project. The Dunes House is successful year in and out and is sought out and enjoyed by both locals and visiting families. Palmetto Dunes currently has plenty of available venues similar to the proposed second floor; as a result, the utilization of this area will be low. Thank you for the opportunity to submit these comments!</p>
Last Update	2021-06-17 13:59:15
Start Time	2021-06-17 13:45:52
Finish Time	2021-06-17 13:59:15
IP	207.5.63.92
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18137054
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Thank you for asking for owner comments. I appreciate much of the overall concept however, as the agreement stands right now, it heavily tips into Greenwood's favor. Further negotiation is warranted.</p> <p>I do not agree with allowing non-owners to rent the space. Up to 40 days/year including 30 Saturdays is a very significant amount for a space that we are being asked to outfit and lease but not have access to during these times.</p>
Last Update	2021-06-17 15:18:27
Start Time	2021-06-17 15:07:27
Finish Time	2021-06-17 15:18:27
IP	75.189.104.174
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18137633
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We support the beach house project as proposed. Thank you for all the effort spent on this proposal. [REDACTED]
Last Update	2021-06-17 17:29:19
Start Time	2021-06-17 17:25:52
Finish Time	2021-06-17 17:29:19
IP	68.190.190.92
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org



## Member Comments-Beachfront

Reference #	18137731
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I believe the 30 Saturday's and the additional 10 days
Last Update	2021-06-17 17:53:13
Start Time	2021-06-17 17:49:57
Finish Time	2021-06-17 17:53:13
IP	69.125.17.56
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18137808
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Sorry my first submission was incomplete. What I feel is the 40 days with 30 of them allowed to be used by Greenwood on Saturday's is limiting the use of the facility as a social gathering facility for the owners. I believe there needs to be some "hours of use limitations" imposed on Greenwood so that the facility can still be accessed on Saturday evenings for owners.
Last Update	2021-06-17 18:11:55
Start Time	2021-06-17 17:54:13
Finish Time	2021-06-17 18:11:55
IP	69.125.17.56
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

Member Comments-Beachfront

Reference #	18137895
Status	Complete
Name	

## Comments

Major concern about parking--are only 42 parking spaces being added? Will the existing parking lot in front of the Dune House & beside the Moorings be reduced or enlarged in conjunction with this construction? Already that parking is terribly inadequate. Yesterday, a Wed. in June, I requested a parking pass for friends from out of town to meet me at The Dune House for lunch. They got the pass and they had a handicapped tag for their car, but they could not find a single parking spot, handicapped or not. I had to instruct them to go to the parking lot of St. Andrew's, leave their car and call the Dune Buggy. My point is that parking is already extremely inadequate for owners & guests/renters to be able to find beach parking or parking to have lunch or dinner at the Dune House. If the new Clubhouse is going to draw more owners to fill the 42 owners' spaces, there will still be inadequate parking for owners, guests & renters wishing to access the beach and use the first floor of the new Clubhouse. Is there some proposal for additional parking other than the 42 spaces in the current tennis courts area?

I used to find the parking issue to be intense in terms of shortage only during peak, peak times like holiday week-ends in season. But this summer, 2021, the number of vehicles parked at the Dune House for beach access seems to have increased significantly. Maybe with the construction of the Clubhouse we need to look at the number of parking passes being requested by Owners for their friends & family members (who are not residents or renters) to use for beach access. Perhaps we need to limit the number of passes one owner could be granted. I'm surprised at the generosity with which 2 people staying at my condo are...

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... allowed 2 passes for 2 vehicles at no extra charge. My one rental unit would seem to be utilizing more than its expected share of parking spaces. And Owners should probably be limited in the # of passes we can call in on a given day for friends/relatives, unless the Owner is paying to rent the Clubhouse and needs passes for all the invited guests.

In other words, there is a major parking problem NOW and when the Clubhouse draws more Owners & guests, the problem will be even worse and 42 additional spaces would not seem close to adequate to meet the demand. I don't know the solution, but it seems we should be looking at this serious problem before plans for construction are complete. Maybe the Clubhouse building needs to be reduced in size on the side where the existing parking lot stands so that parking lot can be expanded and designated for Clubhouse patrons with a 3-hr time limit (so beach goers cannot take those spaces and occupy them all day).

Last Update	2021-06-17 18:49:28
Start Time	2021-06-17 18:22:57
Finish Time	2021-06-17 18:49:28
IP	170.205.151.105
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18138321
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I am very much in favor of a beachfront amenity at the Dunes House in conjunction with Greenwood BUT NOT THIS PROPOSED PLAN.</p> <p>The design by Court Atkins looks horrible - the original conceptual drawing by Lee Smith had a much larger area for the owners. This one seems really amateurish.</p> <p>Giving away 30 Saturdays (out of 52 total) to Greenwood of OUR space seems like a real rip off for the owners. My understanding was there would be some Saturdays for them to use for weddings but not the majority of them. WHOEVER NEGOTIATED THIS ARRANGEMENT MUST HAVE BEEN HEAVILY LOBBIED BY GREENWOOD AS THEY ARE GETTING MUCH MORE THAN THEIR FAIR SHARE! Needs to be renegotiated.</p> <p>The new parking area at the tennis center makes no sense - especially if the PDPOA has to pay for it. I don't think anyone will use it as it is too far from the facility.</p> <p>I thought original plan was for Greenwood to supply the land - the POA would build (and own) the facility. Greenwood gets the first floor for Public restaurant and we get the second and third floors which we could rent out as determined by the POA members.</p>
Last Update	2021-06-17 22:23:25

## Member Comments-Beachfront

Reference #	18138404
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We support the plan for and construction of the Beachfront Clubhouse as currently proposed by the PDPOA.
Last Update	2021-06-17 23:34:18
Start Time	2021-06-17 23:32:03
Finish Time	2021-06-17 23:34:18
IP	71.237.1.242
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

Member Comments-Beachfront

Reference #	18138439
Status	Complete
Name	



## Comments

Kudos to all for these beautiful renditions, financial plans, and informative scenarios of how the clubhouse could and would be used! I do support this plan, and I'm especially thrilled by the parking proposal!

However, what is missing for me in all these conceptual visions is "how much of this would Greenwood still do anyway if POA was not involved?" Reality is that they need to upgrade most of this regardless, to get the rentable indoor/outdoor event space for their 30 Saturdays! They probably don't need our POA \$\$ to guarantee some return on their investment! We are just making it sweeter for them!

I appreciate the comparison of what we plan to have vs what other similar communities have, and the forecast that it (may) impact property values, but do we know how much utilization those other beach clubs actually see? I wonder if we are committing a lot of guaranteed rent and staff to Greenwood, for hypothetical usage that may never exist, in a facility that Greenwood will inevitably build and staff anyway? Perhaps the cost to just pay as needed for the few Saturday nights, and the other times that we would actually have scheduled club meetings and community events, would end up being significantly less than this proposed contract?

Regardless, I do understand the need to develop improved relations with Greenwood, and that there is a value to investing in this relationship, to have leverage for other long-standing issues, so I do applaud and support this effort! Perhaps in continued negotiations we can reduce our termination option to 5 yrs rather than 10? Perhaps you can also negotiate into the contract, discounted private party rental rates for owners vs non-owners, and...

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... assurance that owners will still retain their  
Dunes House/Big Jims food discounts?

... and if all else fails, what rent would they  
want for just building the owners parking lot??  
:-)

<b>Last Update</b>	2021-06-18 00:16:27
<b>Start Time</b>	2021-06-17 22:16:17
<b>Finish Time</b>	2021-06-18 00:16:27
<b>IP</b>	24.88.69.36
<b>Browser</b>	Chrome
<b>Device</b>	Desktop
<b>Referrer</b>	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18138969
Status	Complete
Name	

## Comments

Congratulation on this work that the team did on this subject. Not having properties on the beach, this is one of the best options. The proposed agreement is more in favor of Greenwood. Some considerations can greatly improve and balance the deal :

- Parking: The new dunes house will not solve the parking issue and is not the goal of the dunes house. It is a good idea to increase parking spaces on the tennis court.
- Restriction on food, beverage: As we rent the place, we should not be restricted for food and beverage. We could purchase from Dunes House if we wish. It should not be mandatory at certain periods. Dunes house must earn his business. Palmetto Dunes owners will be a second class customers for the Dunes House. ( high price, bad service, and bad food) . The best way to earn business is to have competition. Mandatory usage of a supplier in a contract (in this case Dunes House) will result in a difficult relationship, the bitterness of our communities and eventually dispute or not usage of our clubhouse. .
- Rental cost to be recheck
- Rental to Greenwood : 40 days including 30 Saturday is not acceptable. The owners don't have an opportunity to rent the facilities on a Saturday From April till October. Greenwood per contract will reserve the best dates in advance leaving owners dates that nobody wants.
- Past experience shows that Greenwood is not consistent in his management. The devils are in the details and the contract must have strong terms to protect ourselves on the legal and operational side.
- The renewal in 5-year increments at a fair market rate is very...

... risky for POA. Should not be accepted. It should be linked to an index

- POA must have an easy way to get out of this contract

I am available to support the team with this important project

## Member Comments-Beachfront

Reference #	18139053
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	While the contract terms are not ideal with Greenwood. I AM POSIVELY FOR GOING AHEAD WITH BEACH HOUSE
Last Update	2021-06-18 08:14:25
Start Time	2021-06-18 08:12:17
Finish Time	2021-06-18 08:14:25
IP	66.56.175.81
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

Member Comments-Beachfront

Reference #	18139254
Status	Complete
Name	

## Comments

We think for most PD homeowners the remodeled Dunes House and Clubhouse addition would be a plus. That said, they do not live adjacent to the proposed expansion of the Dunes House and will not be impacted directly. We are in very close proximity, Beach Villa 10 in the Beach Villas community.

We already have had issues with overly loud music on band nights at the Dunes House. The additional height to the proposed replacement structure will add more loud sound issues as the outside Greenwood restaurant area will be complemented by the third floor owner's deck. So, the number of people congregating outside at the new structure will increase for most of the day and evening, which may limit beneficial use of our outside deck and backyard areas.

The other major issue is with loss of existing privacy. The increased height of the building and new access stairways will put users at the second floor and third floor PD Clubhouse on the same visual level as our bedroom on the third level of our villa and provide for an enhanced view into our living and dining rooms. Moreover, our current sight lines to the beach and ocean will be impacted by the additional height of the proposed structure.

If we were renting Beach Villa 10 it might not be a major issue, but we do not rent and we have family living there many months the year. So, for us it is our home part of the year. Therefore, the changes will have a major impact on our residency at our Villa and impact the limited privacy we already have and currently enjoy. ...

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... This is even more of an issue given that Greenwood will have rental use of the PD Clubhouse for up to 30 Saturdays and 10 other days a year. We are sure that this rental arrangement will contribute to the increased noise and loss of privacy we will experience as well.

Lastly, it would have helped if the conceptual design was actually shown on the plot plan for the property with required setbacks and dimensions on the proposed building including height of the proposed structure. This could have been presented in an elevation plan showing the proposed structure in relationship to the Beach Villa units that are adjacent to the right of the Dunes House and the large home that is 12 Armada.

Our overall concern is that our property values may decline due to the impact of the new Clubhouse. We are sure that the owners of 9 Beach Villas and 12 Armada may feel the same way due to the probable noise increase and loss of privacy due to the proposed upper deck and enhanced sight lines to their porch/deck/pool and bedroom areas. We are somewhat surprised that the planners and architectural designers did not meet with the closest neighbors to sort some of the above issues out during the initial conceptual design phase. For example, did they meet with any representatives of the Beach Villa Regime board or with the owners of 12 Armada before the current design was firmed up? The new Clubhouse will have substantially more impact on us and our neighbors than that of the early proposed park plan for 7 Lee Shore would have had ...



...on the neighboring properties. So, do not be surprised if there is pushback on your plans from those that are negatively impacted and have not been asked to be involved or contacted in the planning and design process up to this point.

Thank you for your consideration.

Regards,

[REDACTED]

Last Update	2021-06-18 09:13:50
Start Time	2021-06-18 08:41:13
Finish Time	2021-06-18 09:13:50
IP	67.85.177.42
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18139423
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I strongly agree with the Beachside amenity. It will be a great asset to our community. I look forward to it being a great gathering place for the neighborhood. It will be a place to meet some of the neighbors. It will also bring great value to our homes. I think the renderings are absolutely beautiful and I cannot wait for completion.
Last Update	2021-06-18 09:57:34
Start Time	2021-06-18 09:53:03
Finish Time	2021-06-18 09:57:34
IP	108.246.29.9
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18139642
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The information brochure was very well done and I am in agreement on moving forward.
Last Update	2021-06-18 10:48:57
Start Time	2021-06-18 10:46:07
Finish Time	2021-06-18 10:48:57
IP	64.20.157.157
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18139737
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I think redoing the Dunes House is a fantastic idea! We go to Sea Pines to eat at their clubhouse frequently. It will be great to have one of our own to enjoy. That being said, I hope ours will be done in a similar fashion.
Last Update	2021-06-18 11:07:48
Start Time	2021-06-18 11:05:36
Finish Time	2021-06-18 11:07:48
IP	52.24.129.81
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18139785
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Hello,</p> <p>I purchased the lot at 8 Armada last year in July, paying a sum that was higher than market price, with the idea that I'll build a house with ocean views over the existing Dune house. I asked ARB if I could build a partial rooftop on my home to have an even better view of the ocean. You declined me stating that it will be too loud having a rooftop and it would go against community rules.</p> <p>As a result, I do not agree with this new project and I reserve the right to go to court.</p>
Last Update	2021-06-18 11:17:44
Start Time	2021-06-18 09:15:55
Finish Time	2021-06-18 11:17:44
IP	66.56.172.160
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18139837
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Great Idea... Bad location. The homeowners have needed a beachfront clubhouse for years, but the Dunes House location is a terrible choice. Parking will be an issue even with the converted tennis court location. Parking at the Dunes House is a disaster during the summer months. Why would we ask the assessment paying homeowners to park at the tennis court location, when the tourists can &amp; will park closer. My other concern is; just how effective the PDPOA will be in policing the access to the 2nd and 3rd floors. How is that going to work and what kind of authority is the POA concierge going to have. History has told us in the past that renters sometimes don't pay a lot of attention to our rules when they are on vacation. I think we can spend the \$170,000 /year better. I'm a NO on the proposal. [REDACTED]</p>
Last Update	2021-06-18 11:30:07
Start Time	2021-06-18 10:55:37
Finish Time	2021-06-18 11:30:07
IP	67.216.144.38
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18140601
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

## Comments

There are many reasons this new proposal does NOT benefit residents of PDPOA but rather again benefit the pockets of Greenwood and we are NOT in favor of this at all. We would prefer it stay as is and instead hold out for another property. Why don't we have Greenwood hand over the dealbated white building at South Gate and leave the Dunes House as is. We all just want a place to congregate. The proposal in no way makes it a "beach front property for residents". And Lee Shore is waste of \$ just sitting there for the birds. We do not need a "park" either you put a building with bathrooms or sell it. Below are some reasons why this does NOT benefit us residents.

Also no to adding parking for us if in fact Greenwood and their employees or VIPs from golf/tennis can use. If they are able to use do NOT spend the \$ or charge them large fee monthly.

1) PDPOA pays Greenwood \$170k per year and over 10 years that we lease it we have paid for the building while Greenwood makes \$ off restaurant & events. And then at the end of lease Greenwood can say "not renewing our lease" but we paid for a building they have been reaping the financial benefits from.

2) Greenwood gets "FULL" building use including the PDPOAS 2nd floor - 40 days of year 30 days of those weekends & we all know weddings normally happen on Saturdays some Fridays which means of 52 weeks in a year we will have probably 22 likely Saturdays during the winter.

3) They can still rent out their portion above those 40 days. (Thursday & Fridays are popular dinner rehearsal days) result after 5pm how do we get drinks & food OR parking that is already horrible

4) #2 & #3 mean there will never be...

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... parking at Dunes House to go to beach for residents, our visitors & renters

5) WE (PDPOA) PAY to tear down 2 tennis courts for our parking. Why do owners, our visitors & renters have to walk far to enjoy our beach? Additionally would gather Greenwood will want to use the parking "we" paid for are we having them pay us back when they use it? It then means even though there is an event "we" won't even have the parking we paid for to go to the beach.

6) where is Greenwood staff going to park for events and normally as will need an increase in staff. They already take up up to 8+ parking spots now.

6) How are we going to control the investors of rental properties from not allowing their renters from using "resident" only 2nd floor? If you are opening this up to their renters then you canNOT call it a OWNER clubhouse, because they like Greenwood our benefiting financially from this clubhouse. Will you have a receptionist/security to man the door if not easy for anyone to get in including renters which then just makes it 2 story Dunes House with anyone able to be in it.

7) Greenwood is controlling how we use the facility - no outside food or drinks. We wait 1 hour + to be served upstairs because their first priority will always be the downstairs or if they have an event? WHY should we have to pay for drinks & food when we are leasing the property. They again reap the benefits by charging us individually to enjoy our floor when we have it.

8) Would think the town has occupancy limits how will this effect residents and how many on 2nd floor if they are full downstairs will upstairs be closed off or limited to how many? And again where will we park if the 1st...

... floor is rented out even if it's to go to beach?

9) We know Saturdays are normal wedding days that's 30 weeks. Saturday is "TURN DAY" have you thought about how much more congested /traffic flow will be entry in and out of PD & North Gate with a wedding of 200-300 the number of additional cars coming in to PD? How is that going to be handled.

10) What is being done with the \$1.5mil lot Lee Shore. I think before we decide to invest more \$ need to sell or do something with that land. A park is complete waste of \$ unless it has a building with bathrooms and parking.

Last Update	2021-06-18 14:36:11
Start Time	2021-06-18 14:11:39
Finish Time	2021-06-18 14:36:11
IP	76.182.189.56
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18141504
Status	Complete
Name	

## Comments

Thank you to the Board for working with Greenwood to develop and share this plan for a re-envisioned "Dunes House" as a beachfront clubhouse. We read the brochure with excitement and certainly support getting the process started. Overall, it is very exciting.

The photos of the first level don't really show that the outside deck will be serving food like Dunes House does now. Is that the case?

We have just a few other suggestions we hope you will take seriously. They refer to ensuring our owners with temporary or permanent disabilities can have full access to the facilities. We are happy to speak with the planners if they need additional information as our professions are in the area of disability services and supports.

First, we are pleased to see the inclusion of an elevator to ensure those who have difficulty walking up and down stairs can access the entire facility. An elevator alone does not do it. It is not only for people who use wheelchairs; it is also for individuals who use canes, walkers, and just have difficulty walking distance etc. It would also be helpful to consider the needs of individuals who have vision and hearing impairments.

Given that this will be new construction, can we not ensure that it will all be consistent with universal design features from the start of construction? On page 11, for example, the illustration shows a ramp and then steps down to the beach. Is it not possible to make it just a ramp so that owners and others who have difficulty navigating steps have easy access to the...

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... beach? The entrance to the building could have ramps instead of stairs as well.

Second, we are concerned (and have expressed this concern before) about disability parking. Right now, there is no reasonably close handicapped parking spots near Dunes House. While it is great to see a dedicated parking lot for owners, it will be a good walking distance from the clubhouse/Dunes House for someone who encounters difficulty walking. It would be very helpful to ensure that there are dedicated handicapped parking spaces close to the facility so that individuals can easily access to the new facility. We are sure there are ADA accessibility guidelines for handicapped parking spaces.

We again thank you for your efforts and hope you will incorporate these suggestions. We look forward to getting underway!

[REDACTED]  
[REDACTED]

Last Update	2021-06-18 19:07:20
Start Time	2021-06-18 19:05:04
Finish Time	2021-06-18 19:07:20
IP	99.126.16.219
Browser	Firefox
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18141663
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

## Comments

We like the Dunes House as it is and use it frequently. The rendering of the proposed "new" Dunes House based on the PDPOA brochure does not feel relaxed or inviting.

As a Palmetto Dunes Tennis Center member I am certainly not in favor of converting two additional tennis courts into parking. I have already seen numerous tennis courts being converted into pickleball courts, and none of my family members play pickleball.

We foresee countless problems with enforcing any kind of owner-only usage of the second floor and roof top deck. We also question the maintenance of the proposed building given the current condition of the Palmetto Dunes Club owned by Greenwood which has continuously been deteriorating over the last several years. It seems that if it's not a money maker for Greenwood, they have little interest in maintaining the property.

On a practical matter, it is hard to conceive of a first floor venue that caters to non-owner vacationers with live music while upper level owners might prefer no music or a different form of music. As a musician myself, I cannot imagine having two musical groups at the same location. Or it may be that owners would still prefer the venue of the first floor, which renders the upper floors as nonessential and under-utilized.

We respectfully request that the board vote "no" on the beachfront clubhouse proposal.

[REDACTED]

Last Update	2021-06-18 20:54:37
Start Time	2021-06-18 20:18:44
Finish Time	2021-06-18 20:54:37
IP	64.20.157.119
Browser	Chrome

## Member Comments-Beachfront

Reference #	18142049
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>As an owner of Beach Villas (next door to the proposed Clubhouse)...I have several concerns.</p> <p>1. First and Foremost is parking or lack thereof. Currently there is insufficient parking for what is already there and increasing the size and square footage will only make things worse. The addition of parking across the road where tennis court now sit will simply not be enough.</p> <p>2. Greenwood has too much control and if the lease allows them to occupy the entire building 30 weekends per year...it will not be an amenity for PD owners but a full fledged commercial operation for Greenwood...complete with noise and parking problems.</p> <p>I would hope that PDPOA will consider the impact on especially those properties in close proximity to this project and find ways to lessen the impact.</p>
Last Update	2021-06-19 06:27:40
Start Time	2021-06-19 06:18:47
Finish Time	2021-06-19 06:27:40
IP	34.200.214.104
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>



## Member Comments-Beachfront

Reference #	18142105
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I personally prefer the absolutely wonderful plan that you created for 7 Lee Shore.
Last Update	2021-06-19 07:51:08
Start Time	2021-06-19 07:49:32
Finish Time	2021-06-19 07:51:08
IP	24.31.213.2
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18142551
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	This is not necessary! It will be too small to accommodate the people that will want to go there at any given time and will just aggravate people when they can't get in. Let's spend more time on reducing costs to the owners!!
Last Update	2021-06-19 12:35:41
Start Time	2021-06-19 12:31:20
Finish Time	2021-06-19 12:35:41
IP	172.3.44.166
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18142915
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Just because it won't raise our assessment doesn't mean that it isn't costing anything--it is still money out the door. The money could be used for other purposes, or perhaps the assessment should be reduced. This is too much money to be spent on a facility you don't own or control. I agree with others that it will not get used by a great proportion of the owners (over 50% are not even full time residents). I agree with others that it will quickly be taken up by privately reserved parties, and won't be of use to the majority of owners anyways. That end of the beach is packed all of the time, since it is so close to the hotel, and not particularly desirable. Parking would still be a huge issue. I do not believe that the majority of the owners wanted a clubhouse on the ocean that was not wholly owned and controlled by PD and that would serve such a small segment of the owners. In my opinion, develop Lee Shore into a clubhouse, and rent the Dunes house space from Greenwood periodically for owner use instead of being a minority owner with little voice.</p>
Last Update	2021-06-19 16:29:13
Start Time	2021-06-19 16:03:57
Finish Time	2021-06-19 16:29:13
IP	71.73.36.153
Browser	Chrome

## Member Comments-Beachfront

Reference #	18143033
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>In the FAQ, it says that all Clubhouse rentals will be posted to an online calendar with at least 3 months advance notice. BUT, this means that you'd require all bookings to be made at least 3 months in advance. I think you will miss out on a lot of rental opportunities that wouldn't be able to book with that much lead time (not every organization plans that far in advance, and there might be occasions needing a facility rental that arise with a much shorter lead time). I think you should lower this lead time requirement to no more than 2 months, possibly 1 month.</p>
Last Update	2021-06-19 18:41:34
Start Time	2021-06-19 16:02:11
Finish Time	2021-06-19 18:41:34
IP	75.15.178.33
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

Member Comments-Beachfront

Reference #	18143102
Status	Complete
Name	

## Comments

Looking at the Beachfront Clubhouse brochure details I am dismayed that the proposal put forth by the Board and management staff is slanted as a win-win proposal in favor of Greenwood. Greenwood owns the land that the present Dunes House sits on and they are basically asking the POA to pay for the enlarged and more modern Dunes House through the excessive fees from the Community Enhancement Fund and POA.

As it stands the "rental fee" for the owners portion will be 170,000 per year for 2500 SF on the second floor and 2100 SF on the roof top deck. With an initial term of 20 years, in 5 year increments at fair market value the sum would amount to at least \$3,400,000 Dollars. Enough to pay for the new building when we consider the extensive use that Greenwood would have each year of the "owners club area". Up to 40 days/year including 30 Saturdays at an unknown rental fee.

In addition the POA will be paying an estimated \$70,000 for the "annual building expenses" which includes portions of the property taxes, insurance, maintenance, etc. The conversion of two tennis courts to dedicated parking for owners will be paid by the POA to the tune of \$260,000. We also will have to "redevelop/repave and maintain" Dune House Lane. I may add that in addition to the "annual rent" of \$170,000 the POA will be billed to uplift the facility (audio/visual technology, furniture, etc. at an unspecified amount). We must also pay to operate our facility, including separate metered utilities, cleaning, staff etc. To add insult to injury if the POA "exits" the agreement after 10 years we must pay \$170,000 for the privilege. Odds and ends, users of the owners area must buy their food from the Dunes House after 5PM. More earnings for Greenwood. Therefore I am against the proposal.

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**Last Update**

2021-06-19 20:01:11

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**Start Time**

2021-06-19 19:59:29

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## Member Comments-Beachfront

Reference #	18143138
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Absolutely love this idea. Beautiful building. So appreciate the thoughtful approach on how to pay for it. A super plus for the whole community. 100 percent in support. Thanks so much.
Last Update	2021-06-19 20:56:51
Start Time	2021-06-19 20:16:16
Finish Time	2021-06-19 20:56:51
IP	74.93.150.177
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18143148
Status	Complete
Name	
Comments	Size of outdoor space on 2nd and 3rd floors looks very small. Extremely disappointed that we can not hold Greenwood currently accountable for their properties (i.e. Palmetto Dunes Club) It does not make us feel good about another partnership with them. Why must food that is brought in be discreetly packaged? I thought that this is a owners club?
Last Update	2021-06-19 21:08:01
Start Time	2021-06-19 20:57:52
Finish Time	2021-06-19 21:08:01
IP	67.175.174.97
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18143399
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Absolutely love the direction this project is headed. I do hope that the restriction regarding use limitation on the upper floors for Owners only remains in place.</p> <p>I only wish the project would be completed sooner!</p> <p>Please press forward.</p>
Last Update	2021-06-20 07:45:46
Start Time	2021-06-20 07:43:47
Finish Time	2021-06-20 07:45:46
IP	69.114.135.100
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18143699
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>This is a poor concept/agreement only benefiting Greenwood.</p> <p>This is better known as a unilateral contract once again only benefiting Greenwood.</p> <p>The POA and CEF bare the financial burden of the club house while Greenwood would enjoy the profits.</p> <p>The agreement should be;</p> <p>If the club house were to be built Greenwood would pay a leasing fee to cover the use and cost of the clubhouse, and would pay to the POA a percentage of the gross revenue taken in on each rentals/affair as well It should also include any food services offered by Greenwood,</p> <p>The POA should research how other organizations use this type of venue as a profit center.</p> <p>The POA should also take into consideration how it would detract from Palmetto Dunes by taking away Tennis Courts and putting up a parking lot.</p>
Last Update	2021-06-20 11:44:11
Start Time	2021-06-20 10:43:39
Finish Time	2021-06-20 11:44:11
IP	199.188.86.6
Browser	Safari

## Member Comments-Beachfront

Reference #	18143728
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	What is this 1960? No question this should be a smoke free establishment inside and out. A cigar club really?
Last Update	2021-06-20 12:03:31
Start Time	2021-06-20 12:01:19
Finish Time	2021-06-20 12:03:31
IP	199.116.103.51
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18143863
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Great job &amp; thanks to the PDPOA Board &amp; sub committees involved. One question. Why are Shelter Cove (SC) property owners excluded from usage of the owners floors of the proposed New Dunes House? SC is considered a part of PD, why the exclusion here? Might there be options entertained by the board that would allow individual SC property owners to gain access to the property owners floors? If one of the goals with this amenity is to “cultivate a sense of community” to quote the brochure, the exclusion of SC property owners seems to go against that objective. Thanks in advance for your response &amp; consider.</p>
Last Update	2021-06-20 13:36:10
Start Time	2021-06-20 13:09:07
Finish Time	2021-06-20 13:36:10
IP	75.130.131.46
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18144206
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Great concept and I am all for a beachfront clubhouse, especially with the recommended design and the projected cost to owners. I love the rooftop area and that you can bring food/drinks prior to 5 pm discretely. My recommendations are the following: allow owner's immediate family (children, parents) to have access to the owner's sections with their guests without owner present and to further limit Greenwood's reservation access to Saturday evenings to less than 30. Saturday is a premium day and giving Greenwood approximately 60% of available Saturday's seems excessive. Thanks for considering my recommendations.</p>
Last Update	2021-06-20 18:28:08
Start Time	2021-06-20 18:17:23
Finish Time	2021-06-20 18:28:08
IP	98.28.230.185
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18144217
Status	Complete
Name	

## Comments

We have a place in the Moorings and Queens Grant. Our primary home is in New York. My husband and I are opposed to the construction planned at the Dunes House. The plans for the new Dunes House appear to be beautiful in pictures, but the rendition doesn't include the reality that will come with this project.

As a Mooring owner, the visual is real. We foresee congestion. We see a backup of cars trying to park in the Dunes parking lot because they want a closer spot than the designated area by the tennis courts. We also foresee traffic by the gate entrance due to cars having to wait for people to cross the road from the new designated parking. We see a blockage to the beach entrance for at least a year. We see a loss of rental income. Our Mooring's unit is close to the beach. It is our strongest, rentable feature but, it will be taken away. In addition, the noise of construction from early in the morning until the end of the day is just so uninviting. Imagine spending the afternoon in one of the pools in the area and just hearing the deafening sounds of tools and machinery. I truly can't imagine a Moorings owner or Moorings renter being in favor of this project. In what way would this project benefit a Moorings owner?

As an owner of Queens Grant, we are also opposed to the construction. In regard to congestion, traffic, and backup issues, we share the same concerns as we do as Moorings owners. It also brings something to mind that concerns me. We start our day early on the beach every morning walking our dog. When we're at our Queens Grant place, we drive over to the Dunes parking lot, since the pavement is too hot for the dog to walk (we found that out the hard way when years ago, our...

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... dog got blisters from walking from Queens Grant to the beach), we park our car and walk the beach with the dog. If I'm understanding this correctly, with these early hours planned, it could mean we would have to park back by the tennis courts. This is not only an inconvenience but could be problematic for pets. Have considerations been made for the dogs that walk the beach each morning?

As a vacationer, who has come to HHI every year for the last 30 years, we look forward to getting away from the NY traffic and congestion, not drive into it! The beauty of Hilton Head for us is right here in the amenities offered in Palmetto Dunes. It is our favorite place to come for serenity. We enjoy the convenience of golf, pool, and beach at our fingertips, as well as the simplicity of the Dunes House for a bite. If the plans go forward, I don't want to be in that area while the work is being done and I can't imagine any other vacationer wanting to either! But what worries me more is that even when the project is done, we will now have to deal with problems that will arise from it such as backup of cars, waiting for access to the beach, increased wait time for food at the Dunes House, etc.

Whether an owner or a vacationer, there's something to be said about the uniqueness of the Dunes House. It's a staple of Palmetto Dunes. It doesn't need to be made into a commercial restaurant like the 100's of others on the island. The uniqueness of food being cooked outside -- only grilling and no frying, chips replace the french fries, eating on the deck or taking the food to go and bringing it right on the beach, hanging out at the bar and enjoying a cocktail when you want to get out of the sun a little bit or...



... run for cover from a quick storm, musicians playing on the deck while the sun is setting over the ocean, all makes it exclusive to the Dunes House. I've witnessed many beautiful weddings take place on the deck. It's not the typical reception hall. It doesn't need to be nor should it be. Bride and grooms choose it just for that reason. So why would the Dunes House building need to be another reception hall on the island that can accommodate a large group? They are booked solid with weddings, reunions, etc., just the way they are. They charge a pretty penny too so the market is there's alone and it is perfect!

The expansion of the Dunes House does not appear to be conducive to the space available and not necessary. However, what is needed is for the shower and walkway to the beach area to be widened.

<b>Last Update</b>	2021-06-20 18:34:44
<b>Start Time</b>	2021-06-20 18:32:56
<b>Finish Time</b>	2021-06-20 18:34:44
<b>IP</b>	98.116.236.153
<b>Browser</b>	IE
<b>Device</b>	Desktop
<b>Referrer</b>	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18144237
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Our family is opposed to the Dunes House proposal.</p> <p>The Dunes House is the only beachfront parking lot available to Palmetto Dunes owners. The parking lot is not nearly sufficient for the current parking demand, much less for a new event facility. This proposal adds a three-story wedding venue with only 42 new parking spaces between the two parking lots.</p> <p>Until 2008, the Dunes House location provided restroom facilities and beachfront parking for Palmetto Dunes owners, as well as a neighborhood gathering place. At that time, rezoning was obtained to add a food vendor using an outdoor grill. A full service restaurant would not be appropriate for this residential area.</p> <p>Dunes House is bordered on all sides by residential property. Would other Palmetto Dunes owners like a commercial venue next to their homes? We purchased a home in a family friendly neighborhood with walkable access to the beach. We thought Hilton Head Island had adequate zoning to protect residential areas from commercial encroachment. This is not a good precedent to start on the island.</p>
Last Update	2021-06-20 18:56:22
Start Time	2021-06-20 18:47:42

Member Comments-Beachfront

Reference #	18144316
Status	Complete
Name	

## Comments

This is from The Moorings HOA:

### Dunes House Expansion

The Moorings Villas will be one of the communities most impacted by any changes to the Dunes House. We have solicited input from owners and have found that the majority of owners are adamantly opposed to the proposed construction. Here are the reasons why.

#### Parking

In recent years, increased traffic and congestion at the Dunes House has necessitated our HOA spend time and money trying to protect our property from illegal parking and littering. The large proposed structure, with so many additional commercial functions in such a small area, will increase these problems dramatically. The only way to protect our property and parking spaces will be to add barriers, gates and/or security guards. Why should we be expected to incur this expense? Greenwood would be the beneficiary of increased use, not us.

The current proposal shows traffic flow improvements, but it does not add even one single parking spot on Dunes House Lane! The plan is to go from a 1680 square foot building to a 5000++ square feet building and only adds 42 parking spots? And those new parking spots will be across the street and only for PDPOA owners! Where will all those additional event attendees park? The numbers simply don't add up.

The occupancy numbers shown for the second floor are 120 people inside and 90 outside. If you add in similar occupancy numbers for the first floor and upper deck, this would allow more than 400 people in the...

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... building. If you consider the homeowners that use this beach access point because their homes are not within walking distance of the beach, you can see the parking will not accommodate both beachgoers and event parking.

#### Zoning

Dunes House currently has zoning only for a limited food service facility or “snack bar” rather than a full-service restaurant. Outside grilling is the only cooking allowed. Dunes House is surrounded on all sides by residential homes. The proposed event facility is more appropriate for a commercial area. Attempting to change the zoning on Dunes House Lane goes against everything a planned community like Hilton Head stands for. Residential and Commercial areas are kept separate on purpose because many people prefer it that way. If we, or our renters, wanted to be part of a rowdy, party atmosphere, we would look toward other sections of the island such as Coligny.

This contract would allow the entire facility to be rented by Greenwood on 3/5's of all Saturdays, plus 10 more days which would also likely be on weekends. In addition, there seems to be nothing to prevent the rental of the first floor for events for all 365 days of the year. This certainly sounds like a commercial venue instead of a beachfront clubhouse for owners.

We have also heard that there are plans to extend the Dunes House hours to include breakfast and additional hours during winter months. This would cause much longer hours of noise and congestion in our...

... neighborhood.

#### Beach Access and Construction

Most Moorings units are rented for at least some portion of the year. Proximity and easy access to the beach are the biggest benefits to our renters. If beach access was eliminated during construction, this would greatly reduce our rental income. Other owners are not allowed to adversely affect neighbors in this manner when building/remodeling, why should the Dunes House rebuild be any different?

The proposal states that the building will be completed, start to finish, in nine months. This is not realistic. Our HOA just completed a partial rebuild of a building, smaller than the Dunes House, and it is not completed after more than 17 months. We would be losing rental income every day that construction was in process.

Also, the proposed plan shows steps leading down to the beach. This severely impacts access to the beach for owners/renters with strollers, beach buggies, and handicap devices. This is not an improvement to beach access.

#### Crowds, Noise, Traffic congestion, Litter and Pedestrian safety

Many Moorings owners purchased their units because of the quaintness of a small community. When small events are booked now at Dunes House, there is more traffic, more noise from bands, more trash on the ground the next morning, and in general, a different atmosphere to the neighborhood. These items will be exponentially increased by a larger venue. The size of the proposed building does not fit into the neighborhood.

#### Summary

Our ...

...understanding was that owners wanted beach access with nearby parking, restroom facilities, and a covered area to get out of the sun or rain. That is what the Dunes House was originally. This proposal is a far cry from that concept.

Thank you for your consideration,

[REDACTED]  
[REDACTED]  
[REDACTED]

Last Update	2021-06-20 19:51:40
Start Time	2021-06-20 19:48:04
Finish Time	2021-06-20 19:51:40
IP	76.193.123.72
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18144349
Status	Complete
Name	



[REDACTED]  
[REDACTED]

[REDACTED] many concerns about this rebuild but have 3 primary ones:

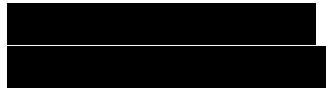
1-Parking. Parking will be The Mooring's primary concern in our opinion. We have been here 4 days and I have asked 2 illegal parkers to move their car and called Security to ticket a third car. I think that we will have to have a restricted access gate to keep illegal parkers out. The Pass Office has the ability to print a bar code on the pass to be able to go through such a gate. We also think that we need a wall separating our property from the parking lot. We get a lot of parking lot debris and some foot traffic through our parking lots and even under our buildings from beachgoers. We have also had an occasional theft. (a bike was stolen from under a building by the parking lot in the past year)

2-Restricted Beach Access. There is a proposed closing of the current access point to the beach. How will all those thousands of beachgoers get on the beach? Beach Villas didn't want us to come across their parking lot to get to the beach, do you think they will be happy with those hoards of folks going between their villas and across the sand dunes? Will the folks up Armada want those folks parking out in their streets and going through the beach access? Yesterday, the lifeguard cleared the water for a thunderstorm that was coming. Some folks left the beach, it took 15 minutes for all those folks to get off the beach via the walkway....

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... What if the storm had been on top of us?

3-Greenwood's track record of keeping up their property. Look at the photos below of the current Dunes House upkeep. Note that these photos were taken Wednesday 06/09 as we were coming past the Dunes House, not some random bad shots. Greenwood will do a good job while the building is new but what happens in 5-7 years? Will they go back to the shabby upkeep, bathrooms that are dirty? You ladies don't know but in the men's bathroom, the urinal does not even have running water, it just drains by gravity! No flush to rinse out the urinal after use.



 Dunes House upkeep by Greenwood:

I had current photos (which I could not get to transfer to this space) (just walk by there and see for yourself how poorly Greenwood keeps up their property that thousands of beach goers see every week) of the beach walkway side of the Dunes House showing rust all over the metal parts above the bathroom doors, the poor maintenance of the area between the deck of Dunes House and the beach access walkway and all the trash that Greenwood has allowed to accumulate in that area.

## Member Comments-Beachfront

Reference #	18144464
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Thank you to the board and committee for taking the time to facilitate the beachfront clubhouse concept. I am in favor of the proposal for construction of a new Dunes House and PD clubhouse.</p> <p>Thank you,</p> <p>[REDACTED]</p>
Last Update	2021-06-20 21:08:43
Start Time	2021-06-20 21:00:46
Finish Time	2021-06-20 21:08:43
IP	98.217.222.186
Browser	Safari
Device	Tablet
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

Member Comments-Beachfront

Reference #	18144545
Status	Complete
Name	

## Comments

No, I absolutely do NOT support moving ahead with this potential project. I do not see any upside the HOMEowners in this proposal, but there are many, many downsides.

\*\*First, this is the not for the benefit of the HOMEowners, this is for the benefit of Greenwood's bottom line. The HOMEowners do not own any amenities now, and this proposal does not change that--we will still own nothing.

\*\*We will pay 170K for the privilege to rent space from Greenwood, at an additional fee, and then pay THEIR caterers to provide food. Not only that, Greenwood has 35 days that will be blocked to HOMEowners. Assuming those are 35 Saturdays, the HOMEowners will have 17 Saturdays to use "our" clubhouse?

\*\*Greenwood has let nearly every facility they own either fall into a state of disrepair, or close completely. Examples include the current state of the Dunes House, the swimming pool that went from enjoyable, to dilapidated, to being filled in, the "fitness" club, etc. Why would the updated Dunes House be any different?

\*\*Greenwood provides nothing to the HOMEowners. We get a 10% discount at Big Jim's and the Dunes House, that's it. That is absurd.

\*\*We, as HOMEowners get zero benefits and privileges from the POA. The tourists get every benefit that we do as residents:

No parking--not even a bike rack

No swimming pool

No tennis courts

No private beach access

No special access to gates--we have to wait in a very long line at the the gates. There is a scanner at Mariners, but it's no operational.

Why? ...

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... Who gets to use the scanner at the other gate? We don't have access to a scan pass, who does?

No back exit--(exclusive to homeowners, so the HOMEowners in the back wouldn't be overrun with all of the tourists/renters)

**\*\*Greenwood is not accountable for anything, since they own "commercial" properties. They have free reign. For example, we cannot allow our home to go into a state of disrepair, but Greenwood can. Look at the Dunes House parking lot! Yet, we have to have our driveway power washed or face a fine? There was a giant tree (NOT dead) cut down on the Trent Jones golf course 6th hole two years ago. Not only would we never have been able to cut that tree down, BUT we have been looking at the stump for nearly two years. It's an eyesore. When we have asked the head groundskeeper about it twice--once over a year ago, and once a few months ago, we were told that it is "on their radar."**

It appears that this is just another attempt for Greenwood to make money. I don't support any part of that--this is our HOME, 365 days a year. It is NOT a business. Why does the POA only support businesses, and not HOMEowners?

Our HOMEowners need amenities that benefit us, not Greenwood.

Last Update	2021-06-20 22:00:37
Start Time	2021-06-20 20:42:35
Finish Time	2021-06-20 22:00:37
IP	173.93.185.53
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18144546
Status	Complete
Name	
Comments	I am a new owner since the 2018 survey and enthusiastically support the clubhouse plan and encourage the board to proceed expeditiously. The brochure was informative and thorough and I hope it prompts the desired level of owner feedback to enable a decisive approval for the project.
Last Update	2021-06-20 22:01:03
Start Time	2021-06-20 20:22:30
Finish Time	2021-06-20 22:01:03
IP	24.245.99.63
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18145012
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I strongly object to the 30 weekend deal with Greenwood. That is more than half the weekends in a year. This is supposed to be a clubhouse for the residents. Already, our residential community is inundated with short term rentals- minimum 2 night stay. What a joke.
Last Update	2021-06-21 05:55:21
Start Time	2021-06-21 05:51:04
Finish Time	2021-06-21 05:55:21
IP	173.93.184.36
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org



Member Comments-Beachfront

Reference #	18145435
Status	Complete
Name	

## Comments

I have owned a Moorings unit since 1979 and since my retirement in 2002 have spent 5-6 months from October to April there.

Congestion and parking in the Dunes House lot has gradually increased over the years until in recent years it has become a real problem. It is constantly overflowing into both the Beach Villas and Moorings parking spots taking away the parking for these units. Frequently this is other property owners in PD who feel that they are allowed to use our parking. Security has in the past tried to control the illegal parking but mostly they are only there if one of us calls them to report the incident.

Due to the above plus the disruption and noise we will encounter during construction, I am strongly opposed to the Beachfront Clubhouse. It would compound the parking problem even with having additional parking in the tennis court area due to having a bigger restaurant and longer hours. Also, the increased capacity will result in more noise in our area. I really don't see the need for additional capacity and activities at the Dunes House.

If this does proceed, PDPOA should build a wall between our property and the parking lot and should also install parking gates to limit parking from overflowing into our area.

I would like to close this with asking each board member making this decision to consider how you would feel if something such as this were going to occur right next to your property and you not only would have to withstand the noise and disruption from the construction plus the long term parking problems. Also, I think that in the long run this will stand a good chance of decreasing our property values.

[REDACTED]

## Member Comments-Beachfront

Reference #	18146417
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We say NO to the proposal as it is written. Although we appreciate the need/want for a beachfront amenity, how can we even think of partnering with Greenwood on this? It is a win/win for Greenwood, while owners do not get enough. Buy the property from them and make sure they maintain the properties they own.
Last Update	2021-06-21 11:11:02
Start Time	2021-06-21 11:04:11
Finish Time	2021-06-21 11:11:02
IP	74.111.117.40
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18146539
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The plan looks great. I am in favor of it. It will a huge asset to our community. My only concern is that Greenwood doesn't let it become an eyesore as the previous PD Clubhouse has become. They should be held accountable for their properties as we must be for our homes. Thank you
Last Update	2021-06-21 11:28:09
Start Time	2021-06-21 11:16:37
Finish Time	2021-06-21 11:28:09
IP	76.182.177.170
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18146607
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We are in favor of a beach amenity for owners but the terms of the proposed agreement with Greenwood are not favorable to owners and would limit our ability to use the space. We are part time residents who would primarily use the rooftop deck on weekends.</p> <p>With Greenwood taking up 30 Saturdays and 10 more days for their use we would probably never be able to use it during the summer season. Also the addition of the parking lot is helpful for overcrowding but why would the owner spaces be there instead of in the parking right in front of Dunes House? The renters can use the Dunes Buggy or bike or walk from the new lot. Also we are concerned because of Greenwood's apparent refusal to do anything about the upkeep of the Dunes Club building on the Inverness side. This building is an embarrassing eyesore to those of us who live on this side and every time we ask we are told "Greenwood has no plans to do anything with the property". Why is this okay? Leads us to believe that Greenwood will not maintain the new Dunes House/owner's amenity and it will be trashed by all of the weddings and events they will have there. These are our concerns that should be negotiated or addressed. Thank you.</p>
Last Update	2021-06-21 11:43:08
Start Time	2021-06-21 11:30:24
Finish Time	2021-06-21 11:43:08

## Member Comments-Beachfront

Reference #	18146978
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Both Thomas and I are excited about these plans maturing. Additionally the presentation to the Property Owners is very thorough and professional. We vote Yes X 2
Last Update	2021-06-21 12:52:45
Start Time	2021-06-21 12:50:57
Finish Time	2021-06-21 12:52:45
IP	24.177.77.209
Browser	Chrome
Device	Desktop
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18147304
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Outdoor deck on second floor should be extended and covered so as to avoid umbrellas and allow for ceiling fans.</p> <p>Golf cart transport from/to the parking lot should be available for people who are unable to make the walk.</p> <p>It is not clear that a ramp is available to enter the front of the building and access the elevator.</p>
Last Update	2021-06-21 13:46:11
Start Time	2021-06-21 13:20:28
Finish Time	2021-06-21 13:46:11
IP	75.189.104.161
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18147454
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I applaud the efforts of the PDPOA Board and the members of the committee that developed the new clubhouse proposal and worked with Greenwood. My only concern is that by giving Greenwood the rights to the owners' 2nd and 3rd floors for 30 Saturdays per year it would seem that owners' usage on these prime days (particularly during the summer months) will be severely restricted. Those of us who are only able to visit their home in PD mostly on weekends will feel this restriction even more so. I understand that some concessions to Greenwood are necessary but giving up 30 Saturdays seems excessive and will impact owners. I suspect that Greenwood won't likely choose many Saturdays in November, December or January. Thanks for listening and thank you for what you do for our community.</p>
Last Update	2021-06-21 14:06:42
Start Time	2021-06-21 13:53:25
Finish Time	2021-06-21 14:06:42
IP	170.76.222.4
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18147721
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We are against any plan that does not include a community pool.</p> <p>When we purchased our home PD had a community pool and many of the resorts surrounding PD have beautiful community pools. Why should our resort have anything less? Please reconsider and build a community pool.</p>
Last Update	2021-06-21 14:51:29
Start Time	2021-06-21 14:44:57
Finish Time	2021-06-21 14:51:29
IP	67.20.128.212
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18147753
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We are in favor of the beachfront clubhouse amenity. We feel this is the only opportunity to have what is most needed in PD, an ocean front facility for owners to gather and develop a stronger community! There is no other oceanfront property available! For us to also gain an OWNER'S ONLY parking lot is a another benefit. Greenwood and PDPOA must work together for this project to be acceptable to the majority of owners. We look forward to seeing the final plans! Thank you for the hard work of the committee!
Last Update	2021-06-21 14:57:20
Start Time	2021-06-21 14:34:20
Finish Time	2021-06-21 14:57:20
IP	71.56.13.158
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

Member Comments-Beachfront

Reference #	18147851
Status	Complete
Name	

## Comments

First thank you to those committee members and board members who have clearly spent much time researching and preparing a proposal for a beachfront clubhouse. Your time and effort is appreciated. As owners, we have been asked for feedback on the proposal so I would like to express some ideas for consideration below based on what I perceive to be the layout of the clubhouse after reviewing the pamphlet that was mailed to owners.

- My first immediate concern is that the layout does not appear to "raise" the Dunes house area enough to take advantage of lower insurance costs of a property that is built oceanfront. It could be that I am not seeing the elevation raise from the pictures in the pamphlet. I would like to know if the elevation has not been raised significantly, if a cost analysis was done between the cost of doing so and the possible insurance savings of doing so. I have noticed that many homeowners in the neighborhood are raising their homesites and having the lower portion of their homes serve as a garage/storage area. I am assuming they had some kind of an insurance savings if they did so. I am curious if this was considered for the beachfront clubhouse, as well. It seems like it would allow more parking underneath the clubhouse if it was raised a full story level or at the least, if it is only 3 feet or so, it will allow for the insurance savings perhaps as well as more unobstructed views of the ocean (being higher than the dunes level of the beach area).

- I do have a concern regarding parking. It always seems like the Dunes House is overflowing with cars during the summer months. I do not know how many cars can be parked there currently but it seems very full...

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... during spring break and summer months. Hopefully spots will be designed to be at an angle to take advantage of packing in more cars and hopefully there is more car spaces than it currently can accommodate. While the addition of a dedicated owners parking lot is a perk, it may not help the renters during the busy months unless the parking lot is designed to maximize the number of vehicles that can be parked there.

- One question is if clear plexiglass type "rectangles" were considered for the 2nd and 3rd level observation decks. When sitting down on regular sized chairs, the view of the ocean is obscured by vertical rails. If clear plexiglass is used, the view is not obscured and will allow for fabulous views when seated. If the furniture is arranged such that the standard size tables and chairs are closest to the railing, a 2nd row further back of bar height tables and chairs could supply more seating that would provide unobscured views of the ocean, also. If the plexiglass is inserted into the columns in such a way that it is easy to slide them up and out (to replace if plexiglass gets damaged or discolored in some way), it would solve any maintenance issues if plexiglass does not last as long as straight rails would last.

- A suggestion for the inside area of the Dunes house would be a flat level near the windows with tables for a view out to the beach/ocean that surrounds the perimeter and then maybe taking a few steps up to the 2nd main level of the dining area which then can have another row of tables slightly elevated from the perimeter to allow more views from the elevated main dining area of the restaurant. I believe the Old Oyster house restaurant does something like this ...

...or one of the restaurants on HHI does.

Anyways, I thought that was such a smart way to design and maximize the views.

- Another question is why the 2nd level observation deck does not run the entire length of the beachfront clubhouse when facing the ocean. You may want to have views of the ocean from the windows of the meeting room rental area but if clear plexiglass railing is used as suggested above, then those views will be there. It seems like it would be a better use of the space (how often is the 2nd floor going to be rented vs. owners using the observation deck) not to mention that it provides a cover for all guests using the 1st floor outside eating area of the Dunes House. If you have ever eaten at the Dunes House in the summer, you know how hot that sun can be even sitting at a table with a covered umbrella. A roofed area with some ceiling fans will make the area more pleasant for those eating or drinking there during the day and will provide more coverage area for guests if there is bad weather (rain, wind, cold).

- Finally, I am not sure what is offered regarding the 3rd floor open covered area with white wood slats spaced apart from one another. It seems like this will offer little to no protection from the sun, wind and rain. Is it added for architectural interest? If it is meant to be a place to be outside but somewhat protected from the elements then it seems like maybe a wind canopy type roof structure in that area (like you see used now for playgrounds, etc. to give some reprieve from the sun) might offer better protection than the current drawing depicts. If that is not the look you are going for, perhaps just a gazebo type structure with an actual full...

... roof. On the 3rd floor, I would again like to see clear plexiglass between railing posts so that the ocean view is not obstructed.

These are just some considerations if you have not already considered them. Thank you for the opportunity to comment on the proposal and great job to all involved in this process. Looking forward to the finished project.

<b>Last Update</b>	2021-06-21 15:14:05
<b>Start Time</b>	2021-06-21 15:07:18
<b>Finish Time</b>	2021-06-21 15:14:05
<b>IP</b>	76.97.179.30
<b>Browser</b>	Safari
<b>Device</b>	Desktop
<b>Referrer</b>	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18147858
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	After chatting with other PD owners, with my husband and spending another week examining potential use, frankly I'd be most happy with owners owning that tennis court lot for beach access and then PDPOA building a private owner's only community gathering space/meeting facility on 7 Lee Shore. Forget collaborating or leasing Dunes House from Greenwood.
Last Update	2021-06-21 15:15:43
Start Time	2021-06-21 15:08:45
Finish Time	2021-06-21 15:15:43
IP	173.13.205.11
Browser	Safari
Device	Tablet
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>



## Member Comments-Beachfront

Reference #	18147990
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Against moving forward without modification- I am concerned about investing this money in conjunction with Greenwood as they would own the property. They do not keep their current properties and facilities in good condition (multiple examples - especially the Dunes Club House on Carnoustie). They do not operate in a matter that I consider to be inline with what is expected of our high end community. There was no mention on how we would make sure that it was kept up to a high standard even beyond our lease. Also a 20 year lease is very low and it could in the best interest to neglect us after 10 years to force us out of the contract. It is a large investment and I would only be on board if we had control by owning the building on a long term land lease.
Last Update	2021-06-21 15:39:46
Start Time	2021-06-21 15:27:24
Finish Time	2021-06-21 15:39:46
IP	76.182.163.92
Browser	Firefox
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18148130
Status	Complete
Name	

## Comments

To whom it may concern,

Owning a property very close to the Dune House, a few concerns are at the forefront. Please see the list below.

1. The height of the building seems out of proportion to surrounding buildings. Three stories seems too high especially with homes and condos so close.
2. Parking. We currently have issues as it is with individuals parking in our spaces (Beach Villas and Moorings) and with more automobile traffic it will increase this burden.
3. Beach Access. We have owned property in this area for over 20 years (between us and parents) and the beach access is a top priority for us. Please do not impede our access.
4. Noise concern with greater volume of people.
5. With the escalation of construction materials and availability of workers, it would seem prudent to wait until this decreases. This cost will be passed along to the owners and feel this project might be best to be delayed.
6. The project is not a bad investment overall; however seems out of scale for the surrounding area. One of the best things about the Dunes House is that anyone can come right off the beach and enjoy the scenery, live music, and non-formal setting. We have so many formal, nice restaurants that this is why the Dune House is a local favorite! Please consider this we we build something new.
7. Important to poll the immediate neighbors that this will affect most. I know the comment email was open for two weeks, but as good neighbors, I would advise you to discuss with your immediate neighbors and those that this would affect most.

Thank you!

Last Update	2021-06-21 16:05:12
Start Time	2021-06-21 15:46:10
Finish Time	2021-06-21 16:05:12
IP	174.211.196.254

## Member Comments-Beachfront

Reference #	18148900
Status	Complete
Name	
Comments	<p>We support the beachfront clubhouse project. We would like to see you add as much additional parking as possible. Our family has been here the last three weeks and have yet to be able to park at the Dunes House. Sometimes we fly and have a rental car, so we'd like access to the owner parking to be available with some type of pass other than just the vehicle decal. We would like immediate family (children) to have access to owner parking as well.</p>
Last Update	2021-06-21 19:03:49
Start Time	2021-06-21 18:58:11
Finish Time	2021-06-21 19:03:49
IP	64.126.76.138
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18149086
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We believe the new Dunes has great potential as a desirable community asset. But it must be managed sensitively to respect the way of life that those like the Beach Villas owners who are the closest to the Dunes House have enjoyed for many years. It is critical to maintain the quiet and solitude in the evenings throughout the year. The new Dunes House must have strict closing times (8:00 for the restaurant and 10:00 for special events). In addition, it should be a construction requirement to maintain access to the beach on the existing walkway throughout the construction process. Thank you!</p>
Last Update	2021-06-21 20:14:58
Start Time	2021-06-21 19:00:03
Finish Time	2021-06-21 20:14:58
IP	47.24.133.154
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18149115
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>#1 I would like to see a community swimming pool, perhaps on the lot that was purchased and a tennis court that didn't charge \$30 an hour - too much for goofing around</p> <p>On the Dunes House - I sincerely hope improving the kitchen for the restaurant is in the plans - while creating a varied and reasonably priced menu so that it remains fun and inexpensive. I also hope that Greenwood doesn't book it every single Sat. throughout the summer or close it for private parties all the time - just keep the residents in mind, please.</p>
Last Update	2021-06-21 20:25:42
Start Time	2021-06-21 20:20:33
Finish Time	2021-06-21 20:25:42
IP	64.20.150.89
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18149150
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We object to the large amount of CEF money going to this project. The facility that PDPOA would provide above the Dunes House is only a meeting space, with nothing for anyone but the near-fulltime residents who belong to the clubs and groups you mention. It does NOT meet the needs expressed in the survey - upgraded restrooms, improved shower facilities, etc. When people voted for a "beach house" in the survey, is this what they wanted? Just a meeting room? Or did they think a "beach house" meant something else?</p> <p>We have owned our unit in Villamare for more than 20 years. We live in Maryland; we use our unit 4-5 weeks/year ourselves, and rent the rest of the time to help defray the large expenses of owning. What benefit is such a facility to us or our renters?</p> <p>This facility is NOT free! It will take CEF money that could be used instead for other projects that serve a wider segment of owners. It takes money from every owner who intends to sell at some time in the future.</p> <p>Please reconsider this project until you can provide more amenities useful to the broader population of owners, not just the fulltime residents. This is not the FIRST time I have seen that PDPOA has favored residents over other owners. Does PDPOA want to continue to reap the financial benefits from the owners who also rent part-time? Then you had better serve ALL the owners and not just the residents.</p>

Member Comments-Beachfront

Reference #	18149204
Status	Complete
Name	



## Comments

Regarding 'Subsequent term lease renewal'  
This is too arbitrary. Nail down the barometer now for what establishes the 'fair market rate'.  
Regarding "converting tennis courts" I have not explored the validity of \$260,000 but for fairness I believe the owners in PD should have the luxury of parking in the existing lot and the visitors should park in the converted tennis courts.

Regarding Utility costs. Beachfront build in a sunny location screams solar power. The cost of electricity is going up due to general demand and electric cars. Use the roof and the government subsidies for a Solar advantage while reducing annual utility costs.  
Regarding # of columns - the columns on the ground level supporting the deck above will impede seating. Invest in steel beam technology to space the columns more allowing more seats which equals revenue.  
Greenwood rates - Does Greenwood pay for the 30 Saturdays out of 52? A reduced rate? If they don't then renegotiate. Saturdays are prime days and they are consuming close to 60% of prime 'marrying days' plus 20 others - renegotiate.

regarding POA concierge- this is a little issue but perhaps FOB entry for owners instead of paying someone to allow entrance. There are faults with this system as well - discuss.

I realize the home owners may not be in a strong position of negotiation on this but its time to stand the line or leave it the way it is.  
There is a grungy attraction that exists now that isn't really available anywhere but the tiki hut. Frankly there is more that can be done to the existing build to utilize it far better instead of a rebuild.

I appreciate the consideration.

Last Update	2021-06-21 21:05:01
Start Time	2021-06-21 20:11:45
Finish Time	2021-06-21 21:05:01
IP	76.182.169.182
Browser	Safari

## Member Comments-Beachfront

Reference #	18149462
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>This design seems to accommodate fewer outdoor seating then the current Dunes House. It seems to be quite a bit less than the outdoor seating at the Sea Pines beach club. It will be important to maintain a very casual beach dining atmosphere.</p> <p>If it caters less to beach going customers then now, then we are trading down.</p>
Last Update	2021-06-21 23:07:35
Start Time	2021-06-21 22:59:36
Finish Time	2021-06-21 23:07:35
IP	173.27.3.110
Browser	Chrome
Device	Mobile
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18150500
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>It would be nice to be able to see other people's comments or questions as they may bring up thoughts or ideas that I have not considered.</p> <p>Thank you.</p>
Last Update	2021-06-22 08:37:45
Start Time	2021-06-22 08:36:32
Finish Time	2021-06-22 08:37:45
IP	96.71.85.249
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18150670
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

## Comments

We enthusiastically support the proposed Beach House for 4 main reasons:

1. When the opinion survey that ultimately resulted in the plan for the new Beach House was taken in 2018, owners strongly endorsed the concept. A beachfront club ranked first in the survey by a wide margin, and a clubhouse ranked third. The Board listened. They have come up with a creative, financially responsible proposal that will finally put Palmetto Dunes on a par with Sea Pines, Leamington, Port Royal and Shipyard, all of which have beachfront amenities. In fact, our proposed facility will have lots of advantages exclusively for PD owners, not visitors, that the other communities do not have, such as very varied, very flexible food and beverage options.

2. New buyers on Hilton Head will be demanding amenities such as the Beachfront Clubhouse. When current owners responded to the original survey, they clearly recognized that a private Beachfront Clubhouse will keep Palmetto Dunes competitive and enhance their property values.

3. Having served on the PDPOA Finance Committee for nearly five years, Steve knows that PDPOA is very sound financially. Financing of the Beachfront Clubhouse project relies primarily on the Community Enhancement Fund and will be executed without an increase in your annual assessment. The long-term risk is significantly mitigated by PDPOA's option to exit the initial arrangement after 10 years.

4. Parking. We have several friends in Sea Pines who say they would like to use their beautiful beachfront complex more often, but they can never find a place to park. They would love to have the free, owner-only, electronically controlled parking facility that PDPOA owners will have just a 3-minute walk away.

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Last Update

2021-06-22 08:58:22

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Start Time

2021-06-22 08:56:32

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## Member Comments-Beachfront

Reference #	18150674
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I think everything about this is awesome and hope we will proceed with the project.
Last Update	2021-06-22 08:58:54
Start Time	2021-06-22 08:58:05
Finish Time	2021-06-22 08:58:54
IP	199.188.86.21
Browser	Chrome
Device	Desktop
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18150696
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I think it is a great idea if it is available to owners on a regular basis. Many times we have walked to the dunes house and it is closed for a private party. Also, parking is horrible and not really any way to fix it. Also, would like it to be dog friendly again as EVERY OTHER outdoor bar pretty much is including Sea Pines.
Last Update	2021-06-22 09:03:14
Start Time	2021-06-22 09:01:04
Finish Time	2021-06-22 09:03:14
IP	75.149.80.61
Browser	Chrome
Device	Desktop
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18150704
Status	Complete
Name	
Comments	Excellent idea. A pool, clubhouse, and dining facility would be outstanding addition. If there is sufficient land, additional amenities would be nice, like workout facility, fire pit, beach bar, etc, would enhance the experience.
Last Update	2021-06-22 09:04:43
Start Time	2021-06-22 08:59:38
Finish Time	2021-06-22 09:04:43
IP	24.126.131.123
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18150717
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We love it and support the project!!! We hope this concept moves forward as we can't wait to see the finished product.
Last Update	2021-06-22 09:07:19
Start Time	2021-06-22 09:06:16
Finish Time	2021-06-22 09:07:19
IP	199.188.86.60
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18150775
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Is there any consideration for owners to rent lockers for their beach gear?
Last Update	2021-06-22 09:16:08
Start Time	2021-06-22 09:13:52
Finish Time	2021-06-22 09:16:08
IP	216.30.145.50
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18150777
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We love the idea. Just like with our homes, we need to continually improve the value of our assets or we fall behind. Let's get to work on this immediately.</p> <p>When are we going to be able to do something about the eyesore at the end of St. George road across from the entrance of the Fazio course? That is an embarrassment to our community.</p>
Last Update	2021-06-22 09:16:32
Start Time	2021-06-22 09:13:58
Finish Time	2021-06-22 09:16:32
IP	136.33.233.62
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18150817
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>My wife Shirley and I love the idea of an updated Dunes House. We spend a considerable amount of time there and enjoy the staff and atmosphere. It would be nice to incorporate a casual lower level bar area, like the one that exists today. We love to run up from the beach to grab a drink or quick meal. The food is fantastic as well. Have a venue for future weddings makes a lot of sense as well. We are all for it!</p>
Last Update	2021-06-22 09:23:37
Start Time	2021-06-22 09:20:46
Finish Time	2021-06-22 09:23:37
IP	67.20.128.181
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18150838
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Looks beautiful. Love the concept and look forward to having a community gathering spot.
Last Update	2021-06-22 09:26:38
Start Time	2021-06-22 09:24:48
Finish Time	2021-06-22 09:26:38
IP	173.91.43.222
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18150839
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Love the concept and will add so much to the resort. Well done! Still concerned about parking but understand the constraints.
Last Update	2021-06-22 09:26:38
Start Time	2021-06-22 09:24:51
Finish Time	2021-06-22 09:26:38
IP	205.132.83.151
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18150843
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We really enjoy the ambience at The Dunes House as it is, but the new edition looks really nice. It's sometimes difficult to get a table during the busy summer season so this should alleviate that problem. We're a little disappointed that the lagoon property is on the back burner because we'd love to have a place to store our kayak and to enjoy easier access to the lagoon. All in all we're looking forward to the new Dunes House and think it will be a great addition to Palmetto Dunes.
Last Update	2021-06-22 09:27:44
Start Time	2021-06-22 09:15:06
Finish Time	2021-06-22 09:27:44
IP	50.192.45.14
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18150871
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Really love everything!!! Only comment...in the design, trying to maximize the outdoor space and outdoor covered space? Seems like the lower level only has a small, covered space vs perhaps running the overhang or covered section more the length of the building.... Anyway, really love that this project is moving forward and the overall plan looks great!!
Last Update	2021-06-22 09:32:24
Start Time	2021-06-22 09:27:52
Finish Time	2021-06-22 09:32:24
IP	107.77.236.91
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>



## Member Comments-Beachfront

Reference #	18150904
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The plans for the new and improved Beach House are exciting and will make for a nice amenity for owners and visitors alike. Thanks
Last Update	2021-06-22 09:40:40
Start Time	2021-06-22 09:39:36
Finish Time	2021-06-22 09:40:40
IP	205.251.172.18
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18151025
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We purchased a property on Rum Row in October. We are excited about this wonderful addition to our community. We really appreciate the comprehensive approach that the committee took when reviewing options, we will all benefit from their hard work. Thank you.
Last Update	2021-06-22 09:53:12
Start Time	2021-06-22 09:17:16
Finish Time	2021-06-22 09:53:12
IP	107.11.23.225
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18151027
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I have concern that we have no ownership and are spending so much money. It was originally stated that we would. Looking at the state of greenwood properties largely in disrepair. The fact that they do not maintain the driving range area abutting queens grant and isnt reponsive to the necessary cleanup. They over buolt top tracer without feedback from oeners in queens grant, lights are on all hours. Would require better cooperation from them 1st.
Last Update	2021-06-22 09:53:20
Start Time	2021-06-22 09:49:07
Finish Time	2021-06-22 09:53:20
IP	172.58.173.118
Browser	Chrome
Device	Mobile
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18151181
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Redoing Dunes House as proposed is a great idea. We support this approach. Thank you.
Last Update	2021-06-22 10:10:54
Start Time	2021-06-22 10:09:28
Finish Time	2021-06-22 10:10:54
IP	69.180.5.124
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18151267
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I am in favor of this project moving forward to completion and look forward to enjoying this new amenity soon!
Last Update	2021-06-22 10:22:08
Start Time	2021-06-22 10:20:52
Finish Time	2021-06-22 10:22:08
IP	66.56.175.123
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18151291
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I would very much like to see rental lockers for homeowners at the new Beach House. It is a pain to lug your beach gear all the time. Most high end beach properties have this amenity.
Last Update	2021-06-22 10:25:12
Start Time	2021-06-22 10:20:59
Finish Time	2021-06-22 10:25:12
IP	107.223.198.199
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18151351
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

## Comments

Hi [REDACTED]

Thanks for taking the time to outline your thoughts in the message below. (Also, thanks again for joining Tuesday's conversation.)

As mentioned in a separate email, your views are important and will be given full consideration alongside the others we've received.

[REDACTED]

On Jun 16, 2021, at 1:47 PM, [REDACTED]  
[REDACTED]

The PDPOA Board is to be commended for preparing such a high quality brochure setting out the terms and conditions for a Beachfront Clubhouse, and after the debacle of Lee Shore, Yard Arm Gate and the Deer Cull, it is appreciated that there is now more transparency. I also appreciated the full and open zoom Chat with Chair discussions.

However having studied the document and discussed this proposal with a number of people, including some board members, reviewed all the comments for and against on Next-door and Zoom meeting Chat with the Chair, I must reject this proposal, rather than the concept, as it now stands, as being ill conceived and not at all to the benefit of us full time (and all) owners and for the following reasons;

1 - The concept.

The idea that we as Owners can have a meeting place venue to call our own is valid and merits serious consideration. It could be great

But the proposal falls far short of this objective with usage reduced by 40 days a year and with only +/- 350 full time owner residents plus visits by non resident owners - Is there any

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estimate on how many people might actually need or want such a facility to justify any major cost undertaking?

...

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...The Dunes House in its current state already has a major parking problem, and to expect us Owners to cough up \$260,000 for off site parking that has to be accessed via Trent Jones Lane and then take a long walk over to enjoy the Dunes House, is not feasible. If anything this is back to front and there should be a limited number of reserved spaces for Owners in Dunes House parking and overspill parking for general public and visitors in the parking ground that GW must pay for — not us

## 2 - The Design.

Regrettably the rendering is poor in design that instead of helping to sell the concept, it undermines any serious consideration of this proposal. This building if allowed to go ahead is an eyesore that is totally out of keeping with its surroundings or in keeping with a beach house overlooking a pristine beach. Whilst I accept that building aesthetics can be highly subjective, one can be totally objective regarding the functional requirement, and this proposal meets few if any. Our Beach House has to be suitable for year round use with full width decks on both first and second floors providing both open areas and cover with overhead fans for summer and heaters for winter, as well as providing screening for wind during winter. Then there should be full width floor to ceiling sliding glass doors onto the decks allowing unrestricted views of the ocean. — Not as shown a number of different sized windows. Also the 2nd floor plan does not include any room for meetings or card games. — And a minuscule balcony that is a nonsense.

But at this stage the design ...

...deficiencies are irrelevant, and easily rectified once an equitable deal is agreed in principle by both parties,

### 3 - The Cost.

This is where the wheels really fall off this proposal.

\$170,000 pa rent + \$120,000 annual operating costs for \$290,000 pa / \$24,000 per month to serve a potential of how many owners? — Is excessive. Plus we are expected to pay another \$260,000 in the first year for a total of \$550,000 in year one plus paying for all interior design furnishing and fittings. (The fact that we can easily afford this from the CEF with no impact on annual fees to owners, is irrelevant and no reason to throw good money after bad)

In return we get a 20 year lease and hand over 40 days a year to Greenwood.

If as I have been led to believe that no construction or alterations can take place without PDPOA approval, then any suggestion that these rental figures are anyway market related and justified, is just not so.

So to sum up:

FOR - Concept of a venue for owners could be a Great Attraction and a much enjoyed facility to encourage community friendship — that its sea facing even better

AGAINST - Current design proposal is totally inadequate both in terms of design and function, but easily rectified with a proper brief to a competent firm of architects

AGAINST - Parking location (offsite) and costs (\$260,000) for Owners - this is a non starter

AGAINST - Rent of \$170,000 pa makes no sense at all and cannot be market related.

This venue can never be on the open market

AGAINST - Giving up 40 days a year for Greenwood private functions

...

...The way forward.

A - Clearly there is interest and a benefit to having a facility but only if a sensible deal is negotiated.

1 - The current proposal is 100% in Greenwood's favor where our rental of \$170,000 pa more than covers any interest payments that Greenwood has to pay if they borrowed the \$2-3 million required to build a suitable Beach House. Greenwood would then benefit from greatly increased food and entertainment revenue and probably 3-4 times increase in value of the new Beach House and increasing every year

2 - There is no upside at all for PDPOA

3 - As PDPOA has to approve any changes to the Dunes House, and is the only possible user other than Greenwood, a strong case can be made that it will be in Greenwoods financial interest to fund all new building, renovations and car park at no cost to PDPOA and forego any rental charges in return for PDPOA making it possible for Greenwood to end up with an amazing high value asset and a premier restaurant site with a massive increase in revenue. At the very least a strong case can be made for PDPOA to be required to pay only a nominal monthly rent

B - As already made clear that this is totally a one sided deal, with no value or financial upside for PDPOA, a case could also be made for a Joint Venture where both parties fund, share the risk and share in proportion to their equity in the increase in value that will accrue to the benefit of both parties.

#### Other Considerations

As you are well aware from all the Nextdoor comments and much previous experience, Greenwood is not held in high...

... esteem or trusted as a valued partner, therefore before any deal can be agreed, the following must be addressed;

1. It has been suggested to me that PDPOA could cancel the lease at some time in the future leaving the 2nd floor and roof vacant. In which case does full usage of the whole building revert to Greenwood? This would be of great benefit to GW, far better than having PDPOA as the tenant, allowing more revenue, more visitors, PD even more resort orientated and to the further detriment of us residents. What if anything can be done to prevent this, or to ensure that GW value PDPOA as a tenant, rather than looking for full usage of the building? (eg PDPOA enables Greenwood to upgrade Dunes House to a premier facility, increases the parking and then at some stage PDPOA vacates the site, leaving GW with a brilliant unrestricted business).

2. Many have brought up the deplorable situation regarding the Greenwood owned former PD Club on Carnoustie. This cannot be overlooked particularly if we are even considering entering into another "deal" with Greenwood and must be resolved before rather than after. Also in looking for a Club House venue we can call our own for a variety of activities, has this derelict property been totally rejected as being of any further use as a facility? We can easily afford to bring this up to code, renovate and end up with an excellent club house, plenty of space, year round unrestricted use and parking but obviously not on the beach.

I look forward with interest how the Board proceeds with this project

Regards

...

..

[Redacted signature]

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## Member Comments-Beachfront

Reference #	18151438
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Love it!! Let's get it done!
Last Update	2021-06-22 10:44:13
Start Time	2021-06-22 10:43:20
Finish Time	2021-06-22 10:44:13
IP	65.96.56.219
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18151466
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I would recommend rethinking the parking as proposed. We are missing a big opportunity to incorporate Mechanical Parking Puzzles which are automated parking systems. These systems are generally economical and can rack and stack many cars in a small footprint. This would allow individuals to pull straight into a spot and straight out without complicated tight spaces. These can be made multiple levels high and deep. Additionally, can be exposed or inside of a skin that makes it look like a standard building. These can often be leased as well to reduce upfront costs.</p> <p>I would also strongly suggest the addition of basketball courts somewhere on the property or at least the dual usage of a tennis court for this purpose.</p> <p>Feel free to reach out for more information on parking solutions and can help the team research possible options. [REDACTED] [REDACTED]</p>
Last Update	2021-06-22 10:46:55
Start Time	2021-06-22 09:03:51
Finish Time	2021-06-22 10:46:55
IP	24.214.117.116
Browser	Chrome
Device	Desktop

## Member Comments-Beachfront

Reference #	18151544
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The site and structure looks wonderful and would be a nice addition to Palmetto Dunes. I question if the rental amounts will be enough to cover the operating expenses, believe most people will not be willing to pay those rental rates, except groups, etc.
Last Update	2021-06-22 10:53:51
Start Time	2021-06-22 10:50:19
Finish Time	2021-06-22 10:53:51
IP	71.233.82.29
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18151571
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Read thoroughly the informative pamphlet that was mailed. Both my wife and I are very supportive of this concept. Looking forward to enjoying that amenity in the future.</p> <p>Thanks.</p> <p>[REDACTED]</p>
Last Update	2021-06-22 10:58:58
Start Time	2021-06-22 10:57:23
Finish Time	2021-06-22 10:58:58
IP	65.24.169.210
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18151683
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Love the idea. Hope there is food service available.
Last Update	2021-06-22 11:20:50
Start Time	2021-06-22 11:19:41
Finish Time	2021-06-22 11:20:50
IP	69.61.242.201
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18151686
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I think this is well designed & a great idea
Last Update	2021-06-22 11:21:19
Start Time	2021-06-22 11:20:31
Finish Time	2021-06-22 11:21:19
IP	108.183.42.87
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18151724
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We feel that the new owner's sections should allow 'lap dogs'. I understand the initial knee-jerk reaction to ban ALL dogs due to the behavior of some past unruly animals, but the dogs that were creating the issues were larger dogs and barkers. Rules should be set in place that only small breed, well behaved dogs are to be admitted, and that can even be expanded to only allowing those dogs that sit quietly on their owner's laps to be allowed in a testing phase. Barking or defecating animals should not be tolerated and immediate removal from the premises made a requirement. The current rule punishes ALL owners for the sins of a very few and while we were once almost daily Dunes House diners, we now frequent other restaurants instead. Many others in our community are in agreement, and we all feel that this will be the perfect time to revisit this exclusion of our beloved 'family' members, with stricter rules in place to prevent the reoccurrences of the past. Thank you.</p>
Last Update	2021-06-22 11:25:11
Start Time	2021-06-22 11:02:19
Finish Time	2021-06-22 11:25:11
IP	24.144.159.26
Browser	Chrome
Device	Desktop

## Member Comments-Beachfront

Reference #	18151907
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Read the booklet and we're on board with the proposal. Only concerns are parking but realize we're limited. Also, how will people who are at the beach and only wish to use the restroom facilities be handled. Good job at the macro level.
Last Update	2021-06-22 11:59:08
Start Time	2021-06-22 11:53:05
Finish Time	2021-06-22 11:59:08
IP	108.202.69.165
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18152085
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I fully support this project and strongly wish that it will proceed.
Last Update	2021-06-22 12:32:06
Start Time	2021-06-22 12:30:15
Finish Time	2021-06-22 12:32:06
IP	24.88.69.36
Browser	Safari
Device	Tablet
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18152833
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We own Villamare and Captain's Cove units and are very much in favor of the beachfront clubhouse amenity. It seems many people online are not in favor because of the Greenwood connection. I don't see any other way to get an oceanfront clubhouse, so consider them the necessary evil.</p> <p>Could you weave into the negotiation they need to do something about the train wreck that calls itself the "Palmetto Dunes Club". It is an embarrassment for the community. Perhaps that would get some of the naysayers on board?</p>
Last Update	2021-06-22 14:26:05
Start Time	2021-06-22 14:22:49
Finish Time	2021-06-22 14:26:05
IP	71.228.50.202
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18152842
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The [REDACTED] are very much in favor of the new Beach Club. Thanks for the hard work in presenting all the facts.
Last Update	2021-06-22 14:27:45
Start Time	2021-06-22 14:21:19
Finish Time	2021-06-22 14:27:45
IP	207.5.30.176
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18152910
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>My wife and I are so excited about this!</p> <p>We appreciate all the hard work that the Board and others have expended on this project!</p> <p>We highly endorse and support this the new Beachfront clubhouse!</p> <p>if there was one concern, it's the amount of allocated weekends to Greenwood.</p> <p>[REDACTED]</p>
Last Update	2021-06-22 14:40:22
Start Time	2021-06-22 14:36:24
Finish Time	2021-06-22 14:40:22
IP	66.56.174.206
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18153031
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	My immediate thought is that parking is already a nightmare for the residents of the Moorings, and people who wish to visit the Dunes House. Where are all of these extra vehicles supposed to go?
Last Update	2021-06-22 14:53:56
Start Time	2021-06-22 14:51:14
Finish Time	2021-06-22 14:53:56
IP	98.4.34.162
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18153226
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Greetings y'all at the PMPOA, Thank you for your dedicated effort to continue to improve our lovely community. The plan for the Beachfront Clubhouse is Amazing!! When ready to issue ID's for homeowners, consider the time when the children of homeowners are in the units when the owners are not in PD. I assume they will be able to use the facility as OWNERS? If so, will you provide different ID's for their use? If not, will they be able to use my ID?? Thanks for all you do. [REDACTED] V-3428</p>
Last Update	2021-06-22 15:26:07
Start Time	2021-06-22 15:15:59
Finish Time	2021-06-22 15:26:07
IP	104.139.124.166
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18153649
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We think the plans look wonderful and support them 100%. Hopefully everyone agrees and the project moves ahead ASAP.
Last Update	2021-06-22 16:51:02
Start Time	2021-06-22 16:49:28
Finish Time	2021-06-22 16:51:02
IP	172.73.181.112
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18154189
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>My only comment on the new "dunes house" would that be of ambience. Are we looking for a "country club " look or a "beach resort tiki bar look"</p> <p>I happen to see the people that would want the country club look could go to the owners deck and those that are in a more relaxed beach mode would want a more beach resort tiki environment...(downstairs.) More fun. No Collars. just tee shirts good taste and laughs. Are you able to make that happen.</p> <p>PD has a diverse clientele.. the one thing that is certain is that everyone loves the beach tiki getaway.</p> <p>Don't lose sight of that. I can be stuffy or relaxed. I'd rather be relaxed.</p>
Last Update	2021-06-22 19:33:25
Start Time	2021-06-22 19:22:00
Finish Time	2021-06-22 19:33:25
IP	67.165.24.149
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18154273
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>As an owner at The Moorings, I am strongly opposed to this project if the beach access will be closed for 10+ months. Our unit's rentals are dependant on close beach proximity, and the access proposed as an alternative (off Armada) is not at all close to our unit. The plan as proposed would greatly affect our rental income, at an estimated loss of \$40-50k per year. We purchased our condo specifically for ease of beach entry, and taking away beach access is unacceptable. I request that a temporary access be established between via Beach Villas or at the edge of The Marriott, or that this project not go ahead. Should the beach access be sorted out, and the project is approved, please also consider the additional traffic in an already conjested area. I think that gates for entry into The Moorings and Beach Villas would be critical to avoid these areas becoming parking for the new Dunes House. Lastly, I'd like to see the additional parking be closer to the Trent Jones building, rather than take away the clay courts which are an important part of our community. Thank you for getting input from owners.</p>
Last Update	2021-06-22 20:06:34
Start Time	2021-06-22 20:00:40
Finish Time	2021-06-22 20:06:34
IP	73.152.70.84
Browser	Safari

## Member Comments-Beachfront

Reference #	18154403
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The concept and information looks very attractive. Concern is the amount of time that Greenwood gets for rentals that will cut into the time that owners are able to access the property - if I owned property near the Dunes house this would be of concern for me - the additional cars/people this Clubhouse would attract versus what is currently there. We would use the clubhouse but feel more access to the residents versus Greenwood rentals.
Last Update	2021-06-22 20:57:26
Start Time	2021-06-22 20:53:44
Finish Time	2021-06-22 20:57:26
IP	66.56.171.130
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18154528
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I would be very supportive of a beach front club for owner. we own both [REDACTED] [REDACTED] The current plan of a roof top area is very appealing.</p> <p>[REDACTED]</p>
Last Update	2021-06-22 21:59:59
Start Time	2021-06-22 21:58:38
Finish Time	2021-06-22 21:59:59
IP	96.35.36.71
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18154856
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Looks nice will there still be food service on deck for guests. How or property owners identified for Rooftop Bar vs guests or renters?
Last Update	2021-06-23 05:30:46
Start Time	2021-06-23 05:27:36
Finish Time	2021-06-23 05:30:46
IP	107.128.20.204
Browser	Chrome
Device	Mobile
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18155774
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>As an owner in the Moorings I think the reimagined Dunes House will be a great asset to the community and a nice amenity for the owners. My concern lies in the number of parking spaces, we do not have enough beach parking now and will not have enough to handle large events when the dunes house gets rented out. Please provide additional parking spaces or more clarity around the number of spaces that will be created by the Dunes House LN renovation. Moorings owners are impacted disproportionately by the parking situation and I would hope this provides an opportunity to improve the situation on a permanent basis.</p> <p>Thank you, [REDACTED]</p>
Last Update	2021-06-23 09:52:44
Start Time	2021-06-23 09:19:40
Finish Time	2021-06-23 09:52:44
IP	68.49.206.120
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18156789
Status	Complete
Name	████
████████████████████	████████
████	████████████████
Comments	I trust there will be a way to keep those individuals who are just renting for the week, etc. out of this facility.
Last Update	2021-06-23 12:29:36
Start Time	2021-06-23 12:28:29
Finish Time	2021-06-23 12:29:36
IP	66.61.24.229
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18156850
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>PARKING:</p> <p>There are recurring references to the parking spaces created at 2 former tennis courts. My question is will the CURRENT parking for cars and bicycles be maintained on a first come first serve basis.</p>
Last Update	2021-06-23 12:40:40
Start Time	2021-06-23 12:37:42
Finish Time	2021-06-23 12:40:40
IP	67.20.128.154
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18157876
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I'm concerned that the number of Saturday night rentals (30) allotted to Greenwood is too high. Saturday is the night most residents would take advantage of the clubhouse. More than half are going to Greenwood.
Last Update	2021-06-23 15:15:17
Start Time	2021-06-23 15:13:04
Finish Time	2021-06-23 15:15:17
IP	73.178.51.125
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18157913
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	It looks beautiful—almost too much so? There is something to be said for keeping a great place the way it is—casual, comfortable, a great relaxed vibe. That’s what we love so much about Dunes House. We would actually prefer a scaled back renovation—keep what works and just make general improvements. There are plenty of fancy options. When I’m hot and sandy and wind blown from walking the beach I like feeling comfy at “our” favorite spot.
Last Update	2021-06-23 15:24:20
Start Time	2021-06-23 15:18:49
Finish Time	2021-06-23 15:24:20
IP	174.245.20.29
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18158496
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I think it's a worthy endeavor. I'm hoping it allows for residents to be able to get lunch even on a crowded day at the Dunes House, and that we are able to easily get a small lunch catered up there with an advance reservation. also would like to see some communal computers and multiple large screen tv sets which could be used just to watch tv for small groups and/or for video presentations during large events. could be used for superbowl parties, etc. too. Hugely in favor of the project.
Last Update	2021-06-23 17:25:32
Start Time	2021-06-23 17:16:47
Finish Time	2021-06-23 17:25:32
IP	71.70.82.180
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18160105
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We love the Dunes House as is but think your plan and design are lovely and will serve our community well. We were concerned about the parking but believe you have addressed the issue.
Last Update	2021-06-24 07:52:34
Start Time	2021-06-24 07:48:09
Finish Time	2021-06-24 07:52:34
IP	76.125.243.68
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18160656
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We would probably not use the facility enough to justify this overwhelming project.
Last Update	2021-06-24 09:39:52
Start Time	2021-06-24 09:38:05
Finish Time	2021-06-24 09:39:52
IP	64.20.150.84
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18160883
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I love the idea of improving the Dunes House, I am not in favor of opening the restaurant up to the public though. Part of the reason we love PD is the exclusivity.</p> <p>Thank you.</p>
Last Update	2021-06-24 10:09:38
Start Time	2021-06-24 10:08:29
Finish Time	2021-06-24 10:09:38
IP	64.203.226.117
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18160884
Status	Complete
Name	
Comments	I believe that it will be a great addition to Palmetto Dunes. Most gated communities have access to a private beach club and the lack of one made me hesitant to buy in Palmetto Dunes. The fact that you were considering this addition made me happy to purchase my new house. This can only add value to our property. I hope this project moves forward.
Last Update	2021-06-24 10:09:41
Start Time	2021-06-24 10:04:33
Finish Time	2021-06-24 10:09:41
IP	143.104.238.71
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18160943
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	While I like the idea of a clubhouse for owners to meet I feel that the amount of Saturdays that are available for Greenwood to rent the facility is excessive and it will just end up being another revenue source for Greenwood rather than an available space for owners to call their own. For this reason I am not in favor of the project.
Last Update	2021-06-24 10:19:01
Start Time	2021-06-24 10:15:42
Finish Time	2021-06-24 10:19:01
IP	67.20.147.79
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18162542
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Just do it! I've been going to this place since we opened. Great view. Relax for all to enjoy.
Last Update	2021-06-24 15:32:28
Start Time	2021-06-24 15:26:41
Finish Time	2021-06-24 15:32:28
IP	100.38.17.208
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18162965
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The transaction is one way and little to no benefit to the owners of this beautiful community. Of course we would love to see improvements and great potential in our future but for us not everyone else who does reside here.
Last Update	2021-06-24 17:10:19
Start Time	2021-06-24 17:08:31
Finish Time	2021-06-24 17:10:19
IP	24.184.99.219
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18163564
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We are NOT in favor of this new Dunes House contract. I feel there are too many unanswered questions. The contract seems very one sided and favors Greenwood - leaving the PD residents with very little say
Last Update	2021-06-24 21:00:56
Start Time	2021-06-24 20:52:24
Finish Time	2021-06-24 21:00:56
IP	73.82.171.69
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18164204
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We are in full support of the plans for the PD Beachfront Clubhouse.
Last Update	2021-06-25 06:30:36
Start Time	2021-06-25 06:29:24
Finish Time	2021-06-25 06:30:36
IP	98.115.186.252
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18164276
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Yes to moving forward with the beach house.
Last Update	2021-06-25 07:03:11
Start Time	2021-06-25 06:48:28
Finish Time	2021-06-25 07:03:11
IP	173.93.181.166
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org



## Member Comments-Beachfront

Reference #	18164579
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We've been on board with the concept of an owner's facility from day one. Can't wait until the project goes from construction to completion. Only concern is for adequate parking for the owners. On many occasions we don't dine at the Dunes House or access the beach due to lack of parking.</p> <p>Thanks!</p>
Last Update	2021-06-25 08:29:02
Start Time	2021-06-25 08:15:15
Finish Time	2021-06-25 08:29:02
IP	64.20.157.130
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18164923
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Go! Like it. Make sure enough parking for members.
Last Update	2021-06-25 09:37:54
Start Time	2021-06-25 09:36:08
Finish Time	2021-06-25 09:37:54
IP	24.239.63.232
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18165030
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	What is the cost to repave and reconfigure Dunes House Lane, and how is that to be paid for?
Last Update	2021-06-25 09:54:47
Start Time	2021-06-25 09:53:42
Finish Time	2021-06-25 09:54:47
IP	173.93.180.191
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18165052
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I vote NO for the Dunes House Proposal, this doesn't benefit Property Owners in my opinion
Last Update	2021-06-25 10:00:25
Start Time	2021-06-25 09:57:45
Finish Time	2021-06-25 10:00:25
IP	76.71.118.203
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18165205
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I presume there will be fast WiFi throughout the Clubhouse and outside facilities, and charging points?</p> <p>Tx.</p> <p>RG.</p>
Last Update	2021-06-25 10:40:10
Start Time	2021-06-25 10:37:38
Finish Time	2021-06-25 10:40:10
IP	108.2.71.126
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18165209
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>The proposed Dunes House project is a ridiculous project that (as usual) benefits the GREENWOOD CORP.. The PDPOA will be required to pay a huge amount of money to build the structure, maintain it when completed, pay \$170,000/yr in lease fees, \$70,000/yr taxes, upkeep etc., \$260,000 to build an off site parking lot, maintain the Dunes Drive public parking lot and Owners will have to pay rental fees to use it along with being forced to buy food and beverages from the GREENWOOD food venue!! PO will OWN NOTHING!! Greenwood will have use of 40 Saturdays out of 52 for their use with their SPECIAL RENTAL FEES. This is a NO WIN DEAL for Property Owners!! This type of investment of PDPOA funds should be brought to a vote by ALLPROPERTY OWNERS in PD and not passed by ONLY THE BOARD OF DIRECTORS like the LEE SHORE under the table DEAL WAS DONE!! I will vote NO, NO, NO on this DEAL!!</p>
Last Update	2021-06-25 10:40:34
Start Time	2021-06-25 10:22:13
Finish Time	2021-06-25 10:40:34
IP	96.32.147.159
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18165313
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We think it sounds like a fabulous idea and are all in!
Last Update	2021-06-25 10:57:17
Start Time	2021-06-25 10:56:29
Finish Time	2021-06-25 10:57:17
IP	174.209.197.122
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18165364
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Who will be responsible for cleanup around facility? If Greenwood, how will this be enforced as they do not care for the existing surrounding area of Dunes House. Will there be penalties to assure owners that the grounds will be policed for refuse. How will short term renters be excluded if owner's share info as they do now? Many residents are elderly or use devices to get around. Facilities do not seem equipped to handle that issue. Who receives these rental fees if rented for private use, POA or Greenwood? When repairs are needed, who is responsible, POA or Greenwood? The other properties for which they are responsible have been allowed to deteriorate with no attempt to care for them.
Last Update	2021-06-25 11:10:13
Start Time	2021-06-25 11:01:30
Finish Time	2021-06-25 11:10:13
IP	199.116.103.72
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18165704
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Looks like a very forward thinking project that will benefit all classes of owners of PD
Last Update	2021-06-25 12:32:46
Start Time	2021-06-25 12:31:52
Finish Time	2021-06-25 12:32:46
IP	173.93.183.84
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18167167
Status	Complete
Name	
Comments	<p>I think it looks like a fabulous improvement to the community. I would like to see the Board use this as leverage with Greenwood to get them to clean up (or tear down &amp; sell property) the building at the entrance to Inverness that is nearly abandoned and in poor condition. Greenwood probably wants the improved Dunes House more than the residents of the community do as I am sure it will increase their bottom line. Seems crazy to me that we are able to insist that new PD property owners clean up violations to newly acquired property within 6 months of purchase - and we have no teeth in getting compliance from Greenwood?</p>
Last Update	2021-06-25 19:00:05
Start Time	2021-06-25 18:45:38
Finish Time	2021-06-25 19:00:05
IP	24.31.213.89
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

Member Comments-Beachfront

Reference #	18167953
Status	Complete
Name	

## Comments

Beachfront Clubhouse:

Although the renditions of your planned Beachfront Clubhouse is very nice. I seriously think this would be a huge mistake to build this in Palmetto Dunes.

We have been coming to HH since 1979, always stayin g in PD. We bought our lot on Mooring Buoy in 1992, build out dream house in 1996, when HH was a peaceful, beautiful place to settle. Over the pass several years we have seen our Paradise change into an up and coming Myrtle Beach. The fabulous Palmetto Tennis Center is now a disaster with pickle ball , the traffic, the bikes in Palmetto Dunes has gotten out of control. To put up this Beachfront Clubhouse would just add to the destruction of a once wonderful, peaceful Palmetto Dunes. I love the rustic beach feel of the Dunes House, it is perfect just the way it is. Why would you even think of destroying a calm, place for folks to go for lunch, dinner and enjoy the calmness of the sea.

Well I am out it, can you tell me, when switching the tennis courts to pickle courts (I do play pickle ball/and tennis in Palmetto Dunes), did anyone ever consider putting them down by the Inverness Courts, They would have had their own area, plenty of parking could have been added, there are what 25 courts there, which could have been doubled for pickle ball.

Just asking.

I hope you re-think the idea of the Beachfront Club house. Can you imagine the traffic at the North Gate, where in the world would people park,

STOP THE BUILDING. GET BACK TO WHAT HH IS ALL ABOUT.

Thank you for allowing me to vent my anger.

Last Update	2021-06-26 10:03:01
Start Time	2021-06-26 09:50:43
Finish Time	2021-06-26 10:03:01

## Member Comments-Beachfront

Reference #	18168118
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I really like the plans. It seems well thought out and the cost offset by renting it is great.
Last Update	2021-06-26 11:35:10
Start Time	2021-06-26 11:33:35
Finish Time	2021-06-26 11:35:10
IP	75.189.104.57
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18168218
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Would love to see a bar area for upstairs and roof top. For catered events it would be nice to have an area like that. Hopefully there will be covered areas and fans for the summer and heaters for the winter.
Last Update	2021-06-26 12:27:26
Start Time	2021-06-26 12:25:01
Finish Time	2021-06-26 12:27:26
IP	199.188.86.164
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18168608
Status	Complete
Name	

## Comments

We vote NO

We appreciate all the effort of those who worked on this committee. However, trying to satisfy the realtors and marketing folks who insist PD owners need to have a private beachfront amenity is not a great basis on which to rebuild the GW's own property with owner money! Truly, I am not swayed with the argument that realtors, Greenwood's development needs, or the Board members saying "our world class resort lacks an owner space for Club house", etc. is a black mark on our community. We DO think GW's has a responsibility to rehabilitate or remove their current real estate holdings which are in sore disrepair first, also.

Don't care if realtors say that PD lacks one...If Greenwood's owns the land and property, let it be what they want it to be - on their dollar as it is their property/investment. We appreciate having the Dunes House there. But the food served could be healthier along with the fried and trying to socialize over a noisy, open air, fried food, Take out type establishment immediately below, it is not conducive to an "owner's club house feel." We see it as GW's just benefiting from what they need to do to make needed, on-going improvements on an already worn down property they own and are responsible for. Must we pay for an upgrade for the brides to be and all the special events held there?? It is not ours! Do it without owners' money. Also, Don't want to battle for already short supply parking with loads of tourists to get to it. Or have it closed to owners

...

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...due to a private event or many such events - as many as can be booked.

That is why Lee Shore makes much more sense. "Far from the madding crowd!" Our dollars went there too.

We are of the opinion that 7 Lee Shore would be a better

Site. The Board and its GW's representatives may perceive 7 Lee Shore as another business opportunity ( after Dunes House is a done deal -surprise, surprise) for Greenwood's to develop as a catering, special events business model ...

There is no "exclusivity" feeling associated with Dunes House, with its limited parking, it is just a squeeze in terms of sheer volume of tourists, drop offs, bikers, walkers, dogs, Dunes Buggy, cars - just a ton of people.

Lastly, adding parking by converting two tennis courts is another example of not meeting a need for a club house amenity. Too distant. And taking down the old live oaks to make for more parking spaces would just ruin the ambiance of the current parking area by beach.

We will let other's address the various money/payment issues. And there are many. It is skewed to GW's benefit, but we owners deserve some benefit as well. Just once, it would be nice if the Board voted for the benefit of ALL owners not just for the benefit of GW's. Maybe this is " progress," but hope someone realizes people like coming here because of the "low country" look - and these building ideas are ruining that more authentic Flavor "of being on an island " that our visitors and potential owners wish for " to escape"...

... from everyday life. The current look of the Dunes House and its parking approach gives it the “ we have not paved over paradise yet here.”

Also, when the final vote is taken. We recommend that there be someone who represents the NO votes to be present for the final accounting. ..for Transparency sake. Otherwise, dissatisfaction just grows...

Thank you

<b>Last Update</b>	2021-06-26 17:07:07
<b>Start Time</b>	2021-06-26 11:36:54
<b>Finish Time</b>	2021-06-26 17:07:07
<b>IP</b>	32.214.224.120
<b>Browser</b>	Safari
<b>Device</b>	Desktop
<b>Referrer</b>	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18168666
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	This is a win-win proposal in favor of Greenwood at the expense of the POA. They own the land and are essentially asking PDPOA to pay for the renovations to the Dunes House which we will never own and most will never use. I vote a resounding NO to this ridiculous proposal.
Last Update	2021-06-26 18:01:52
Start Time	2021-06-26 17:49:27
Finish Time	2021-06-26 18:01:52
IP	99.129.245.200
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18168821
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>1. Suggest that the new restaurant accept phone calls and online order for carry out, the lack of which is a detriment at the Dunes.</p> <p>2. Suggest a small, outdoor area be designated to allow leashed pets for property owners only.</p>
Last Update	2021-06-26 20:27:23
Start Time	2021-06-26 20:22:38
Finish Time	2021-06-26 20:27:23
IP	70.160.226.80
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18169140
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We say NO to a beachfront clubhouse. The current CEO paid \$ 2,050,000.00 which was over the listing price for 7 Lee Shore. We were shocked when this happened without knowing ~ ! We do not want to build a clubhouse for Greenwood & all the people who rent in PD. Thank you for your time.
Last Update	2021-06-27 06:17:25
Start Time	2021-06-27 06:06:17
Finish Time	2021-06-27 06:17:25
IP	174.60.158.209
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18169153
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I love the idea of a beachfront amenity that owners can use for meetings and groups. The Women's club has several book clubs that could use the space. Mahjong, bridge, crafts and future clubs to be developed would benefit from a large space. It may be helpful to include a dividing wall so 2 or 3 smaller groups could be going at the same time. I can imagine that men's groups may enjoy using the space as well. Someone to coordinate the schedule may be needed too. I think there is a lot of confusion about the need to pay to use for your groups. I am hoping that can be cleared up as this should not be a charge for residents to use.</p>
Last Update	2021-06-27 06:39:46
Start Time	2021-06-27 06:28:55
Finish Time	2021-06-27 06:39:46
IP	173.93.189.98
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18169467
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	My wife and I are in favor of the proposal. Clearly, details need to be worked out, but we agree with the general concept.
Last Update	2021-06-27 11:20:30
Start Time	2021-06-27 11:18:25
Finish Time	2021-06-27 11:20:30
IP	64.20.157.180
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18173191
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Nice work on the club house design. I didn't see mention anything about bike racks near the clubhouse. The ones used on Trent Jones Ln were very nice and encouraging their use will cut down on parking usage. Thanks for all the effort put in this! [REDACTED]
Last Update	2021-06-28 14:22:15
Start Time	2021-06-28 14:18:49
Finish Time	2021-06-28 14:22:15
IP	162.155.155.194
Browser	Safari
Device	Tablet
Referrer	https://pdpoa.org



## Member Comments-Beachfront

Reference #	18173210
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Fully support the plan. The only concern is parking / distance from proposed parking has valet / or golf cart shuttle service been considered during peak usage. Distance from parking could be a concern for some owners (maybe me in 20 years)
Last Update	2021-06-28 14:26:03
Start Time	2021-06-28 14:22:47
Finish Time	2021-06-28 14:26:03
IP	173.9.106.241
Browser	Firefox
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18173761
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Would love the clubhouse that has been planned out!
Last Update	2021-06-28 16:25:59
Start Time	2021-06-28 16:24:46
Finish Time	2021-06-28 16:25:59
IP	67.216.146.253
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18180055
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I do not feel it will benefit the residents as much Greenwood.</p> <p>Off site parking is a major problem for senior residents.</p>
Last Update	2021-06-30 08:22:59
Start Time	2021-06-30 08:17:47
Finish Time	2021-06-30 08:22:59
IP	76.182.160.109
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18186032
Status	Complete
Name	██████████
██	██████████
██████████	██
Comments	<p>Not big enough. Too many people in cramped area. Parking for owners means going thru general store area. Looks like overflow parking for queens grant owners. Don't get much for \$3m. Don't own anything. Give Greenwood \$1m to upgrade site instead of all these "rules".</p> <p>We already have this beach access. Didn't we say admin office had meeting rooms for us to use? Property values and community can be handled w less expense. We are paying for new Greenwood restaurant and public restrooms, not an owners beach club. Owners have to pay to use facility on top of lease fees. We can do better and be more cost conscious. Poor use of our "free" money.</p>
Last Update	2021-07-01 16:19:44
Start Time	2021-07-01 16:08:45
Finish Time	2021-07-01 16:19:44
IP	172.58.237.214
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18186450
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I believe this is much needed and would be a very welcome addition to Palmetto Dunes!</p> <p>The renderings look great. The parking plan seems well thought out. I really like the "owners only" upper level.</p>
Last Update	2021-07-01 18:36:02
Start Time	2021-07-01 18:32:13
Finish Time	2021-07-01 18:36:02
IP	96.61.125.51
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18186803
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Would like clubhouse restaurant to offer online ordering as well as take phone orders. Should expand its menu from what is currently offered and extend operating hours.
Last Update	2021-07-01 21:49:08
Start Time	2021-07-01 21:44:23
Finish Time	2021-07-01 21:49:08
IP	70.160.226.80
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18188266
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I think the plans look great! We are very excited about this upgrade.
Last Update	2021-07-02 13:03:45
Start Time	2021-07-02 13:03:11
Finish Time	2021-07-02 13:03:45
IP	74.99.148.11
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18190084
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We have given away too much in the negotiations regarding initial construction costs AND the Saturday (and other) nights that Greenwood can reserve owners' space. Let's reopen negotiations.
Last Update	2021-07-03 12:58:48
Start Time	2021-07-03 12:55:03
Finish Time	2021-07-03 12:58:48
IP	24.88.68.90
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18190390
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I think we should sell the land on Lee Shore and build our own. I do t like the agreement with Greenwood.
Last Update	2021-07-03 16:27:30
Start Time	2021-07-03 16:26:05
Finish Time	2021-07-03 16:27:30
IP	24.30.92.144
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18190840
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Looks fantastic...Can't wait for it to be completed. A great addition to the complex.
Last Update	2021-07-04 07:36:44
Start Time	2021-07-04 07:35:28
Finish Time	2021-07-04 07:36:44
IP	168.149.142.11
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18191505
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Excellent presentation. After a 2nd reading, I answered most of my questions. Two remaining:</p> <p>Community Comparison--120/90, is that seating for all 3 floors or just the 2nd and 3rd? I am aware owners can eat on first floor.</p> <p>Profile: active 74 yr old couple, full time, enjoy beach, desirous of meeting more residents after being here 2yrs.</p> <p>--I see target audience of beach club as three groups (1) daytime beach goers that would be in swim suits, use rest rooms, shower, possibly eat lunch. Not the largest target unless visitors in town. (2) participants in community organizations-Mah Jondg-women's club--growth area, people in dry attire (3) 5:00-8:00 dinner, drinks, snacks, casual gathering--mainly casual attire. I am not suggesting a strict dress code, but concerned with wet sandy conditions that exist on current first floor that will continue in future. Any concern or thought to this?</p> <p>Pet's first floor outside only?</p> <p>Really appreciate all the effort put into this.</p> <p>[REDACTED]</p>
Last Update	2021-07-04 17:11:09
Start Time	2021-07-04 16:46:12
Finish Time	2021-07-04 17:11:09

## Member Comments-Beachfront

Reference #	18193055
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I am 100% in favor of moving forward with the project to improve and re-design The Dunes House. This would be a tremendous asset to our plantation. I have viewed the proposed design and think it is beautiful and will function very well. The mixed use of space will allow much needed community use in addition to restaurant/bar service. The partnership agreement details all seem reasonable and fair. I'm looking forward to having this amenity in our community, and hope the work can begin very soon.
Last Update	2021-07-05 12:08:39
Start Time	2021-07-05 11:50:32
Finish Time	2021-07-05 12:08:39
IP	67.81.251.63
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18193249
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>PDPOA team,</p> <p>The mailing with the descriptions, conceptual drawings and floorplans was great. Thank you for answering many questions. We very much like the direction of this project.</p> <p>Three questions:</p> <p>1 - if there was no rental income to cover the annual building expense cost of the 20 year lease, what would be the annual charge to each of the POA members?</p> <p>2 - roughly how many private rentals per year are assuming to get to the breakeven annual building expense?</p> <p>3 - if rental revenues are higher, what happens to the excess funds?</p> <p>Thank you,</p> <p>[REDACTED]</p>
Last Update	2021-07-05 13:17:23
Start Time	2021-07-05 13:12:17
Finish Time	2021-07-05 13:17:23
IP	67.175.66.36
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18194329
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We read the booklet when it arrived. We have only owned for 9 months but it appears to be a worthwhile project.
Last Update	2021-07-05 20:24:03
Start Time	2021-07-05 20:21:38
Finish Time	2021-07-05 20:24:03
IP	98.239.148.66
Browser	Other
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18196151
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	The Dunes Beachfront Clubhouse is an awesome idea and will be a great asset to our community. Beautiful design. Thank you to all that have worked on the project. [REDACTED]
Last Update	2021-07-06 11:11:42
Start Time	2021-07-06 11:06:26
Finish Time	2021-07-06 11:11:42
IP	174.211.104.179
Browser	Other
Device	Mobile
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18196758
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I like the idea of having a beachfront amenity - but feel that Greenwood will have preference and prevent the owners from actually using regularly. They are NOT even paying for their Restaurant that they benefit from. This is a very negative aspect to this project. We seem to provide financial benefit from the Homeowners funds to pay for Greenwood amenities. And they do not even take care of the property that have - see the corner of Carnoutsie and St. George. When will Greenwood take responsibility for refurbishing that building? It is an eyesore and they should be held accountable (as you would require any property owner) for the upkeep of that property!! So overall, I cannot support this beachhouse amenity with homeowners dues funding it.</p>
Last Update	2021-07-06 13:26:13
Start Time	2021-07-06 13:22:10
Finish Time	2021-07-06 13:26:13
IP	66.56.169.73
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18197678
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

## Comments

Thank you so much for all of the hard work on this. This is a very exciting new amenity!

After looking at the plans, I have just a couple of comments.

Currently, we either eat and sit at Dunes House with our friends and family (usually large parties) -- OR adults in our party will walk up to grab cocktails while the kids continue playing on the beach.

1. Would love the option to sit large parties on the deck. Previously we've always had to be split up between smaller tables.

2. We also currently love the built-in bench seats that are on the far side of the deck. When we weren't eating there, this made for the PERFECT spot to drink cocktails (while the kids played). Or if we were feeding the kids there, the kids had a table and the adults used the bench to sit (as to not take up a table). Would LOVE to have some sort of similar casual bench seating on the deck of the new space for this same purpose.

3. Walk-up bar/windows:

I love how the architect attempted to open-up the inside bar to the outside deck area with the accordion style windows, however, I feel placement of the bar in the center of the deck may not be the best. If groups congregate at those windows, they would be spilling over into the area with tables, where people are trying to eat. You may be too far down in the design process, but it may be beneficial to make the bar area either larger -- or off to one side. This way there would be a clear path to the bar for those coming off of the...

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... beach, just coming to grab drinks -- and the bar would have a dedicated space for those gathering that wouldn't impede on those who are dining on the deck.

4. Dedicated space for live music:  
Also, not sure if it's on here, but a dedicated space for a live music performer would be great.

Lastly, for what it's worth we'll still likely spend most of our time on the first floor deck -- down in the action and in close view of our kids who usually play in the sand while we're waiting on our food or enjoying a few cocktails.

I would envision spending time on the roof in the evening or at night for after dinner drinks. Comfortable lounge furniture (as opposed to just tables and chairs) would be a nice perk!

Again -- appreciate all of your hard work on this!

<b>Last Update</b>	2021-07-06 16:21:59
<b>Start Time</b>	2021-07-06 15:48:34
<b>Finish Time</b>	2021-07-06 16:21:59
<b>IP</b>	104.6.160.128
<b>Browser</b>	Chrome
<b>Device</b>	Desktop
<b>Referrer</b>	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18197707
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Great project! No mention of additional security for access. Also, the rooftop deck needs something to bring people up like a coffee shop during the day and bar at night either there or on the 2nd floor!
Last Update	2021-07-06 16:29:03
Start Time	2021-07-06 16:22:01
Finish Time	2021-07-06 16:29:03
IP	24.229.230.222
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18198417
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>NO, we are not in favor. After much thought, we are asking you to say NO. This is based on the fact that we have property which was bought a 7 Lee Shore and you have decided to keep that property which can't be developed without impinging on the single homes in that area. So it was poorly planned purchase. Secondly we don't need to get into a situation where we pay for space that will be used as a rental for the Dunes house and we will get what is leftover. We suggest that you let Greenwood develop the Dunes House like the people at Windmill Harbor where they sell memberships to people who want to use it for meetings etc. We think that going in with Greenwood, as described in your plan when we have a meeting, after a certain time, we must purchase food and drinks from them and you must use their approved catering services is counter to what we thought that we expected from having a place to meet and socialize with are neighbors that was described in the beginning.</p>
Last Update	2021-07-06 20:18:47
Start Time	2021-07-06 19:58:07
Finish Time	2021-07-06 20:18:47
IP	66.56.172.13
Browser	Firefox
Device	Desktop

## Member Comments-Beachfront

Reference #	18199756
Status	Complete
Name	
Comments	I do not believe the plan for the clubhouse benefits property owners as it should.
Last Update	2021-07-07 09:19:35
Start Time	2021-07-07 09:17:28
Finish Time	2021-07-07 09:19:35
IP	64.20.157.245
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18199954
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Expand the size of the outdoor second floor deck across the oceanside of the building. Use second stair entry strictly for kitchen staff and crew to take orders on the second and third floors for food and drink.</p> <p>Seems like there is a lot of waisted space in the second floor vestibule and the second floor entry porch is excessively large. If the catering kitchen could be moved to take up part of the entry porch, that would allow for the dining room to be enlarged significantly without the vestibule. On the first floor do likewise, relocating the office beside men's restroom and incorporating current office/vestibule into the dining room. The floorplan states the second floor is a meeting room. It seems that this area can better be utilized as a dual function meeting room as needed with emphasis primarily as a vibrant restaurant/bar area for owners offering dinner, live jazz and other genres of music, similar to the upstairs restaurant at the Sea Pines Beach club.</p> <p>Also add bicycle parking and outdoor shower area.</p>
Last Update	2021-07-07 10:15:19
Start Time	2021-07-07 10:14:18
Finish Time	2021-07-07 10:15:19
IP	184.182.192.106
Browser	IE

## Member Comments-Beachfront

Reference #	18200237
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I am in support of the modifications to the Dunes House, but what moved me to support, is the addition of the additional parking. I feel the additional parking, specifically for owners only, no rental or outside guests, is paramount to the success of the endeavor.
Last Update	2021-07-07 11:26:07
Start Time	2021-07-07 11:19:23
Finish Time	2021-07-07 11:26:07
IP	165.166.182.66
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18201562
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We fully appreciate how hard the board has worked to give us a better Beach House option. Unfortunately, there are too many variables to the ownership and rights to the Dune House that make us not in favor of this proposal. The PDPOA owning the Dune House would solve many of these issues as the existing complex set of ownership structure and rights with Greenwood is a no win for either party. Therefore, it is best not to invest in the property unless there was a better long term control of the property. Investing the time and money in understanding why the rights and ownership of this property are so dysfunctional would be a good use of resources as Greenwood has a history of not following Carolina laws when it comes to the Declarant turning over property to the PDPOA. Otherwise, the existing Dune House serves the purpose of the community.</p>
Last Update	2021-07-07 16:07:18
Start Time	2021-07-07 16:04:36
Finish Time	2021-07-07 16:07:18
IP	66.86.89.77
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18201765
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We're writing to let you know that we strongly oppose the proposed Dunes House plan. While we are excited about an owners only facility, the proposed plan does not satisfactorily achieve that objective. There is too much deference to Greenwood and we're not sure it won't be over run with tourists, since tourists are over running the community.</p> <p>Take a look at Nextdoor and you'll see many comments about how the PDPOA is not acting in the best interest of its' resident owners. Short term rentals are over whelming what had been one of the most desired communities on the island. The PDPOA should look into this ASAP before more full time residents and owners who don't rent leave for a better quality of life.</p>
Last Update	2021-07-07 17:12:23
Start Time	2021-07-07 17:06:15
Finish Time	2021-07-07 17:12:23
IP	66.56.172.39
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18201873
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We love the idea of expanding the Dunes House into a true owner's clubhouse. We have nothing negative to say and fully support the plan. Let's do it!
Last Update	2021-07-07 17:48:43
Start Time	2021-07-07 17:48:00
Finish Time	2021-07-07 17:48:43
IP	67.20.133.107
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18205247
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	NO to proposal
Last Update	2021-07-08 16:33:02
Start Time	2021-07-08 16:31:32
Finish Time	2021-07-08 16:33:02
IP	76.64.169.6
Browser	Chrome
Device	Mobile
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18205286
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	NO. We do not need any more congestion. There will not be enough parking. The residents will never be able to use it in the tourist season which is getting longer all the time!
Last Update	2021-07-08 16:42:56
Start Time	2021-07-08 16:39:45
Finish Time	2021-07-08 16:42:56
IP	99.47.29.253
Browser	Safari
Device	Tablet
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18205487
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I would not vote for the clubhouse. Greenwood is not taking care of their existing properties and I do not want to enter into a new agreement when they are not showing good faith with the other ones. The clubhouse located on right when entering the south gate needs to be cleaned up ASAP. Why are they not responsible for it? Owners are responsible for their yards or they get fined. Greenwood should too. If they do their part, I could reconsider my vote.</p>
Last Update	2021-07-08 17:46:26
Start Time	2021-07-08 17:42:20
Finish Time	2021-07-08 17:46:26
IP	47.190.56.148
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18206418
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We are very supportive of this project and we look forward to the completion....Palmetto Dunes is a great place to live.</p> <p>We also would like to know what the plans are for the building across from Fabio on Carnoustie which needs to be knocked down. It is not in use and is becoming an eyesore</p> <p>[REDACTED]</p>
Last Update	2021-07-09 06:38:49
Start Time	2021-07-09 06:35:08
Finish Time	2021-07-09 06:38:49
IP	24.0.23.101
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18206430
Status	Complete
Name	
Comments	<p>The parking is much needed and a frustrating challenge. I would suggest a decal is required to park there in addition to just a card swipe. The Dunes house is great because it is so casual and basic. I love the concept, but my concern from the drawing is the lack of outside seating for dining (which is what makes DH special imo) and I fear it will go to a country club pricing/menu. We go to the beach to dress down and be casual. All else looks great.</p>
Last Update	2021-07-09 06:43:33
Start Time	2021-07-09 06:38:53
Finish Time	2021-07-09 06:43:33
IP	98.25.172.74
Browser	Chrome
Device	Mobile
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18206453
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I vote NO. We can find a better option without having Greenwood involved. There is extremely limited parking at this location. It's hard enough finding a parking spot as it is right now. Even with adding additional parking across the street, adding our facility on two upper levels will only make the parking problem worse. This is not the property for us. Sell Lee Shore while property prices are high and just wait to find the right location for our beach house. There is no rush. [REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

## Member Comments-Beachfront

Reference #	18206476
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I vote no. My husband both now
Last Update	2021-07-09 07:01:54
Start Time	2021-07-09 07:00:55
Finish Time	2021-07-09 07:01:54
IP	173.93.191.178
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18206485
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I vote no. My husband both no. The reason is simple, Greenwood is not reinvesting back into the properties and businesses they already own, so why would we enter into a contract with them?</p> <p>We actually would be footing the bill for this building that we would never own plus building additional parking for them to use for their weddings and any other functions they choose. I would say if and when they actually need the compliance standards that the rest of the residents have to follow in this community, then we might talk and actually work together. Right now they get to do whatever they want without regard to our standards of living here. Commercial and resident owners should be held to the same standards. I appreciate the business they bring and I frequent the restaurants and golf course, but they are not holding up their end of the deal. Thank you for my allowing me to give my comments.</p>
Last Update	2021-07-09 07:04:55
Start Time	2021-07-09 07:01:02
Finish Time	2021-07-09 07:04:55
IP	173.93.191.178
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org/owner/owners/owner-comments/">https://pdpoa.org/owner/owners/owner-comments/</a>

## Member Comments-Beachfront

Reference #	18206622
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I appreciate the detailed communication and plans concerning the Beachfront Clubhouse. The board has balanced the interests of many stakeholders and has proposed a plan that increases the value of being a homeowner in Palmetto Dunes. I am in full support of the plans and would only ask that the board considers how to implement the plan in a way that continues to protect the interest of homeowners access to the second floor and rooftop areas. Overall very well done by all.</p>
Last Update	2021-07-09 08:01:06
Start Time	2021-07-09 07:57:41
Finish Time	2021-07-09 08:01:06
IP	174.54.50.197
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18206646
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I have been thinking about the Dunes House project. I don't see a need for POA to become involved in renovating the Dunes House. If Greenwood feels a need to make improvements to the existing building then it should be there project and responsibility and there's no reason to involve POA.</p> <p>I feel the residents of Palmetto Dunes need other things besides renovating the Dunes House.</p> <p>Our community does not have a playground for our children. Both Leamington and Shelter Cove have playgrounds but we do not. We also do not have a community pool. We used to be able to use the pool by the General Store until it was imploded. I feel these things are more important to our community then a renovation of the Dunes House which Greenwood can do on its own without the involvement of the POA.</p>
Last Update	2021-07-09 08:07:28
Start Time	2021-07-09 07:56:39
Finish Time	2021-07-09 08:07:28
IP	76.182.165.228
Browser	Safari
Device	Mobile
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18206658
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Absolutely not in favor of a new clubhouse. Update what is currently there and if needed, build on Lee Shore.
Last Update	2021-07-09 08:12:20
Start Time	2021-07-09 08:10:27
Finish Time	2021-07-09 08:12:20
IP	24.46.104.54
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18206694
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I am for moving ahead with the proposal. I like the idea of a clubhouse for POA members. I do have some concerns about what might happen if expected revenues do not cover the costs but believe the committee has done their due diligence and nothing is without risk.
Last Update	2021-07-09 08:28:14
Start Time	2021-07-09 08:26:32
Finish Time	2021-07-09 08:28:14
IP	107.129.112.206
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18206712
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I don't think financing and building a new facility that will primarily benefit Greenwood's wedding and party venue is in the best interest of the homeowners. Only if the new facility was never closed to the owners during the special events, that is the upper owners only area would always be available for owners use would I think it is worthwhile. That would also mean owners would have use of the new parking during Greenwood's catered and money making events. If an agreement reached where Greenwood gave back a significant percentage of the profit on the events, at least 25% to repay the HOA the cost of construction, that would make it more acceptable.</p>
Last Update	2021-07-09 08:32:54
Start Time	2021-07-09 08:20:40
Finish Time	2021-07-09 08:32:54
IP	76.177.154.181
Browser	Firefox
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18206867
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We are very much in favor of the new amenity but would be very disappointed if the finish and decor were too sterile or 'corporate', we need to feel that we are on vacation rather than at a conference. The renderings project a slightly corporate look, but appreciate that they are just renderings and don't represent a final theme.</p> <p>We would like the facility to include adequate pot washing facilities, such that the waste from single use plastics that is currently produced is significantly reduced or eliminated.</p> <p>Thank you</p>
Last Update	2021-07-09 09:13:13
Start Time	2021-07-09 09:07:02
Finish Time	2021-07-09 09:13:13
IP	94.174.59.182
Browser	Chrome
Device	Mobile
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18206889
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We believe this is a real asset for PD. Having an owner's private area is a great idea. Also what is being done about the Palmetto Dunes club it is time that was cleaned up.
Last Update	2021-07-09 09:18:14
Start Time	2021-07-09 09:15:32
Finish Time	2021-07-09 09:18:14
IP	76.182.172.158
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18206997
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>A number of full time residents have offered comments on the Dunes House proposal, including Brian Julius whose review and comments are worthy of serious consideration. I simply wish to add that, from my personal perspective, the proposed owners' parking lot is a complete non-starter. I am 77 years of age. My wife is a cancer patient, currently undergoing chemotherapy. Neither of us is likely to ever walk the distance from the proposed lot to The Dunes House. It seems to me, given the demographic of our full time owners and residents, that more thought must be given to a solution that would include at least some reserved spots for owners in the current parking area. The solution currently being proposed tells me that tourists, short term renters and attendees at private functions will be seated at the head of the table while full time residents (who will be footing much of the bill) will be eating in the servants' quarters. We have lived in PD since 1996 and have enjoyed the Dunes House many, many times through the years. I hope we can continue to do so without having to call an Uber to take us from the proposed owners' parking lot to the facility.</p>
Last Update	2021-07-09 09:47:01
Start Time	2021-07-09 09:27:19
Finish Time	2021-07-09 09:47:01
IP	64.20.157.7

## Member Comments-Beachfront

Reference #	18207051
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>It does not look like the dunes house, according to the renderings, is ADA compliant. All access is via stairs. Is there going to be an elevator to the second and third floor?</p> <p>The walk way to the beach should extend to the bike/pedestrian walk way as it does now and the front stair entrance, as shown on the renderings, should stay so there are two ways to access the beach &amp; dunes house.</p> <p>Parking for renters should be in the tennis area.</p> <p>The observation deck on both the second and third floor should run the full length of the building allowing more usable outdoor space.</p> <p>How is access to the member only areas going to be controlled?</p> <p>Bathrooms need to be air conditioned.</p> <p>Can the space underneath the Dunes house be used for owner storage for beach gear/equipment?</p> <p>Our overall thoughts are to make the most use of the space/foot print. Don't want to spend money on building something that will out grow the communities needs within a couple of years. We think a nicer, bigger beach clubhouse will be a benefit to Palmetto Dunes and it's owners.</p>
Last Update	2021-07-09 10:01:43
Start Time	2021-07-09 07:52:23
Finish Time	2021-07-09 10:01:43
IP	173.93.190.86

Member Comments-Beachfront

Reference #	18207229
Status	Complete
Name	

## Comments

Thank you for extending the comment period for this important PD project. I actually submitted a comment letter earlier addressing my concerns about the sheer size of this proposed building; the inadequate parking; the increased commercial activity in an already cramped area, etc. and I questioned whether it would actually reduce beach access for PD members. Later I received the Brochure which prompted another question/comment AND now I have yet another comment based on the letter you sent this morning from the PD Oceanfront Resort . Please allow me:

1) First, in the letter you sent this morning I was encouraged to read that Greenwood just wants to stay consistent with their existing catering and wedding business. The suggestion in my first comment letter would certainly allow that. I suggested that the 2nd & 3rd floor not be rented to Greenwood at all so PD members will always have access to their club house and the commercial activity (parking, traffic congestion, noise, etc.) would not be substantially increased over what it is today. Certainly the lost income is a consideration however I'm sure most PD members do not expect to get 'something for nothing'. And the alternative of not having any beach amenity during those rentals - which I pointed out could potentially be 40 weekends a year - is actually losing our existing beach amenity.

2) This is just a question that came up once the brochure arrived. On the floor plans and drawings the existing ramp/walkway to the beach is not shown - but I assume it will remain along side the new building and its walkway? For obvious reasons we need to have that ramp and walkway, the shower, etc....

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... both during and after any new construction at The Dunes House.

Again thank you for allowing this extended comment period. I understand this has and will require an incredible amount of time and effort to accomplish and hope that together we can find the perfect balance for our community.



Last Update	2021-07-09 10:39:48
Start Time	2021-07-09 09:19:13
Finish Time	2021-07-09 10:39:48
IP	131.161.84.247
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18207312
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>I am concerned that the clubhouse will end up being used by a small percentage of owners of PD. Only 20% live there full time. When Greenwood isn't using it, other full-time owners will book it for weddings, parties, etc. thus making it inaccessible to others that are part of the small minority of 20%. So perhaps only 5% of our community will utilize it frequently--is that worth the cost? It may not raise our assessment, but could that money be spent elsewhere, or reduce assessments? Would rental home guests be allowed to use those areas? 50% of the homes are rental, and the rental income provides significant income to PD. Guests are coming earlier and earlier these days (on Fridays or Sat. morning) to avoid the awful traffic getting onto the island on Saturday. Could we provide our rental guests that provide so much of our revenue a welcoming place to hang out on Saturday afternoon while they are waiting for their homes to be available? Get the real estate companies to host an open house, as they also stand to gain new clients from such a meeting? I think it will end up being used regularly by a small percentage of our homeowners.</p>
Last Update	2021-07-09 10:58:38
Start Time	2021-07-09 10:46:53
Finish Time	2021-07-09 10:58:38
IP	71.73.36.153



## Member Comments-Beachfront

Reference #	18207362
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	My main concern is keeping the same vibe of the current Dunes House. It is such a relaxing casual atmosphere. I agree that it does need to be upgraded. The conceptual design is beautiful BUT I worry that it is too elegant. It is hard to imagine from the conceptual drawing how it is going to feel. Hopefully it will still be casual enough for all to feel welcome. I'd hate to see it become "stuffy" and unfriendly.
Last Update	2021-07-09 11:09:52
Start Time	2021-07-09 11:02:39
Finish Time	2021-07-09 11:09:52
IP	107.126.32.47
Browser	Safari
Device	Mobile
Referrer	https://pdpoa.org

Member Comments-Beachfront

Reference #	18207385
Status	Complete
Name	

## Comments

Overall I support the concept and initiative.

I REALLY do not like the advertising that was added to the dune house wall. Makes it feel more like Myrtle Beach. Bad practice. I request no advertising. A very poor taste use of space. There is no shortage of advertising messages throughout PD. PLEASE Keep the beach access free of billboards.

Owners Only access is my concern. While a great idea, it seems that it will require some controls ( and possible penalties /consequences for abuse)

Would like to hear more about how that gets enforced and monitored/controlled.

Do not recall, but can PD create saved holidays/high demand days for owners where no Greenwood events can be scheduled. ( weekend around dates such as Easter, Memorial Day, July 4, Labor Day, thanksgiving, Christmas, News Years.). It would seem that weddings and other events can be booked on other weekends.

And on a related but different note, I'd like to see more accountability for Greenwood to comply with the same architectural standards for upkeep as residential owners. With (?) 66 votes on PDPOA they should have to balance rights with responsibilities. They have properties that would be cited for violations by ARB. This would be a good time to set those expectations and compliance standards. It's difficult to get residents to comply when there seems to be double standards for property with voting rights that do not uphold the building and landscape standards expected of others.

Thanks for working to create a new and useful upgrade to our amenities

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## Last Update

2021-07-09 11:17:19

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## Member Comments-Beachfront

Reference #	18207408
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	We are all in favor of the proposed upgrade to Dunes House.
Last Update	2021-07-09 11:24:52
Start Time	2021-07-09 11:24:02
Finish Time	2021-07-09 11:24:52
IP	68.134.3.212
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

## Member Comments-Beachfront

Reference #	18207459
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	I'm very concerned about losing the friendly, casual and affordable dining and bar provided by the current Dunes House. The staff is great and i thinkl they do a good job with the food, considering what they have to work with. I'm very happy with it just the way it is.
Last Update	2021-07-09 11:40:28
Start Time	2021-07-09 11:35:06
Finish Time	2021-07-09 11:40:28
IP	24.190.14.47
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18207702
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We vote No to the proposal as published. We agree that it would be great to have a beachfront clubhouse owned by our POA, but doing this with greenwood is not in our best interests. greenwood does not have to maintain their properties, and from the description in the FAQ section it seems they are not required to maintain the new Dunes House, so this new building will eventually look like the old PD club. If greenwood is willing to renegotiate the 2005 agreement to make them an equal partner in improving PD going forward, and bring their current properties up to POA standards, we would reconsider our vote for this proposal.</p>
Last Update	2021-07-09 12:37:50
Start Time	2021-07-09 12:26:32
Finish Time	2021-07-09 12:37:50
IP	24.145.51.8
Browser	Safari
Device	Desktop
Referrer	<a href="https://pdpoa.org">https://pdpoa.org</a>

## Member Comments-Beachfront

Reference #	18207735
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	Our only suggested improvement to the plans for the Beachfront Clubhouse is to reserve parking closest to the Dunes House for Palmetto Dunes residents, and use the proposed new parking across Mooring Buoy for visitors. Because the Dunes House is so popular with residents and visitors alike, why, in essence, force residents to make the long walk to access it, particularly if an event for residents is being conducted there?
Last Update	2021-07-09 12:45:49
Start Time	2021-07-09 12:36:08
Finish Time	2021-07-09 12:45:49
IP	173.93.187.164
Browser	Safari
Device	Desktop
Referrer	https://pdpoa.org

Member Comments-Beachfront

Reference #	18208045
Status	Complete
Name	



## Comments

After reading the Dunes House booklet a couple of times and attending a meeting centered around the Palmetto Dunes Women's Association I have come to the following conclusions and opinions as a fulltime resident of Palmetto Dunes. I am not going to get into the details of the financial side of the proposal as that would be a completely other discussion.

I feel if we as residents want a beach front amenity this is probably the only way it is going to occur. Do I agree and/or like all of the details as they have been presented? No. I know that things will be changing until a formal agreement is reached between the two parties. Hopefully for the better from the residents point of view.

As a fulltime resident I feel slighted. I was looking for something that would give those of us that have decided this is our one and only home something special for us. We put up with the tourist mentality more than anyone else and have learned to live with it and look for the positives. I realize that if not for the tourists we would not have what we do. I would just like something somewhere or somehow that would be just for fulltimers.

As far as the Dunes House property:

An upgraded menu is mentioned quite often. I would be curious as to what "upgraded" means. It is a beach front property known for bar type food. I think it should remain as such or close to it. Anything formal would ruin the "atmosphere" of being right on the beach.

The Women's Association has several small groups. The second floor of the proposed Dunes House just does not seem conducive to small meetings unless there is some way to divide the area. It would also depend on how it is ...

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...going to be furnished. Some groups need tables where other stuffed chairs/couches are preferred. The Women's Association really needs a place we can call home for functions and we were hoping this would solve some of the issues (space, parking) we have. As he plans get more specific, we will see if the proposed changes will really help.

The food is also an issue. If I want to come and enjoy an evening on the third floor with friends, I want to be able to bring my own bottle of wine and snacks. I do not want to have to "sneak" them in. I think being forced to purchase all food and beverages (except on special occasions) from the Dunes House takes away from the feeling of it really being our place to go. There needs to be more of a compromise. This also pertains to many groups in the Women's Association. We bring wine and nibbles.

I realize there are still many questions that need answered. How are we going to control the "Owners Only"? Parking? Fees (if any) for small meetings/groups in teh Women's Association. I would be interested in being part of a committee (if there will be one) to look further into some of these items.

As I said in the beginning, I do believe this is the only way we will get a beach front amenity. Here is hoping that the final product is one we all can be proud of, enjoy and use effectively. Thank you.

Last Update	2021-07-09 14:06:04
Start Time	2021-07-09 13:45:40
Finish Time	2021-07-09 14:06:04
IP	64.20.157.232
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

Member Comments-Beachfront

Reference #	18208181
Status	Complete
Name	

## Comments

I thank the Board, management staff and Greenwood for their efforts over the last two years in the development of a Beachfront Clubhouse proposal for the Palmetto Dunes Property Owners. While I realize there is literally no real estate available at this time for such an endeavor, and negotiations with Greenwood were literally the only option open, the resultant plan, I believe, is far from the "Beachfront Clubhouse" envisioned by the owners. The proposal being presented to us is more a Restaurant/Banquet Hall than a clubhouse. Further the planned structure of this transaction heavily benefits Greenwood while seriously restricting the owners' intended vision.

Beachfront Clubhouse (missing amenities):

- Showers
- Changing Rooms
- Lockers
- Bicycle Racks
- Accessible Bathrooms from Beach (currently up a flight of stairs/elevator)
- Convenient Parking (currently a block away)

Beachfront Clubhouse (unacceptable restrictions):

- One Owner's Night per week. Owners should be allowed to bring food and drink into the facility at any time regardless of the Dunes House operating hours.
  - Owners should not be forced to buy food and drink from the Dunes House or any other caterer servicing the Dunes House.
  - Discreetly packaged food and drink during the day. No coolers. Carry-in beverages are limited to tumblers of pre-mixed drinks. We should be allowed to bring food/drink in any fashion, unless there are state/local restrictions governing alcohol.
  - Mandatory rental of...
-

... the facility to Greenwood on 30 undefined Saturdays and 10 other days. 30 Saturdays would cover the entire period from April 1st through the next to last week in October. For all intents and purposes, owners would never have the opportunity to utilize this facility on a Saturday except in the winter.

- The proposed restrictions would limit the largest social group in PD (PDWC – 128) from utilizing the facilities for a large portion of their activities.

Beachfront Clubhouse (Other negative considerations):

- This is the Owners' clubhouse, we should not be subjected to the same daily rental rates as the Dunes House.

- 20 Year, triple net lease of a \$170,000 with a twenty year term (\$3.4 million), with a mandatory 10 year period. Are there lease escalations? If so, what are they and are there correlating rental escalations?

- Over the life of the lease, PD will have expended over \$6.0 million with no resultant tangible asset.

- For a minimum of ten years, the owners are committed to a facility that does not imitate a typical beachfront clubhouse nor the one that most owners envisioned in their survey.

- It is assumed that the "upfit" expenditures would be made for furniture and equipment that is specific to the owners' requirements and not those of a caterer or dining facility. Example: Card tables (not banquet tables), comfortable chairs and sofas, televisions, fire pit tables, full kitchen outfitting, etc.

The BOD has the responsibility to represent the best...

... interest of the owners. While they have the authority in the By-Laws to approve this transaction, I believe that power was intended for “normal” operating and capital expenditures. This expenditure certainly falls outside that purview. It would be in the best interest of the owners if they were consulted. They are being obligated to a minimum 10 year cost increase, if not 20 years. And yes, there is a significant cost to the owners no matter how the money is colored.

[REDACTED] are opposed to the Dunes House proposal for the reasons noted above.

Last Update	2021-07-09 14:47:06
Start Time	2021-07-09 14:46:38
Finish Time	2021-07-09 14:47:06
IP	173.93.179.124
Browser	Chrome
Device	Desktop
Referrer	https://pdpoa.org/

## Member Comments-Beachfront

Reference #	18208257
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>Great modern design congratulations. Of course after being in construction and design my whole career I do have a couple of thoughts. Congrats on putting in the elevator not only can it be used for passengers but the food service people can use it also for catering events and product movement. In my mind you never can have enough pergola coverage on the top floor. More pergola will offer some more shade without losing the ambience of the open air. And lastly maybe think about adjusting the beach access walkway to a gradual ramp to eliminate any steps. All &amp; all this will be a great addition to Palmetto Dunes and an improvement to the Dunes House.</p>
Last Update	2021-07-09 15:07:51
Start Time	2021-07-09 14:58:29
Finish Time	2021-07-09 15:07:51
IP	69.14.202.0
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

## Member Comments-Beachfront

Reference #	18208494
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	It is my understanding & I'm not sure it is accurate, but are we building the building and leasing the land from Greenwood. I'm not in favor of that. We should by the land and build for ourselves, thus controlling our own destiny. Secondly, I heard that Greenwood wanted control of 30 weekends a year. Definitely not infavor of that. Finally, property owners should get a 25% on all food and beverage and any events held there.
Last Update	2021-07-09 15:59:27
Start Time	2021-07-09 15:55:26
Finish Time	2021-07-09 15:59:27
IP	184.14.136.169
Browser	IE
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>



## Member Comments-Beachfront

Reference #	18208573
Status	Complete
Name	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Comments	<p>We are leaning against this proposal. Not so much because of the rental times but because of the design and the requirement that all food and beverage must come from the Dunes House. Does not matter if its only the evening. This is supposed to be open until 10 and Dunes closes at 8. How does that work?</p> <p>We envisioned a covered outside area to hang out with our neighbors and have a cocktail without having to deal with the tourists downstairs. Something like the Leamington Beach Club. The building looks and sounds like it is going to be just a bunch of rooms, not unlike a hotel convention area. As much as we want beachfront, I'd rather see something like Leamington's Club on the lagoon versus what has been presented.</p>
Last Update	2021-07-09 16:26:20
Start Time	2021-07-09 16:19:20
Finish Time	2021-07-09 16:26:20
IP	66.56.172.231
Browser	Chrome
Device	Desktop
Referrer	<a href="https://pdpoa.org/">https://pdpoa.org/</a>

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Bad deal  
**Date:** Friday, July 9, 2021 7:52:33 AM

---

To invest and expand all that money and have only 12 week ends a available to the residents! ?

[REDACTED]

Sent from my iPhone

From: [REDACTED]  
Subject: [Comments](#)  
Date: Beach Front Club House  
Friday, July 9, 2021 2:15:37 PM

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Thank you for the opportunity to comment. So we are new owners in Queens Grant (closed the last day of 2019 but couldn't use our villa much in 2020.) We had rented all over Hilton Head Island for years, and are so delighted to make a dream come true to be able to purchase a property. Of all the resorts we stayed in, we loved Palmetto Dunes for it's easy access and amenities. Pickle ball and kayaking, especially. We love being across from Shelter Cove and all the shopping so close by.

Yes. I am for a better beach club house. The current one, if that is even what to call it, seems little more than an access to the beach with an outdoor restaurant. I am continually shocked at the amount of trash and litter I see in the parking lot and the grounds all around the steps to the walkway and the Dunes house. Part of the walkway near the hose/shower area is frequently covered with a layer of packed sand, and the steps are often slippery and treacherous because of the packed sand. I have been at other resorts where the sand was removed daily. Bikes are allowed to be ridden on the narrow walkway to the beach where walkers can't even pass each other without turning sideways. There is no big enough sign stating rules of the beach (Saw an awesome sign with photos at Tybee that explained how many years it takes a cigarette filter to decompose and the difference between a live sand dollar and a dead one), so people throw cigarettes down everywhere, leave trash and dangerous holes in the sand. Dogs frequently run up to people and are not supervised by their owners. We have a dog, but don't allow it to do that. When we are there, we always take a bag to pick up trash. So having said all this, would a bigger and better beach front club house address any of these issues? If so, I am all for it. And would like to be able to use the club house occasionally, as well.

Thank you for listening!

[REDACTED]

--

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beach Front Clubhouse Comments  
**Date:** Friday, July 9, 2021 6:29:11 PM

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Good afternoon,

We have thought about the beach house a lot over the past few weeks. Through the years, both our sons have worked at the Dunes House at one time or another, most recently this early summer while working remote until being called back to architectural office in July.

As homeowners in PD for many years, we are excited about the project but at the same time want the best for for PD home owners. Below are some thoughts on the project:

- 1 . **Full ownership of land and building**-- not just a land lease. This is our number 1 priority! Why would we build something we don't own????
2. Substantial discounts on both food and all drinks including alcohol for home owners more like 25%---**especially** if it's a land lease.
3. 25% or more discount on use of the facility and the Dunes House or Greenwood catering for private events of owners.
4. Food and beverages to be served upstairs at owner's request by the Dunes House or any restaurant operating in the facility.
5. Facility only for owners and owners personal guests—not for rental guests.
6. Private restrooms and showers for owners only. The current bathroom is like a sauna and needs work.

Thanks,

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beach Front Clubhouse comments  
**Date:** Friday, July 9, 2021 6:08:48 PM

---

Good afternoon , we have thought about the beach house a lot over the past few wks . Through the years, both our sons have worked at the Dunes House at one time or another, most recently this early summer while working remote until being called back to the office in July .

As homeowners in PD for many years now We are excited about the project but at the same time want them best for for PD home owners . Below are some thoughts on the project .

- 1 . Full ownership of land and building not just a land lease
2. Substantial discounts on both food and all drinks including alcohol , for home owners more like 25% or more especially if it's a land lease .
3. 25 % or more discount on use of the facility and the Dunes House or Greenwood catering for private events of owners .
4. Food and beverages to be served up stairs at owners request by the Dunes House or any restaurant operating in the facility.
5. Facility only for owners and owners personal guests . Not for rental guests .
- 6.

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beach house  
**Date:** Saturday, June 19, 2021 4:18:12 PM

---

Thank you for the tremendous effort in negotiating and developing a plan for the beachfront clubhouse. I did spend some time thinking about the pro's and con's and ultimately conclude it is not the best project for the property owners. [REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beach House comment period  
**Date:** Tuesday, June 22, 2021 10:07:52 AM

---

Good morning,  
First: Fantastic idea!

1) The 30 Saturdays that the company can rent out the beach house: Is that to the public? Where will they park? Will they have beach access too? As owners is there a special rate if we want to rent on those Saturdays? What will this do to traffic congestion on those days?

2) The parking is going to eliminate 2 more tennis courts and ironically those were my favorites. At times they are shady. As a tennis lover ( not a pickle ball fan) I'm watching the tennis courts steadily disappear. Can someone reassure me that we are not going to lose more tennis courts?

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beach house  
**Date:** Friday, July 9, 2021 11:59:06 PM

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Not what the homeowners wanted in a beach club. I would vote no.

[REDACTED]

Sent from my iPad



**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beach house  
**Date:** Thursday, July 1, 2021 2:16:21 PM

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As a property owner with two ocean front villas that we never rent ([REDACTED]), I think it's a waste of POA money to build a beach club building.

[REDACTED]

**From:** [REDACTED]  
**Subject:** [Comments](#)  
**Date:** Beachfront club  
Friday, July 9, 2021 10:44:08 AM

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I will admit up front that i havent read the fine details to the study

My concern is the funding for construction and maintainence.

I look at the old Palmetto Dunes Club building on my walks. It appears to me that very little is done to make the outside of that area meet the standard I would expect for a property in Palmetto Dunes.

I think it wise to maintain what we have and determine a better use for the PD clubhouse property perhaps before taking on another clubhouse.

Im not against the beach club per se but would want to know how much it will cost each owner over the next 10 years.

Thank you.

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beachfront Club  
**Date:** Monday, June 14, 2021 6:51:40 PM

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Greetings,

First I would like to thank those on the ad hoc committee for their time and efforts.

I responded to the 2018 survey and was one of those who thought a private owners beach club would be an excellent use of the CEF. Unfortunately the proposed amenity does not fit my definition of a beach club and is certainly not private. The conceptual renderings are misleading in a number of ways, not the least of which is the restaurant deck that has a stated table capacity of 90 yet shows three tables with umbrellas. I have no doubt that Greenwood will want an outdoor grill and bandstand yet that is also omitted. The area will be a noisy, smelly, crowded tourist hangout that would not be conducive to a private owners beach club. We own nothing with this proposal, not even the off site parking lot we would be paying for. I could go on about these and many other issues but I think you get the idea.

The POA should know better than to get involved with Greenwood in this or any other venture. I have heard the talk that this will be different but everything indicates that it won't be. Greenwood wants a new restaurant and most importantly a wedding venue. We want a private owners beach club. I realize that other options have been explored and ruled out but one never know what the future holds. Unless the CEF is invested in meme stocks the money will not go away and we can wait on the right opportunity rather than making a foolish and very costly mistake.

The POA and the board chair should not be pushing this option but rather presenting the facts and letting the owners decide. Requesting owner comments is fine but this issue must ultimately be put to a vote of the property owners in October when we vote for new board members. Greenwood would of course be excluded from this vote since they have a financial interest in the outcome. A twenty year commitment of millions of dollars is beyond the scope of a board vote and warrants a final up or down vote of owners.

As always I am willing to discuss this in more detail if needed.

Thanks,

[REDACTED]

Sent from my iPad

**From:**

[REDACTED]

[REDACTED]

[Comments](#)

**Subject:**

Beachfront clubhouse

**Date:**

Sunday, June 6, 2021 5:39:14 PM

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We have been property owners in PD for about 25 years

We think this is a wonderful amenity for Palmetto Dunes and the property owners

We hope it will come to fruition

The additional parking is definitely a plus

Thank you

[REDACTED]

[REDACTED] Phone

**From:**

**Subject:**

**Date:**

Beachfront Clubhouse Comments

Wednesday, June 16, 2021 10:17:52 PM

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Dear Board – Our names are [REDACTED] We have reviewed the Beachfront Clubhouse packet and we are big supporters of the concept as we feel it is the single most impactful thing the Board can do to enhance the value of the community and of our homes. We have the following comments:

### **DEAL QUESTIONS**

- What is the total project construction budget for the Beachfront Clubhouse broken down as Land Value, Hard Costs, Site Costs and Soft Costs?
- How will Greenwood capitalize the construction of Beachfront Clubhouse? All cash or will they be borrowing money to construct? If so, what are the estimated terms of the loan?
- Does Greenwood currently own the land outright or is there a mortgage on the property?
- The annual rental payment at \$36.95 per square foot NNN seems high. How was the rent determined and how was it justified?
- Does the rent escalate during the firm lease term? If so, by what %?
- The annual operating expense estimate of \$15.21 per square foot seems high. How were they estimated?
- Can you provide PDPOA's operating budget for leasing the Beachfront Clubhouse?
- Will Greenwood pay the same amount as an owner would to rent the facility?
- Upon lease expiration after 20 years, how is "fair market rent" determined?
- Who will be the operator of the food / beverage facility and what is their rent?

### **PROPERTY QUESTIONS**

- What will be the finished condition and expected use of the ground floor of the Beachfront Clubhouse? Is there an opportunity or a plan to provide owner storage lockers in the underneath space?
- The First Floor Entry Porch and Vestibule are large and wasted space and should be incorporated into the Dining and Bar Room. This is where people want to be. No one will use the Entry Porch and Vestibule space as it is not functional and faces the parking lot. Ocean/Beach views on this level should be maximized using maximal glass.
- How many tables can fit in the Dining Room and how many seats can fit at the bar? Seems smaller than the current Dunes House.
- The Beachview Deck is way too small. This is where people want to be. It seems smaller than the current Dunes House deck. How many dining tables can fit on the Beachview Deck? It should be extended out towards the Ocean.
- There should be flexible design to allow sun coverage (beyond table umbrellas) on the Beachview Deck.
- The Second Floor Entry Porch and Vestibule are large and wasted space and should be incorporated into the Meeting Room. This is where people want to be. No one will use the

Entry Porch and Vestibule space as it is not functional and faces the parking lot. Ocean/Beach views on this level should be maximized using maximal glass.

- The Second Floor Observation Deck is too small. People will want to be on the Observation Deck and it should be maximized.
- The Third Floor Rooftop Gathering space should have a covered option to get out of the sun. It should have a service bar area as providing drink or food options to the Rooftop Gathering that flows and originates via the elevator will be very inefficient.
- The colored renderings show no Rooftop floor observation deck over the Second Floor Observation Deck but the Court Atkins Group plans show a usable observation deck on the Rooftop floor. Which depiction is accurate?

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beachfront Clubhouse  
**Date:** Tuesday, June 15, 2021 9:41:56 AM

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Good morning,  
While we are not "owners" in Palmetto Dunes, we have 4 weeks ownership in Palmetto Dunes, The Village Resort. We have been coming for 28 years.  
We love your web site and find it very informative.

Have been following the progress of the Clubhouse for several years. The proposed clubhouse looks wonderful and the financing make sense in today world. We are glad to see that the clubhouse would continue to have public dining. We do have one concern and that is with the beach access point. That is the primary point of access for The Village and being so we would like to see it to continue to have handicap access. First we have a number of families that use beach wheel chairs to take family to the beach. And second being a beach biker we use this access point. The ramps should be wider to allow for a walker with a bike and a second walker to pass.

Thank you for allowing our input in this discussion.

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beachfront Clubhouse  
**Date:** Saturday, June 12, 2021 7:10:02 PM

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Thank you for a comprehensive look at all that is involved in bringing this to fruition. Our family is very excited about seeing this become a reality

[REDACTED]

[REDACTED]



**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beachfront Clubhouse  
**Date:** Friday, July 9, 2021 4:50:12 PM

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Greetings,

I have previously expressed my thoughts about this issue but feel the need to respond to the article in today's Tidings. The POA board president, his executive committee, and administration have continued to market this proposal rather than presenting the facts in an unbiased way. Now we have an article by those who stand to benefit financially that is patronizing, laughable, and insults the readers intelligence. You don't need to be particularly insightful to see this for what it is, a negotiation ploy on the part of Greenwood. It is unfortunate that the POA and administration are party to this ploy.

In the interest of fairness, I would be willing to put together an article for publication in Tidings that addresses the many components of this misguided proposal and how it is being pushed upon us. The article would need to be uncensored and unedited. As I have previously stated, a project of this size warrants a vote by property owners. Greenwood would need to be excluded from the vote due to its financial conflict of interest.

[REDACTED]

Sent from my iPad

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beachfront Clubhouse  
**Date:** Monday, June 21, 2021 6:19:57 PM

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Dear palmetto dunes board members,

As a new homeowner at [REDACTED], we will be directly impacted by the plans to upgrade the Dunes House, as we are right next door.

When we bought the property we were assured that the footprint of the property and the height were not going to change as plans were not set or completed yet. Now, less than 3 months later we have an entire brochure dedicated to these improvements and it is quite upsetting.

We like the Dunes House as is. We understand that improvements have to be made but changing the rustic beach restaurant/ bar vibe, to what is planned, is not something we want. Also the rooftop and extension - 2nd floor patio - pictured directly blocks our views.

If the plans did not include both of these areas, we would feel better about a new improved dunes house next door.

I can be reached at [REDACTED] and would appreciate an answer to my email. If nothing else count it as a NO vote to what was submitted to the home owners association.

Respectfully submitted

Sincerely

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beachfront Clubhouse  
**Date:** Friday, July 2, 2021 2:55:55 PM

---

My husband and I are owners at [REDACTED]. I tried to vote on the website but it is not accepting my user name and password. I asked Sara to help me and she tried but to not avail.

Please mark us down as a no for the beachfront Clubhouse.

Thank you,

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beachfront Clubhouse Project  
**Date:** Monday, June 14, 2021 3:13:41 PM

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

The Beachfront Clubhouse Project looks fantastic. I fully support moving forward with the project.

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beachfront clubhouse project  
**Date:** Thursday, July 1, 2021 2:22:35 PM

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I think this is a great idea for property owners to be able to have their own space and interact with other owners. The problem I see is adequate parking which is a huge problem now. I just returned from two weeks at HH and were never able to park at Dunes House. We had to shuttle folks in a large van and then the driver rode a bike over and then reversed the order to get back home.

Also I am partially handicapped and find it very difficult to get out to the beach through the soft sand. Is there a way to place one of those blue runners further out from the end of the walk? That would be so helpful to others like me. The runner at Disney is not long enough and has now morphed into a large hill to climb up which was impossible to do. It needs regular maintenance because it becomes covered with sand. Anything you could do to address these problems would be helpful to residents and guests alike. Maybe a designated parking area for owners using the same decal for entrance? Maybe a multi deck lot at Disney with spaces for us there. I am sure the board can come up with some new ideas.

Thank you for taking these ideas into consideration.

[REDACTED]

Sent from my iPad

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beachfront Clubhouse  
**Date:** Friday, June 18, 2021 10:56:13 AM

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My comment is I like the beachhouse, I just hope there will be enough parking and no problem when we what to use it to play cards. Our group was using the firehouse once a week to play cards.

**From:**

**To:**

**Subject:**

**Date:**

Beachfront Clubhouse

Monday, June 21, 2021 6:12:08 PM

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Dear Board members responsible;

I live next door at [REDACTED], directly next to this horrific building you have planned. We bought our property earlier this year and these plans were not disclosed by anyone who we dealt with. Not the closing lawyers, the real estate brokers or even Palmetto Dunes themselves when asked directly. We feel tremendously deceived in the process and had we known about this hulk of a design we would have objected and likely not bought the property. When we finally did find out about the 'potential' for a design and vote, my assumption was that the existing footprint of the Dunes House restaurant, as currently built, would be either grandfathered in its footprint design in the very worst case, or you would have to recede from the beach to comply with South Carolina Coastal Commission setbacks. Having studied our own survey at 12 Armada, I know that the existing footprint of the Dunes House encroaches into State Coastal property. Furthermore, with patio and lighting extending further into the beach, you will be breaking the law. We also know that, from an environmental perspective, the sea turtle environment will be threatened further. It was our assumption that these boundaries, limits and setbacks would be honored in a new construction, just as any new home needs to in Hilton Head. If you proceed with these plans as currently rendered, we will take every measure available to us, as taxpayers and property owners, to stop you.

The Dunes House currently creates a perfect beach atmosphere and it was the charm of that place which attracted us to this \$5m investment. We bought without having any appropriate disclosures, which were clearly in late stages of development. We will deal with that issue separately. We do not understand how Palmetto Dunes can get away with replacing an iconic beach restaurant with such a hideous structure which does nothing for the community but to satisfy homeowners who do not have a beach view themselves. We paid for our beach view while others seek to build a structure out our expense, to have one of their own. It is neither fair nor practical. You could simply renovate the existing building to better standards while maintaining the existing footprint and height. This would save the Plantation a massive amount of capital while satisfying boundaries and saving the environment.

We are appalled by this reckless and under handed approach to planning a project which will harm us and others who have paid dearly for a beach experience.

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Beachfront clubhouse  
**Date:** Monday, June 14, 2021 1:57:41 PM

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Hi

This is [REDACTED]. Just a couple of comments/ questions regarding the property and proposed use. First, I'm supportive of repurposing the Dunes house to enable year round usage and expansion for a meeting place for owners.

After reading the brochure I was surprised at the number of Saturday's that Greenwood was given rental privileges (30) after considering the reduced desirability in the winter months it will all but preclude owners usage on Saturdays. Something less than 20 with a 40 cap overall would seem more reasonable.2) While I appreciate that we must share in the cost of development I wonder whether the annual rental of 176,00 in essence is financing the entire project some more detail would be helpful 3) the space available for public use looks reduced. If so I believe that this is a mistake the dunes house is a unique venue on Hilton Head and is an asset to the our community that should be preserved. Finally I realize that this is a negotiation with Greenwood and would hope that they recognize that this enhances the value of their investment and are sharing equitably in that investment.

Thank you for considering our comments.

Sent from my iPhone



**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** beachfront feed back  
**Date:** Monday, June 7, 2021 10:33:20 AM

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The facility must be easily available to handicapped members including those in wheelchairs.

[REDACTED]

**To:**

[REDACTED]

[Comments](#)

**Subject:**

CLUB HOUSE

**Date:**

Friday, July 9, 2021 7:54:54 AM

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Good Morning,

I'm looking forward to the new club house. The Dunes is unique, quaint, and special, but is limited in size. If it's closed for a wedding, that eliminates it completely. The large club house will take some adjusting, but will be enjoyed by so many for the years to come.

Sincerely,

[REDACTED]

**From:** [REDACTED]  
**Subject:** Clubhouse Feedback  
**Date:** Saturday, June 12, 2021 2:02:23 PM

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Hi. My wife, [REDACTED] and I are some of the newer homeowners in PD. We bought 3 [REDACTED] this past November. So all of the association efforts are new to us.

We just received the brochure on the beachfront clubhouse. In short, we LOVE it and hope the association can put this plan into motion quickly. Of course, with a couple teenage girls we would love to see a pool there but understand the cost and complexity of that.

The brochure is gorgeous. The plans look fantastic. The communications and engagement approach is very thoughtful.

Thank you and let's go! :)

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Clubhouse Question  
**Date:** Wednesday, June 23, 2021 2:38:53 PM

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We love the concept and support the project. We have a question about the definition of owner. Are immediate family members of the owners considered as owners in this case? My adult children visit occasionally and would they be granted access if we were not with them?

Thanks

[REDACTED]

[REDACTED]

**From:**

**Subject:**

**Date:**

**Importance:**

Comments for Beachfront Clubhouse

Monday, June 21, 2021 3:55:51 PM

High

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Good Afternoon,

First thank you to those committee members and board members who have clearly spent much time researching and preparing a proposal for a beachfront clubhouse. Your time and effort is appreciated. As owners, we have been asked for feedback on the proposal so I would like to express some ideas for consideration below based on what I perceive to be the layout of the clubhouse after reviewing the pamphlet that was mailed to owners.

- My first immediate concern is that the layout does not appear to "raise" the Dunes house area enough to take advantage of lower insurance costs of a property that is built oceanfront. It could be that I am not seeing the elevation raise from the pictures in the pamphlet. I would like to know if the elevation has not been raised significantly, if a cost analysis was done between the cost of doing so and the possible insurance saving amount of doing so. I have noticed that many homeowners in the neighborhood are raising their homesites and having the lower portion of their homes serve as a garage/storage area. I am assuming they had some kind of a significant insurance savings if they did so. I am curious if this was considered for the beachfront clubhouse, as well. It seems like it would allow more parking underneath the clubhouse if it was raised a full story level or at the least, if it is only 3 feet or so, it will allow for the insurance savings perhaps as well as more unobstructed views of the ocean (being higher than the dunes level of the beach area).

- I do have a concern regarding parking. It always seems like the Dunes House is overflowing with cars during the summer months. I do not know how many cars can be parked there currently but it seems very full during spring break and summer months. Hopefully spots will be designed to be at an angle to take advantage of packing in more cars and hopefully there is more car spaces than it currently can accommodate. While the addition of a dedicated owners parking lot is a perk, it may not help the renters during the busy months unless the parking lot is designed to maximize the number of vehicles that can be parked there.

- One question is if clear plexiglass type railing was considered for the 2nd and 3rd level observation decks. When sitting down on regular sized chairs, the view of the ocean is obscured by vertical rails. If clear plexiglass is used, the view is not obscured and will allow for fabulous views when seated. If the furniture is arranged such that the standard size tables and chairs are closest to the railing, a 2nd row further back of bar height tables and chairs could supply more seating that would provide unobscured views of the ocean, also. If the plexiglass is inserted into the columns in such a way that it is easy to slide them up and out (to replace if plexiglass gets damaged or discolored in some way), it would solve any maintenance issues if plexiglass does not last as long as straight rails would last.

- A suggestion for the inside area of the Dunes house would be a flat level near the windows with tables for a view out to the beach/ocean that surrounds the perimeter and then maybe taking a few steps up to the 2nd main level of the dining area which then can have another row of tables slightly elevated from the perimeter to allow more views from the elevated main dining area of the restaurant. I believe the Old Oyster house restaurant does something like this or one of the restaurants on HHI does. Anyways, I thought that was such a smart way to design and maximize the views.

- Another question is why the 2nd level observation deck does not run the entire length of the beachfront clubhouse when facing the ocean. You may want to have views of the ocean from the windows of the meeting room rental area but if clear plexiglass railing is used as suggested above, then those views will be there. It seems like it would be a better use of the space (how often is the 2nd floor going to be rented vs. owners using the observation deck) not to mention that it provides a cover for all guests using the 1st floor outside eating area of the Dunes House. If you have ever eaten at the Dunes House in the summer, you know how hot that sun can be even sitting at a table with a covered umbrella. A roofed area with some ceiling fans will make the area more pleasant for those eating or drinking there during the day and will provide more coverage area for guests if there is bad weather (rain, wind, cold).

- Finally, I am not sure what is offered regarding the 3rd floor open covered area with white wood slats spaced apart from one another. It seems like this will offer little to no protection from the sun, wind and rain. Is it added for architectural interest? If it is meant to be a place to be outside but somewhat protected from the elements then it seems like maybe a wind canopy type roof structure in that area (like you see used now for playgrounds, etc. to give some reprieve from the sun) might offer better protection than the current drawing depicts. If that is not the look you are going for, perhaps just a gazebo type structure with an actual full roof. On the 3rd floor, I would again like to see clear plexiglass between railing posts so that the ocean view is not obstructed.

These are just some considerations if you have not already considered them. Thank you for the opportunity to comment on the proposal and great job to all involved in this process. Looking forward to the finished project.



**From:**

**Subject:**

**Date:**

Comments on Beachfront Clubhouse from Ray Ohlson

Tuesday, June 8, 2021 10:09:31 AM

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This is a very exciting project that I, for one, am very excited about. I am President of Beach Villas and I live at [REDACTED] As a matter of fact, this is now our full time residence. While the excitement level is high, there are still some concern from our members. I have also been in communication with the President of the Moorings and they have concerns as well. While I am in favor of this project. Please do not think that I speak for the board or all owners. But, the following represents some concerns by all.

First off...Beach access must remain. Greenwood will need to keep a walk way and protect it with fencing as all developers do.. Using the Disney access is a non starter. We face ecological damage potential. People will be jumping the wall of all beach front Villas. This will destroy the dunes. The other thing people will do is sneak through the bamboo plants of the houses next to the Dunes House and it will become a parade route through the neighborhood. So, this is a big deal for all.

Proper landscaping as it will be larger and be staring Beach Villa 8 right in the face. We need enhanced landscaping all the way down the brick wall.

Parking and entry. Moorings are very concerned with the potential of increased traffic. I assume that security will be all over this during the early openings...and after.

Rental by Greenwood...up to 30 Saturdays and 40 per year. I would suggest than those 30 days be spread on a monthly basis between April and October. I would not look forward to 30 Saturdays being rented during the 3 months.

I would also suggest a larger food and beverage discount for PD owners at the Club...including alcohol.

Now, speaking for myself and not the board or owners, it is time for PD to have a facility like this to keep us competitive with other communities.

Thanks for the opportunity to speak. I am copying my fellow board members on this memo. I am sure there will be more to follow from me and the board.

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** comments on Beachfront Clubhouse proposal  
**Date:** Monday, June 21, 2021 4:36:55 PM

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We think this agreement is more advantageous to Greenwood than the owners. Greenwood gets a first floor commercial space, the right to use the owner's space on the second floor for almost 60% of the Saturdays in the year, receive an undisclosed sum to rebuild the Dunes House, and receive \$240,000 per year in lease costs and building expenses. The owners pay \$240,000 per year for a second floor meeting space (to which they do not have exclusive use) and a third floor deck. The owners have to pay \$260,000 to obtain owner-only parking across the street and down the road (how does that help owners with disabilities?). Then, after 20 years, the owners own nothing.

The proposal should address the option of purchasing the Dunes House and developing it for the exclusive use by PDPOA and the owners. The option of selling 7 Lee Shore to help offset the purchase and development costs should be considered. We think the proposal should be revised to include the purchase and develop option and re-presented to the owners for consideration.  
Thanks for the opportunity to comment.

[REDACTED]



From:

Subject:

Date:

Comments on the Beachfront Clubhouse

Sunday, June 20, 2021 11:35:42 PM

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[REDACTED] and I *oppose* the Beachfront Clubhouse.

We have read the 2 legal documents that govern the relationship between Greenwood and PDPOA and followed the Nextdoor feedback. The 2 legal documents we read are:

1. <https://rod.beaufortcountysc.gov/BrowserViewDMP/viewer.aspx?docID=6558007>
2. <https://rod.beaufortcountysc.gov/BrowserViewDMP/viewer.aspx?docID=6558008>

These documents are clear in that the PDPOA amenities are (1) the beach access (2) the lagoons and freshwater lakes and (3) the wildlife and natural elements of PD.

HHI realtors may tell you that PD has more amenities, but these documents define the truth, PD has *no amenities* except the 3 from above.

PD residents don't seem to understand what amenities are. *You pay for them*. The only reason the Beachfront Clubhouse has any support is you have positioned it as *free* to the membership. It's not free.

Greenwood is in the resort business. PDPOA is a homeowners association. Both have dubious reputations in their specialty. We see nothing but ongoing issues over parking, availability, and eventually costs.

If the Board and The Administration didn't welcome tens of thousands of faceless, nameless, yearly renters into a residential community maybe you would have the community you seek.

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Dune House Beachfront Renovation  
**Date:** Saturday, June 19, 2021 12:20:47 PM

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Hello,

Thank you for encouraging owner feedback and participation in this most important project. I am an owner in The Moorings Complex, so I will be impacted in a significant way.

I think most of us can agree that the updating and expansion of the Dunes House is long overdue. It appears the aesthetics of the building will be in keeping with the overall continuity of the community. I think having the opportunity to have private events is a nice perk but should be limited to off season or at least near off season. I like the idea that parking can be encouraged across the street vs. the current dangerous situation that exists today. However, I hate to lose the clay courts. Maybe they can convert the har courts between the General Store and Big Jim's and utilize the Dunes Buggy or other dedicated shuttle when events are underway? I would also like to see if we could distinguish The Moorings with more of an entry or privacy gates. With so much more activity, I would hate for The Moorings to get lost in the shuffle and/or risk trespassers. However, I understand that is a conversation for our Board members to address. Thank you for the opportunity to express our thoughts.

Kindly,

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** dunes house  
**Date:** Friday, July 9, 2021 12:00:47 PM

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As a property owner in PD, I am personally sad to see the old Dunes House change. It is the "vibe" of the area and can't be duplicated. Seem like money is making the decision here.....very sad.....[REDACTED]

**From:**

**Subject:**

**Date:**

[REDACTED]  
Dunes house comments.

Thursday, June 10, 2021 10:07:11 AM

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I love the new proposal. The building looks beautiful and I love the idea of having an owners only section up stairs. We really do need a clubhouse so we can have a community feel and meet other home owners. My two thoughts.... The food at the dunes house is so good because it's cooked on an outdoor grill. The fish tacos are the best anywhere!!! Will the food be the same cooked inside?

Also, it would be nice to have outdoor bar seating. Right now it is nice, if alone and coming from the beach, to sit at the bar and get a quick meal without waiting for a table.

Basically, I think this is a much needed addition to PD. I'm excited.

[REDACTED]

Sent from my iPhone

## *Dunes House Expansion*

The Moorings Villas will be one of the communities most impacted by any changes to the Dunes House. We have solicited input from owners and have found that the majority of owners are adamantly opposed to the proposed construction. Here are the reasons why.

### **Parking**

In recent years, increased traffic and congestion at the Dunes House has necessitated our HOA spend time and money trying to protect our property from illegal parking and littering. The large proposed structure, with so many additional commercial functions in such a small area, will increase these problems dramatically. The only way to protect our property and parking spaces will be to add barriers, gates and/or security guards. Why should we be expected to incur this expense? Greenwood would be the beneficiary of increased use, not us.

The current proposal shows traffic flow improvements, but it does not add even one single parking spot on Dunes House Lane! The plan is to go from a 1680 square foot building to a 5000++ square feet building and only adds 42 parking spots? And those new parking spots will be across the street and only for PDPOA owners! Where will all those additional event attendees park? The numbers simply don't add up.

The occupancy numbers shown for the second floor are 120 people inside and 90 outside. If you add in similar occupancy numbers for the first floor and upper deck, this would allow more than 400 people in the building. If you consider the homeowners that use this beach access point because their homes are not within walking distance of the beach, you can see the parking will not accommodate both beachgoers and event parking.

### **Zoning**

Dunes House currently has zoning only for a limited food service facility or "snack bar" rather than a full-service restaurant. Outside grilling is the only cooking allowed. Dunes House is surrounded on all sides by residential homes. The proposed event facility is more appropriate for a commercial area. Attempting to change the zoning on Dunes House Lane goes against everything a planned community like Hilton Head stands for. Residential and Commercial areas are kept separate on purpose because many people prefer it that way. If we, or our renters, wanted to be part of a rowdy, party atmosphere, we would look toward other sections of the island such as Coligny.

This contract would allow the entire facility to be rented by Greenwood on 3/5's of all Saturdays, plus 10 more days which would also likely be on weekends. In addition, there seems to be nothing to prevent the rental of the first floor for events for all 365 days of the year. This certainly sounds like a commercial venue instead of a beachfront clubhouse for owners.

We have also heard that there are plans to extend the Dunes House hours to include breakfast and additional hours during winter months. This would cause much longer hours of noise and congestion in our neighborhood.

**Beach Access and Construction**

Most Moorings units are rented for at least some portion of the year. Proximity and easy access to the beach are the biggest benefits to our renters. If beach access was eliminated during construction, this would greatly reduce our rental income. Other owners are not allowed to adversely affect neighbors in this manner when building/remodeling, why should the Dunes House rebuild be any different?

The proposal states that the building will be completed, start to finish, in nine months. This is not realistic. Our HOA just completed a partial rebuild of a building, smaller than the Dunes House, and it is not completed after more than 17 months. We would be losing rental income every day that construction was in process.

Also, the proposed plan shows steps leading down to the beach. This severely impacts access to the beach for owners/renters with strollers, beach buggies, and handicap devices. This is not an improvement to beach access.

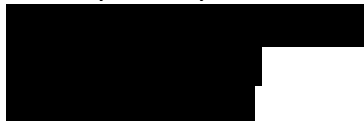
**Crowds, Noise, Traffic congestion, Litter and Pedestrian safety**

Many Moorings owners purchased their units because of the quaintness of a small community. When small events are booked now at Dunes House, there is more traffic, more noise from bands, more trash on the ground the next morning, and in general, a different atmosphere to the neighborhood. These items will be exponentially increased by a larger venue. The size of the proposed building does not fit into the neighborhood.

**Summary**

Our understanding was that owners wanted beach access with nearby parking, restroom facilities, and a covered area to get out of the sun or rain. That is what the Dunes House was originally. This proposal is a far cry from that concept.

Thank you for your consideration,

A large black rectangular redaction box covering the signature of the sender.

# Dunes House Project

To: Moorings Board and Atlantic State Management

From: [REDACTED]

Date: 6/6/2021

First, we are **absolutely not in favor of this project as it stands now**, although we realize that the existing beach access facility is woefully inadequate and is an embarrassment to the whole community. However, the available land space is just too small to squeeze in all the parking, traffic, expanded restaurant, restaurant private function activities, spacious bathrooms and most importantly the much needed **wide** beach walkway with a half dozen hosing stations. PDPOA may argue that our current beach walkway is not much narrower than “say” Shipyard’s. That is somewhat irrelevant in our view. We have watched the walkway traffic over 20 years. It is too narrow to comfortably pass by with all the beach gears, carts, dogs, small kids etc. We wish that we had the space of the Disney beach access area where we could lay out a more logical facility design.

**Reason 1 – Parking:** The existing parking area is so congested. Even if we add the two tennis courts (across Mooring Buoy) to expand the parking area, there will be always a desire to park closer to the beach access point. We suspect that vacationers will always try to come to the current Dunes Lanes parking area. If so, the existing parking area (even after the project completion) will continue to be congested with vehicles circling around to look for a magical spot.

Imagine that each function such as a wedding means “say” 20 guest vehicles, catering service vehicles, DJ van, flower service, etc. etc. Loud DJ music with booming bass with laughter until 10pm. Empty beer cans, plastic cups, paper plates, restaurant employees parking illegally in the Moorings/Beach Villa parking areas. The lack of parking will be an issue for all PD owners as well.

One more item, just imagine, when you try to turn into Dunes Lane, you have to wait forever to let pedestrian traffic cross Mooring Buoy in addition to all the normal traffic, bicycles, restaurant related vehicles, etc.

When an architectural designer is given this assignment, the match box size property layout, & all Greenwood requirements, they are happy to generate impressive looking engineering drawings. Unfortunately, the beautiful drawings hide all the headaches which the Moorings owners and renters are about to experience.

**Reason 2 – Increased Commercialism:** Who will be benefiting from the facility expansion? Us, or Greenwood? Palmetto Dunes guests can certainly find many fine local restaurants and do not have to eat at the Dunes House restaurant to fulfill their vacation enjoyment. The Moorings guests come to Palmetto Dunes to relax and enjoy the serenity. They do not come for a highly commercialized place like Myrtle Beach. Perhaps, we are wrong and maybe the dining experience at the Dunes House restaurant is essential to many vacationers.

**Reason 3 – Beach Access Not Defined During the Construction:** The proposed plan should clearly include an alternative passageway to the beach during construction. Or leave the existing passage alone provided with a decent temperature controlled bathroom trailer. Without the passage, the plan should not even be presented to us.

**Reason 4 – Construction Noise:** There should be a noise control provision around the structure. This construction is way too close to the beach community.



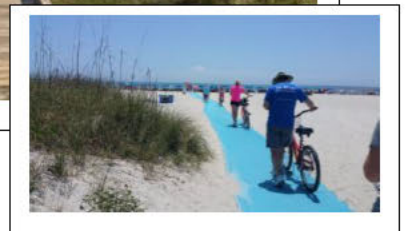
**Reason 5 - Construction Cost/Time:** We really think that it is a bad time to consider major construction work, when raw material costs have been skyrocketing, and material/labor shortage problems are rampant and will linger well into the future. Our fear is that the project timetable will extend far beyond their current projection as well as the project cost. It is an insane time to consider something like this. We really do not want to hear from Palmetto Dunes Management toward the end of project, something like “We apologize for a major delay due to unforeseen issues.”, while we and the Moorings vacationers will be stuck with the big mess.

If we had the power, we would encourage every Moorings owner to sign a petition to stop this nonsense and then encourage the PD to come up with a better, sensible solution. Dig deeper into other creative possibilities.

**Reason 6 – Business:** Greenwood needs the restaurant business. Well, the Moorings’ rental business (over “say” 1.5 million in gross revenue/year) is at stake as well. We certainly do not want to end up on the short end of the stick during the construction, losing beach access, dealing with the relentless construction noise/traffic & possible revenue loss. Then after suffering through all the headaches, we will end up with more restaurant related traffic and noise.

**Reason 7 – Porto-lets:** According to the latest Sandpipers edition, an alternative passage is not included. But let us say that PDPOA somehow comes up with a solution to this. Will PDPOA throw a few Porto-lets there for the duration of construction - - - utterly disgusting. If Greenwood really cares about the quality of vacationers, they should have expanded, or further upgraded the beach access bathroom facility and the hosing-shower facility a long time ago. We realize that they have done some upgrade work in the past, but the upgrades are too little. Also, they do not adequately maintain them and all of us are acutely aware of the problem. Their track record clearly shows their priority and taking care of our vacationers’ needs is not one of them.

**One Suggestion:** Since we do not know all the politics and architectural design limitations, it is hard to offer a sensible idea. One idea that comes to our mind is that perhaps we should forget the restaurant business. We are sure that this suggestion will receive instant resounding applause from Greenwood and PDPOA. This is a tough issue and maybe we need to take another fresh look. How about we think of the Coligny beach access design. Just provide a wide, inviting walkway and a clean, expanded bath/shower facility (no splash pad). We would love to have the kind of wide walkway (shown in the Coligny Beach access pictures below) so that visitors with dogs, beach chairs, umbrellas can pass each other without worrying about getting bumped. Try to do the basics right.



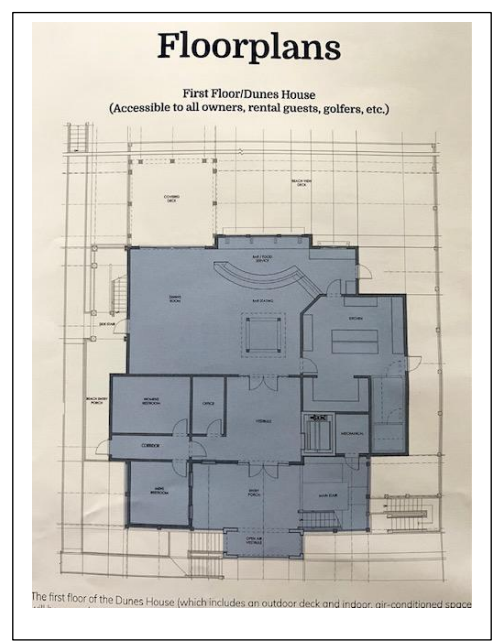
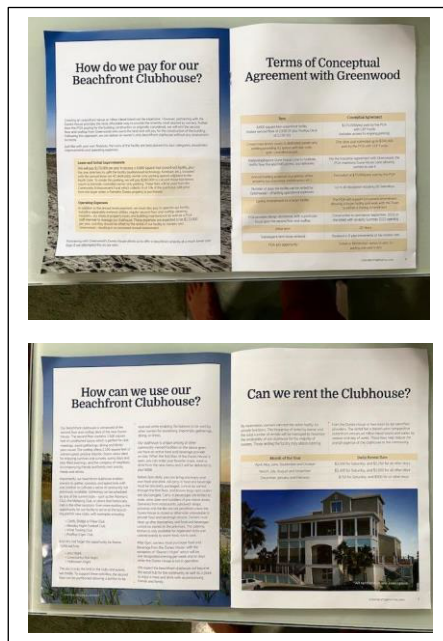
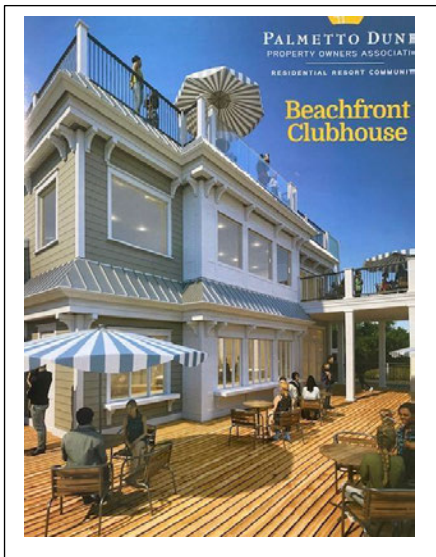


**Summary and Latest Brochure:** Palmetto Dunes management has continued to brag about being one of the top U.S. resorts but sadly ignore the basic flaws of the Dunes parking/Beach Walkway problem for the proposed design, where high paying vacationers have to subject themselves to the narrow beach walkway, lack of parking space and lack of adequate hosing stations. Their solution might to be to have security guards to give more & more parking violation tickets away – the problem fixed???

We just received the brochure on the Beachfront Clubhouse yesterday (6/5/21) and are shocked to know that the project has come so far along. Wow!!! We are ready to leave for our long vacation in a few hours and have not had a chance to digest the details.

However, again we are utterly saddened by the money making commercialism with the front two pages elaborating how to rent the facility. We are not saying that the beachfront clubhouse idea is bad. If we can provide all the basic beach access amenities first, then adding such club house facility can be a welcome addition.

**Extra Point:** How about having the 1<sup>st</sup> floor level totally open just for the beach walkway, bathrooms, hosing stations & perhaps some nice benches or swings (as seen at the Coligny Beach access) with the restaurant at the 2<sup>nd</sup> floor level. Perhaps, it would not hurt to have a small walk-up snack bar (soft drinks, hot dogs, etc), as long as it is small.



**From:**

**Subject:**

**Date:**

[REDACTED]  
Dunes house

Friday, July 9, 2021 7:41:51 AM

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As a current owner of two properties in palmetto dunes I would like to express my agreement with the plan in place to upgrade the dunes house.

I am still concerned about parking but the proposal addresses it as much as possible. I hope that sidewalks and bike paths will be upgraded and maintained to make it obvious that the majority will use that option.

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Dunes House  
**Date:** Friday, July 9, 2021 8:36:03 AM

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Hello,

I am an owner on Port Tack. I have looked at the new Dunes House drawings and feel like the outdoor atmosphere has been taken away. Having some kind of garage type door that could be opened would be a nice thing to have. The bar today is totally outside which feels nice and beachy. The current drawings seem like most dining and bar area are inside taking away that outdoor beachy feel.

I hope this is put into consideration.

Thank you,

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Dunes House project  
**Date:** Friday, July 9, 2021 11:03:17 AM

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Dunes House Plan looks good to us.

Was wondering if an outside water hose & shower(s) will remain available for beachgoers and our dogs?

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:**



**Subject:**

Dunes House Proposal

**Date:**

Wednesday, June 16, 2021 1:47:55 PM

The PDPOA Board is to be commended for preparing such a high quality brochure setting out the terms and conditions for a Beachfront Clubhouse, and after the debacle of Lee Shore, Yard Arm Gate and the Deer Cull, it is appreciated that there is now more transparency. I also appreciated the full and open zoom Chat with Chair discussions.

However having studied the document and discussed this proposal with a number of people, including some board members, reviewed all the comments for and against on Next-door and Zoom meeting Chat with the Chair, I must reject this proposal, rather than the concept, as it now stands, as being ill conceived and not at all to the benefit of us full time (and all) owners and for the following reasons;

### **1 - The concept.**

The idea that we as Owners can have a meeting place venue to call our own is valid and merits serious consideration. It could be great

But the proposal falls far short of this objective with usage reduced by 40 days a year and with only +/- 350 full time owner residents plus visits by non resident owners - Is there any estimate on how many people might actually need or want such a facility to justify any major cost undertaking?

The Dunes House in its current state already has a major parking problem, and to expect us Owners to cough up \$260,000 for off site parking that has to be accessed via Trent Jones Lane and then take a long walk over to enjoy the Dunes House, is not feasible. If anything this is back to front and there should be a limited number of reserved spaces for Owners in Dunes House parking and overspill parking for general public and visitors in the parking ground that GW must pay for — not us

### **2 - The Design.**

Regrettably the rendering is poor in design that instead of helping to sell the concept, it undermines any serious consideration of this proposal. This building if allowed to go ahead is an eyesore that is totally out of keeping with its surroundings or in keeping with a beach house overlooking a pristine beach. Whilst I accept that building aesthetics can be highly subjective, one can be totally objective regarding the functional requirement, and this proposal meets few if any. Our Beach House has to be suitable for year round use with full width decks on both first and second floors providing both open areas and cover with overhead fans for summer and heaters for winter, as well as providing screening for wind during winter. Then there should be full width floor to ceiling sliding glass doors onto the decks allowing unrestricted views of the ocean. — Not as shown a number of different sized windows. Also the 2nd floor plan does not include any room for meetings or card games. — And a minuscule balcony that is a nonsense.

But at this stage the design deficiencies are irrelevant, and easily rectified once an equitable deal is agreed in principle by both parties,

### **3 - The Cost.**

This is where the wheels really fall off this proposal.

\$170,000 pa rent + \$120,000 annual operating costs for \$290,000 pa / \$24,000 per month to serve a potential of how many owners? — Is excessive. Plus we are expected to pay another

\$260,000 in the first year for a total of \$550,000 in year one plus paying for all interior design furnishing and fittings. (The fact that we can easily afford this from the CEF with no impact on annual fees to owners, is irrelevant and no reason to throw good money after bad) In return we get a 20 year lease and hand over 40 days a year to Greenwood. If as I have been led to believe that no construction or alterations can take place without PDPOA approval, then any suggestion that these rental figures are anyway market related and justified, is just not so.

**So to sum up:**

FOR - Concept of a venue for owners could be a Great Attraction and a much enjoyed facility to encourage community friendship — that its sea facing even better

AGAINST - Current design proposal is totally inadequate both in terms of design and function, but easily rectified with a proper brief to a competent firm of architects

AGAINST - Parking location (offsite) and costs (\$260,000) for Owners - this is a non starter

AGAINST - Rent of \$170,000 pa makes no sense at all and cannot be market related. This venue can never be on the open market

AGAINST - Giving up 40 days a year for Greenwood private functions

**The way forward.**

A - Clearly there is interest and a benefit to having a facility but only if a sensible deal is negotiated.

1 - The current proposal is 100% in Greenwood's favor where our rental of \$170,000 pa more than covers any interest payments that Greenwood has to pay if they borrowed the \$2-3 million required to build a suitable Beach House. Greenwood would then benefit from greatly increased food and entertainment revenue and probably 3-4 times increase in value of the new Beach House and increasing every year

2 - There is no upside at all for PDPOA

3 - As PDPOA has to approve any changes to the Dunes House, and is the only possible user other than Greenwood, a strong case can be made that it will be in Greenwoods financial interest to fund all new building, renovations and car park at no cost to PDPOA and forego any rental charges in return for PDPOA making it possible for Greenwood to end up with an amazing high value asset and a premier restaurant site with a massive increase in revenue. At the very least a strong case can be made for PDPOA to be required to pay only a nominal monthly rent

B - As already made clear that this is totally a one sided deal, with no value or financial upside for PDPOA, a case could also be made for a Joint Venture where both parties fund, share the risk and share in proportion to their equity in the increase in value that will accrue to the benefit of both parties.

**Other Considerations**

As you are well aware from all the Nextdoor comments and much previous experience, Greenwood is not held in high esteem or trusted as a valued partner, therefore before any deal can be agreed, the following must be addressed;

1. It has been suggested to me that PDPOA could cancel the lease at some time in the future leaving the 2nd floor and roof vacant. In which case does full usage of the whole building revert to Greenwood? This would be of great benefit to GW, far better than having PDPOA as the tenant, allowing more revenue, more visitors, PD even more resort orientated and to the

further detriment of us residents. What if anything can be done to prevent this, or to ensure that GW value PDPOA as a tenant, rather than looking for full usage of the building? (eg PDPOA enables Greenwood to upgrade Dunes House to a premier facility, increases the parking and then at some stage PDPOA vacates the site, leaving GW with a brilliant unrestricted business).

2. Many have brought up the deplorable situation regarding the Greenwood owned former PD Club on Carnoustie. This cannot be overlooked particularly if we are even considering entering into another “deal” with Greenwood and **must be resolved before rather than after.** Also in looking for a Club House venue we can call our own for a variety of activities, has this derelict property been totally rejected as being of any further use as a facility? We can easily afford to bring this up to code, renovate and end up with an excellent club house, plenty of space, year round unrestricted use and parking but obviously not on the beach.

I look forward with interest how the Board proceeds with this project

Regards

A black rectangular redaction box covering the signature of the sender.

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Dunes House Proposal  
**Date:** Wednesday, June 9, 2021 10:03:48 AM

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I am not in favor of the Dunes House/Owner Oceanfront Amenity. This is just another project such as Lee Shore, Yard Arm Gate, that I have not been in favor. I believe an only Owners beach amenity should be considered, with Handicap access, as I am a mother of a wheelchair bound daughter. Currently, we cannot access the Dunes House which is out of the ADA compliance for people with disabilities.

[REDACTED]



**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Dunes House rebuild  
**Date:** Wednesday, June 16, 2021 9:35:32 AM

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To Whom this may concern,

I am writing to voice my strong concern and opposition to the Dunes House rebuild. My family would have zero interest in a Beach Club nor the need to even have one. I not sure what or how the question was asked to cause a 56% response but I was shocked to see such a response for such a useless change. I am a property owner since 1979, 42 years. And why a Beachfront Clubhouse no less, just because other locations have one? No reason for us to have one for us in our opinion! We currently have a wonderful Resort with all the activities steps away that is of interest to owners and guests alike. Running, Biking, Tennis, Golf and Shelter Cove are activities we share and favor. My family enjoys visits to eat at different Restaurants, not get locked in to one location. Not to mention the traffic of vehicles the rental of this new building will bring from non owners. It looks to me like Greenwood would benefit greatly! I was there this May and could not get early morning Tennis Courts and I understand a loss of two courts could also occur. It's a shame to see this project moving forward, with all the consequences it will cause and now that those are fully known, perhaps another vote should be taken of the owners.

Respectively and Sincerely concerned owners,

[REDACTED]

**From:**

**Subject:**

**Date:**

[REDACTED]  
Dunes House Remodel

Thursday, July 1, 2021 4:57:51 PM

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Please note my strong opposition on the proposal for the Dunes House.

The listed expenditures are outlandish especially when I see no benefit for owners.

There are numerous areas within PD that need improving. The cart paths within Fazio are an embarrassment. The Club House is a huge eye sore and could use a simple amount of improvement and creating a pit stop for the bicyclists to have a beverage or an ice cream with their children. Apply that thought for the tourists and really design something solely for us owners, who seem to have to maintain the resort's area image for Greenwood's benefit.

[REDACTED]  
Sent from my iPhone

From:



Clubhouse comment

Date:

Monday, June 21, 2021 8:23:57 AM

Attachments:

[image001.png](#)

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My wife and I own [REDACTED] The addition of a clubhouse has the greatest impact on owners at The Moorings. Although, I like the project. You should protect the owners of The Moorings during the construction phase.

1. Protect and maintain parking for The Moorings owners throughout the construction phase. THIS IS A MUST AND IS ONLY FAIR TO ALL OF THE OWNERS AT THE MOORINGS.

2. DIRECT BEACH ACCESS- One of the strongest rental assets is the direct beach access.

Maintaining direct beach access during the construction is a strong 2<sup>nd</sup>. PROVIDING THIS IS ONLY FAIR TO THE OWNERS AT THE MOORINGS.

God bless,

[REDACTED]

[REDACTED]

[BOOK AN APPOINTMENT](#)

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**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Dunes House Renovation  
**Date:** Monday, June 21, 2021 6:56:45 AM

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The upgrades look very nice and if the PDPOA actually is able to keep there promise on not increasing the assessment then this might be a nice addition. Not sure if this will actually have any effect on increasing the value of our unit in the Moorings.

My biggest concern is that no where in the brochure does it address the concerns that the clubhouse will have on the parking for the Moorings and Beach Villas.

I thought there was discussion at one point with there limiting access to the parking at the Moorings and Beach Villas to a card access gate pass, so that only the owners of these units and there guests would have access.

If something like this is not addressed I have no doubt that owners and also renters from other locations within Palmetto Dunes will be using the limited parking that is available to the Mooring and Beach Villas. I would also have concerns that if some type of restrictive devise is not put in place that the illegal parking from non-owners and guests of theses villas would overwhelm the security force in there attempt to enforce the illegal parking.

Since this additional burden will be placed on these villas by the proposed clubhouse, the PDPOA should have the responsibility for paying for the bar-coded controlled owner- only parking like they are proposing for the conversion of the tennis courts into the additional 42 parking places.

Thanks

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Dunes house  
**Date:** Wednesday, June 9, 2021 4:39:18 PM

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The original plan was to give us some sort of ownership. Paying \$170,000 rent and additional \$70,000 in "our share of" is \$240,000 for a lease. We have a little over 2k owners that comes out to more in rent per owner than the PDPOA fee.

It would be nice to separate the tennis court/parking as a land transfer and ownership to PDPOA regardless of anything happening with dunes house. For \$260,000 so owner have somewhat near beachfront parking.

**From:**

**Subject:**

**Date:**

Dunes House

Sunday, June 20, 2021 9:05:25 PM

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Hello, we have been owners in the Moorings for about a year and a half. We have seen a significant increase in traffic over the summer months along with a large volume of people . Our concerns about the construction of the “new Dunes House” are 1. Parking- will there be a separate entrance to the Moorings? I can only foresee traffic and parking becoming a bigger headache with a larger venue. 2. Beach access- there must be beach access at all times. 3 Trash- my husband and I pick up litter in and around the Dunes House and The Moorings because people don’t respect the property. This problem will only increase with more people. 4 Why not do some renovations on the existing Dunes House and keep it quaint and low key? That is the charm of the place for most of us. Let’s be realistic too- no way this renovation will b completed within the timeframe. We are in the construction business and projects tend to take longer due to so many different factors ie: weather, availability of materials, labor pool etc...I have read all the comments by other property owners and I think we ALL have very legitimate concerns about our properties. Thank you Ruth Dolin --  
Ruth Dolin



**Be kind to everything that lives.**

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Expansion of Dunes House  
**Date:** Sunday, June 20, 2021 7:32:29 PM

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We have a place in the Moorings and Queens Grant. Our primary home is in New York. My husband and I are opposed to the construction planned at the Dunes House. The plans for the new Dunes House appear to be beautiful in pictures, but the rendition doesn't include the reality that will come with this project.

As a Mooring owner, the visual is real. We foresee congestion. We see a backup of cars trying to park in the Dunes parking lot because they want a closer spot than the designated area by the tennis courts. We also foresee traffic by the gate entrance due to cars having to wait for people to cross the road from the new designated parking. We see a blockage to the beach entrance for at least a year. We see a loss of rental income. Our Mooring's unit is close to the beach. It is our strongest, rentable feature but, it will be taken away. In addition, the noise of construction from early in the morning until the end of the day is just so uninviting. Imagine spending the afternoon in one of the pools in the area and just hearing the deafening sounds of tools and machinery. I truly can't imagine a Moorings owner or Moorings renter being in favor of this project. In what way would this project benefit a Moorings owner?

As an owner of Queens Grant, we are also opposed to the construction. In regard to congestion, traffic, and backup issues, we share the same concerns as we do as Moorings owners. It also brings something to mind that concerns me. We start our day early on the beach every morning walking our dog. When we're at our Queens Grant place, we drive over to the Dunes parking lot, since the pavement is too hot for the dog to walk (we found that out the hard way when years ago, our dog got blisters from walking from Queens Grant to the beach), we park our car and walk the beach with the dog. If I'm understanding this correctly, with these early hours planned, it could mean we would have to park back by the tennis courts. This is not only an inconvenience but could be problematic for pets. Have considerations been made for the dogs that walk the beach each morning?

As a vacationer, who has come to HHI every year for the last 30 years, we look forward to getting away from the NY traffic and congestion, not drive into it! The beauty of Hilton Head for us is right here in the amenities offered in Palmetto Dunes. It is our favorite place to come for serenity. We enjoy the convenience of golf, pool, and beach at our fingertips, as well as the simplicity of the Dunes House for a bite. If the plans go forward, I don't want to be in that area while the work is being done and I can't imagine any other vacationer wanting to either! But what worries me more is that even when the project is done, we will now have to deal with problems that will arise from it such as backup of cars, waiting for access to the beach, increased wait time for food at the Dunes House, etc.

Whether an owner or a vacationer, there's something to be said about the uniqueness of the Dunes House. It's a staple of Palmetto Dunes. It doesn't need to be made into a commercial restaurant like the 100's of others on the island. The uniqueness of food being cooked outside - only grilling and no frying, chips replace the french fries, eating on the deck or taking the food to go and bringing it right on the beach, hanging out at the bar and enjoying a cocktail when you want to get out of the sun a little bit or run for cover from a quick storm, musicians playing on the deck while the sun is setting over the ocean, all makes it exclusive to the Dunes House. I've witnessed many beautiful weddings take place on the deck. It's not the typical

reception hall. It doesn't need to be nor should it be. Bride and grooms choose it just for that reason. So why would the Dunes House building need to be another reception hall on the island that can accommodate a large group? They are booked solid with weddings, reunions, etc., just the way they are. They charge a pretty penny too so the market is there's alone and it is perfect!

The expansion of the Dunes House does not appear to be conducive to the space available and not necessary. However, what is needed is for the shower and walkway to the beach area to be widened.

Regards,





**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Feedback on Beachfront Clubhouse  
**Date:** Wednesday, June 16, 2021 8:12:05 AM

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We just reviewed the information you mailed to us regarding the beachfront clubhouse proposal. Overall great job! Very exciting.

We have a concern and a recommended solution :

The concern is the number of Saturdays the second and third floors can be rented out per year (30). This will prevent owners from having use of this wonderful facility the majority of Saturdays during the year.

We recommend that you sell the Lee Shore property to offset this expense and other things related to this wonderful project.

That you paid \$2 million for the Lee Shore lots without a real plan on how to use the land and without input from owners was most unwise in our opinion.

The beachfront clubhouse is a much better investment along with the additional parking and other things on your proposal.

Thank you for requesting our feedback.

Respectfully submitted by

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Feedback on BeachHouse Project  
**Date:** Monday, June 14, 2021 8:15:18 AM

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Good Morning, love the renderings and diligence put into the beach house project. This will be very well received and will provide a stand out example of the type of community we are striving for.

I have some feedback on the parking allotment. Not sure I have a solution to add to this thought but perhaps there is something we can discuss as to ideas to have better control over the parking allotment. Being that close to the beach, I very easily see the 42 spots being rapidly filled by homeowners further away from convenient beach access using the parking spots as a drive in beach parking for the day, regardless of whether they ever step foot into the beach house or not. I also hope there are some controls to prevent renters from obtaining whatever the scan device would be to gain access. In that scenario, those 42 spaces would be all but gone in a second over the summer with renters flooding that lot. Also, what happens with cars trying to park overnight, I assume that would be forbidden?

[REDACTED]



**Subject:**  
**Date:**



Feedback on PD Clubhouse proposal  
Monday, June 14, 2021 1:44:35 PM

Thank you for the mailing we received regarding the Beachfront Clubhouse proposal. The pictures, descriptions, terms, financials, etc were all helpful to understand the proposal.

We'd like to officially share our feedback that we are **OPPOSED** to the proposal in its current form. As Moorings villa owners, we feel this would be extremely detrimental to our community both during & after construction. We also feel there are other concerns & needs that have not been addressed.

Here is our feedback, in two categories: Proposed features of the clubhouse & issues arising from the construction period.

**Features for the proposed clubhouse:**

1. **Beach access-** convenient and simple beach access is the most important for us owners and our renters; this proposal does NOT appear to improve beach access,

In fact it appears to actually hinder it. The photographs in the drawings actually show stairs descending from the walkway to the sand; this **MUST** be a ramp on both sides enabling

both wheeled coolers/carts & disabled guests. Any revision to the walkway should widen it to at least twice of the width it is today to accommodate the pedestrian traffic with

their carts, coolers wagons, strollers, dogs etc. In addition, there should also be additional showers & hoses and improved bathroom & changing facilities as they aren't

even adequate for the current volume, let alone expanded traffic.

2. **Clubhouse-** as owners who rent our villa, we see NO value to the clubhouse, hence why the beach access is most important to us. **But please don't ignore feedback**

**From owners who rent their property; this brings in much tourist income to PD as well as the HHI community.**

3. **Restaurant** – very little is mentioned in the proposal about the restaurant. We do enjoy the casual atmosphere of the Dune House restaurant and frequently

get take-out and eat on the beach or at our pool. A small take-out or casual dining facility similar to the current Dunes House is really all that is necessary.

There are hundreds of other restaurants on the island with expanded menus & service. Expanding the size & hours of the restaurant would increase traffic, noise &

Parking which is already an issue at this location.

4. **Parking & beach access-** We strongly feel that increased noise & increased vehicle/bicycle/pedestrian traffic will further impact our Existing issues with beach access & Moorings parking.

We continue to work with PD Security on our parking issues so this will require additional resources to manage more volume.

5. **Future expenses for PD-** While not mentioned in the proposal, there will be additional costs to manage bar-coded owner decals for the converted tennis court parking, to staff

A 'POA concierge' to control access to the 2<sup>nd</sup> floor & rooftop (per the FAQ page), additional security to manage traffic, etc. None of this expense is noted in your proposal.

6. **Moorings parking:** In prior discussions about the potential clubhouse, we (Moorings HOA & Beach Villa owners) indicated that a parking gate or something similar would be required to

Manage the parking situation but this was not noted in the proposal. .

7. **Beach parking lot-** the proposal doesn't mention any reconfiguration of the existing parking lot... we assume they will be removing some of the very large, shade trees to create add'l

Parking spots. These trees provide much needed shade and make this area beautiful.

#### **Issues for the Construction period:**

1. **Project timeline:** There is absolutely **no way** anyone could complete this project in 9 mos! 18-24 mos is more realistic and will drastically impact our rentals.

We expect there will be delays that go into TWO high summer rentals season but spring is also a high rental period that will be impacted by this effort.

2. **Beach access:** There is no mention of beach access during construction period! There MUST be safe & easy beach access as there is today during the construction period.

It will be an enormous monetary impact to the Moorings & Beach Villa rentals if an acceptable, interim beach access isn't created!

3. **Construction traffic & noise:** this will be a huge impact to the Moorings & Beach villa

rentals

4. **Interim restroom facilities:** this is also not mentioned in the proposal but must be developed for an interim beach access

Thank you for allowing us to provide our feedback.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

#### COMMENTS

Thank you for the opportunity to comment. And thank you to all those who have worked tirelessly on this project thus far. Obviously – trying to create an oceanfront amenity where we don't own or control the land is a monumental task.

However, in my opinion this Conceptual Agreement DOES NOT create an amenity for PD owners! In fact, it has the potential to be the exact opposite - reducing our beach access, available beach parking and even access to the beachfront restaurant that we PD owners enjoy now.

I'm referring to the lease terms with Greenwood that specifically allow 'Up to 40 days/year including 30 Saturdays' of their exclusive rental – of the entire building. It's understandable that Greenwood expects to have a lot more rental opportunity with the new building. Also, that they will close the commercial restaurant on the first floor when they have events on the other floors. BUT with their '30 Saturdays' and assuming their other rental days will be a Friday or Sunday that leaves PD owners only 12 weekends a year when we will have access to 'our' club or even a commercial beachfront restaurant. And those 12 weekends would most likely be in the winter months.

Possibly even worse will be the situation with beach access parking which will negatively affect PD owners the most. This new 3 story building (is it 7000 sq. ft in total?) will accommodate many more people which will require a lot more parking. I believe it is safe to assume that on those 40 weekends (of Greenwood rental) most if not all of the closest spaces will be taken by Greenwood's guests and PD owners will be relegated to the new (farther away) dedicated parking.

While the goal of adding amenities with no additional cost to members is a good one, in this case it

doesn't seem possible. I would like to suggest that PDPOA budget the extra \$120,000 per year in building maintenance expense – increase our annual fees commensurately if necessary – and NOT rent the top two floors to Greenwood at all. Greenwood would have the new first floor space and would close for private events just like they do now. And PD owners would be able to count on access to their beachfront club when they want it – year-round. Parking will always be an issue – but not nearly what it would be with the rental of all 3 floors – 40 weekends a year!

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[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

Hi,

Confirming receipt of the attached letter. I'll reach out after the member comment period is over and the board has had a chance to review the comment to schedule the next meeting. At that point

we will all have a better idea if there is community support to move forward with the project.

Thanks

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[REDACTED]

Good Morning Andrew

The Board at Beach Villas asked me to pass along the attached letter.

Please let me know if you have any questions.

[REDACTED]

[REDACTED]

*This e-mail transmission contains privileged and confidential information intended only for the use of the addressee(s) named above. If you are not the intended recipient of this e-mail or an employee or agent responsible for delivering it to the intended recipient, you are hereby notified that the dissemination or copy of this email or the viewing of any attachments hereto is strictly prohibited. If you have received this e-mail in error, please immediately notify me by reply hereto and delete e-mail thereafter. Thank you.*



**From:**

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Please see forwarded comments below.

Thank you.

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[REDACTED]  
[REDACTED]  
July 8, 2021

My wife & I have a number of fundamental concerns that we would like raised dealing primarily with the owners whose monies are proposed to be used to fund this project should it go forward; secondarily with the board of directors who hold community fiduciary positions as representatives of the owners. Any decision of this magnitude should, despite request for owner comments, be placed on the agenda at the upcoming annual meeting or if such a delay is of concern to the board, then a special meeting of the owners should be called for purposes of having an owner vote before proceeding to any binding agreement(s).

Despite the board members community indemnification agreements that may exist with respect to each board member, this is a decision, given its magnitude, that should be made by a majority of the PD owners and not the board or management. The vote on this decision should occur only with full knowledge & transparency of all available data, analysis & information to all PD owners & disclosure that any such facility or amenity will have strictly enforced restricted access to owners only & owners immediate family & not their guests & certainly not renters/guests using any owners home. We have even strongly recommended that the board & management get a written opinion of outside counsel on law firm letterhead that such strict accessibility only the owners' themselves & immediate family is enforceable under federal & South Carolina law. Additionally, we would suggest that the size (square footage & therefore lawfully permitted occupancy) of this planned facility is not large enough to accommodate guests without impacting use solely by PD owners. I see nowhere in any disclosed information what the maximum allowed occupancy as established by the Fire Marshall will be or is estimated to be. Everyone should remember PD has 2200 + residences & likely dome 4,000+ primary owners' not including the addition of immediate family. Then there is talk if owner guests?

Also in our opinion, it will be incredibly difficult to define & control "guest" use given the makeup of the ownership in our community unless a list of permitted owners is established, updated & maintained before the opening. The permitted users should be vetted, a permitted list of approved owners list maintained & id's checked to make sure that individual is in the approved list of owners'. While this may seem extreme, we can only imagine who will try to get in and the extent to which they will go to get in! Who will stop them & how? A PDPOA employee? Our Security can't even stop someone now! Without being on approved list & having valid id, no admittance! The burden to get

on the approved list of owners connected specifically to a legal PD owner known residence should be the responsibility of each owner.

We have serious concerns, based on past decisions, that our board & management fully understand that the community and all community funds & community assets/property, however separated, belong to the PD owners. The board serves in a fiduciary capacity & management in a custodial capacity to preserve & protect the owners assets held in their trust. It is also the board's & management's responsibility to make all decisions & take all actions solely in the best interests of the owners & with the owners' knowledge & consent.

We as owners expect that the PDPOA governing documents along with the covenants, conditions & restrictions (CCRs) upon which all owners took title to their property(s) in the Palmetto Dunes community as well as to the community rules & regulations (generally referred to as the PPGs) are enforced in a diligent, consistent & uniform manner. Our recent experience and comments if other owners recently on next door neighbor is that this has not been the case. Management seems to think the owners are responsible for monitoring compliance with the CCRs , PPGs and knowing that our governing documents are bring strictly followed. Many of our owners do not reside in PD, some rarely visit our community and that leaves the rest of us that are permanent residents of PD. This is why it is an essential responsibility primarily of management but also of the board to follow our governing documents & to cause management to diligently, consistently & fairly enforce the CCRs and PPGs! This is primary responsibility of senior management & those members of the PDPOA staff delegated that responsibility. It is not the responsibility of those owners whose primary residence is in PD to fulfill these responsibilities management and some members of the board appear to believe. The community, in our opinion & apparently in the opinion of an ever-growing number, is out of control in many respects and we as owners raise these issues in this context as a vote of no confidence to negotiate a transaction such as the one contemplated given these issues. These concerns along with management's, with obvious board or executive committee knowledge & consent, proceeded to acquire the property at lee shore for in excess of \$1 million of PDPOA funds without the owners' knowledge. How does something like this happen?

The PD owners should be informed that Greenwood, in all likelihood, could never get this project approved on their own without the backing & support of the owners in PD. The owners should be informed that for a wide variety of reasons (legal & otherwise) it would never be approved without the involvement of the PD owners. In fact, the PD owners have never been informed that as a group of town taxpayers & SC voting residents (for those who are SC residents) we have tremendous influence over anything that gets approved or permitted by the town within our private residential community to include the development of the lee shore property for other than single family residences. PD has no publicly owned assets within its gates only privately owned & privately funded roads, bridges, pathways, beach crossovers just to name a few.

The owners in PD (a significant portion of the 2,200 + homeowners) not the board, not management but the board & management solely with the owners' overwhelming desire for such a project to go forward can such a project get even considered much less receive the necessary approvals. Greenwood, in our opinion, could not get this done on their own or Greenwood would have already done so.

If it is PD's only option, as some seem to suggest, then just wait for a storm to destroy it, severely damage it & see what Greenwood could put back up in its place. At best, only what is there today & we seriously question if that could be lawfully done given setbacks & the likely inability to purchase flood or other insurance as the one level 1st floor is not 15 feet above mean sea level as required by code.

In our opinion, Greenwood is riding PD's coattails as they have for quite some time. PD's history with Greenwood is sorted at best & many of recent PD owners have little to no knowledge of this sorted history going back to the lawsuit that led to the creation of what is now Palmetto Dunes Property Owners Association. This proposed transactions terms are being dictated by Greenwood just as Greenwood has dictated or attempted to dictate terms appear to have been from the community's inception. In our opinion Greenwood, in the beginning, handed the PD owners a mess to deal with and are once again expecting the PD owners to use its influence and now its financial stability along with the community's influence with the town to not only get the necessary approvals but fund most, if not all, of the out of pocket project costs. All this and Greenwood wants to dictate terms.

I remember full well when the community was purchasing the old bunkered firehouse at the entrance & designing what is now the community's offices, Greenwood even then Greenwood attempted to dictate that they should have design approval. My personal experiences with Greenwood would suggest that they own & control Palmetto Dunes. The PDPOA owners' only pay the bills. This is, from all we have come to know, what happened prior to the settlement of the lawsuit with Greenwood giving rise to the creation of the Palmetto Dunes property owners association. It would appear that nothing has changed from Greenwood's perspective.

That said, the following are our other concerns :

We question whether or not the community should be getting more deeply involved financially or otherwise with Greenwood. The community is already linked in far too many ways with Greenwood & should pursue actively & aggressively pursue any & all other alternatives before proceeding with such a transaction with Greenwood to include walking away from any deal that is not fair and balanced for the owners.

Now is the worst time to be attempting to do a deal such as this. Property values are now at all-time highs on the ocean & elsewhere in PD plus construction costs are also at recent peaks & rising labor & material costs continue to increase not to mention the severe labor & material shortages on the island.

A well-funded & established community such as PD and the PDPOA should have had a long-term plan & acted counter cyclically to either purchase or make a deal such as this. Now PD is at a significant disadvantage in more ways than just one. Yet PD is outlining a deal with Greenwood where PD will provide most if not all of the millions needed to fund the transaction & little to none funds are being provided by Greenwood. Greenwood is merely providing the right to lease their dirt (land) based solely on terms & conditions dictated by Greenwood on land that they purchased half a century ago. What is the net present value that Greenwood is receiving in the form of a new paid for restaurant, annual rents & other economic benefits to include use of the PD facility for the best 30

days of each year as compared to what is the fair market value of the Dunes House operations as an income producing property?

I have been an advocate of buying the property outright subject to getting all necessary approvals to proceed with construction. Greenwood may not want to sell but then just walk away & wait for it to fall down, melt down or just wash away.

We should be fully exploring any and all other options including thinking totally out of the box before entering into a transaction with Greenwood where they dictate outrageous terms. We suggest that the PDPOA approach the town's senior staff & the mayor to ask them to assist in finding a solution as desired by the community at the Omni, the Marriott or???? . The town may come up with nothing or provide no help but then the owners will know the town leaders did not want to help provide a solution to an amenity the community owners desired.

Greenwood is only leasing PD the right to use certain of its land or ground for a certain period & imposing ridiculous conditions while Greenwood uses PD's influence with the town, PD's funding & getting paid ground rents plus with escalations over time with reversionary rights at the end of the ground lease or in the event of default under the terms of the ground lease. Good luck with Greenwood on negotiating the terms of the default language after you have agreed to a deal without that language in place.

Greenwood wants to control any 30 days each year of a PD paid for facility built for the owners presumed sole use & enjoyment. Greenwood would benefit from use of the PD owners' facility for rentals to wedding parties (getting facility rents; food sales; liquor sales & other wedding related revenues as a return on PD funds). What 30 days do you think Greenwood or its wedding parties will choose? Do you think they might conflict with 30 of the expected nicest days in the best months of the year for owners' use & enjoyment of the PD constructed facility.

We understand PD will be spending hundreds of thousands of dollars to redo the Dunes House Lane & lot, presumably by agreement. How did this agreement to maintain the road & lot serving, at least in part, the Greenwood owned Dunes House without some cost sharing arrangement? Will this agreement be amended to be more equitable along with any deal? If not, why not? It is an integral part of the redevelopment of the Dunes House property! We understand that this PD paid for lot will be available for general public use to patrons of the new Dunes House beach front restaurant & bar? Does anyone think that a new ocean restaurant & bar in Hilton Head will not attract huge general public patronage? Well beyond the current demand? Where will all these people park? Do you really think Greenwood would not allow anyone & everyone from anywhere at any time to enjoy this restaurant & bar? Will this bar & restaurant become party central? Is this lack of privacy & noise levels from downstairs what the owners envision? Will they all come through our north gate to get to this new island ocean front restaurant & bar? If this is so, why? Should not PD consider that the north gate be moved back or the lagoon in this location be re-channeled to have dunes lane entrance moved up to allow new gate beyond the dunes lane entrance? This bridge still needs replacement plus this area of the lagoon has posed problems in the past. Difficult yes! Costly? Add to community control & security, yes! Part of this deal, yes! Cost sharing?

What about rights to have a controlled front gate? What is PD getting for conveying such a huge benefit on Greenwood? What has PD asked for from Greenwood? Greenwood always asks of demand or dictates. Why doesn't the PDPOA? Should Greenwood be doing more & be asked to do more? For that matter, while the PDPOA has been spending millions to the general benefit of Greenwood's business(es) what has Greenwood done for the general benefit of the PDPOA?

Greenwood is allowing the elimination of two tennis courts closest (which to my recollection by their own previous statements they do not need based on court demand & courts in place ) for additional parking to support parking demand for the new facility. Great! But we have heard this parking will be for PD owners use? If PD is bearing the predominant cost, if not all funding, for project costs (exclusive of the land lease economic contribution to this new venture?) Then why are not the PD owners' getting the preferential parking places along with a generous number of handicapped spaces for the older handicapped owners' up close to the facility?

Also, if non-owner parking in the area of these 2 tennis courts are designated for general use Dunes House parking by patrons, would it not keep PD non-owners from coming through the north gate into our community? The non-PD owners could access this new lot via Robert Trent Jones Drive & have the choice to dine at Big Jim's or Alexander's (which does not have sufficient parking for seasonal demand) not come through our north gate. Only PD owners' & guests would be allowed through north gate! This would also make operations at the north gate be, not only more secure, but more efficient & hope- fully reduce costs .

We suggest strongly that unless the PDPOA think long and hard about getting more deeply involved with Greenwood without a significant investment in cash on their part or alternatively the PDPOA negotiate for many other forms of consideration from them in conjunction with any such deal (higher dues as paying almost nothing now for use of our roads, bridges, security as so forth) ; control over decisions re

front entry gate; agreeing that they have no additional development/density rights remember that Greenwood does not have the demand need for all 3 golf courses particularly Fazio with big investment in Trent Jones & Leamington covenants re Arthur Hills. In effect, as bad as Greenwood will want this deal to happen everything should all these items and more be in the table.

Do not let Greenwood say that the other things are not related as the PDPOA is inextricably linked or tied to Greenwood & this could be a great time to clean things up!

If this deal were to be beneficial to the owners, which we doubt, then it is time renegotiate our entire relationship with Greenwood on all major issues going forward. We would suggest that Greenwood would not be willing to reevaluate the entirety of the Greenwood/PDPOA investment/relationship going forward. That would be a telltale sign that this relationship is what it is. Just a one way street! Another reason to walk away.

One final thought! The POA is acting as if the transfer fee monies are just free monies and they are burning holes in our pockets. The community has many other uses of these funds to include infrastructure projects to reconstruct much if which was not done right in the beginning!

[REDACTED]

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**Subject:** Dunes House Comments

Attached are our comments for the POA regarding the Dunes House.

**E**  
Date:

**[REDACTED]** upkeep  
Sunday, June 20, 2021 11:50:59 AM

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**[REDACTED]**

Moorings Owners,

First, let me thank the ones of you who have sent in your responses to the proposed Dunes House Rebuild.  
You all have had great ideas.

Donna and I have many concerns about this rebuild but have 3 primary ones:

1-Parking. Parking will be The Mooring's primary concern in our opinion. We have been here 4 days and I have asked 2 illegal parkers to move their car and called Security to ticket a third car. I think that we will have to have a restricted access gate to keep illegal parkers out. The Pass Office has the ability to print a bar code on the pass to be able to go through such a gate. We also think that we need a wall separating our property from the parking lot. We get a lot of parking lot debris and some foot traffic through our parking lots and even under our buildings from beachgoers. We have also had an occasional theft. (a bike was stolen from under a building by the parking lot in the past year)

2-Restricted Beach Access. There is a proposed closing of the current access point to the beach. How will all those thousands of beachgoers get on the beach? Beach Villas didn't want us to come across their parking lot to get to the beach, do you think they will be happy with those hoards of folks going between their villas and across the sand dunes? Will the folks up Armada want those folks parking out in their streets and going through the beach access? Yesterday, the lifeguard cleared the water for a thunderstorm that was coming. Some folks left the beach, it took 15 minutes for all those folks to get off the beach via the walkway. What if the storm had been on top of us?

3-Greenwood's track record of keeping up their property. Look at the photos below of the current Dunes House upkeep. Note that these photos were taken Wednesday 06/09 as we were coming past the Dunes House, not some random bad shots. Greenwood will do a good job while the building is new but what happens in 5-7 years? Will they go back to the shabby upkeep, bathrooms that are dirty? You ladies don't know but in the men's bathroom, the urinal does not even have running water, it just drains by gravity! No flush to rinse out the urinal after use.

I talked to Ray Ohlson, president of Beach Villa's HOA, and he is more positive about the project than I am. He summed up the situation by saying that he thinks we need to let PD know what it will take for our two HOAs to support the project: 1-Restricted parking (installed and maintained by PDPOA) and a wall dividing us off from the parking lot and hoards of folks. 2-Some sort of beach access rather than crossing the sand dunes or riding the Dunes Buggy down to the Disney access. I have tried to email each of you individually to encourage you to express your views, either positive or negative. NOW IS THAT TIME. To each one of you has written, I encourage you to send your same comments to PDPOA board @ [pdpoa.org/beachfront](mailto:pdpoa.org/beachfront) or [comments@pdpoa.org](mailto:comments@pdpoa.org).

As President and board member of our HOA, the board pledges to represent you all and make the best of whatever situation develops.



**Sent:** Friday, June 11, 2021, 08:20:30 PM EDT

**Subject:** Dunes House upkeep









[Sent from Yahoo Mail on Android](#)



**Subject:**  
**Date:**

FW: The Dunes House  
Monday, June 21, 2021 2:40:47 PM

---

To the Palmetto Dunes Property Association Board Members,  
Please read below what we have sent to our Board Members for The Moorings Villas  
in regard to your proposed plan for the Dunes House. Many other owners feel as we do  
and I hope you will hear from them as well.

[Redacted]  
[Redacted]  
[Redacted]

---

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

Good Wednesday afternoon!

Michael and I are responding to the "Dunes House Grill Plans" which you have outlined in the  
summer edition, "Sandpipers."

We do not want the expansion and the accompanying "crowd noise, congestion, and resulting  
debris" as a result of this project. We like the charming, small/intimate and beach-y feel of the  
current setup. We do not want us, nor do we want our renters, to be negatively impacted by this  
expansion. We do not need parking lots instead of tennis courts. We are not in favor of this project,  
but we know we are just two people here....

We sincerely thank the Board Members for everything you do on behalf of all of us who own  
property in The Moorings. Have a great evening

[Redacted]  
[Redacted]



[REDACTED]

To:

[REDACTED]

[Comments](#)

Subject:

GreenWood/Dunes House Scheme

Date:

Monday, June 14, 2021 2:55:00 PM

---

I vehemently oppose this proposition.

What the *majority* of PDPOA members get in this deal are INCREASED dues/assessments, and Greenwood gets a revenue-generating property enhancement that a *limited number* of PDPOA members will be able to utilize.

The terms as outlined in the mailer are overwhelmingly tilted toward Greenwood, with PDPOA members bearing far more of the financial burden than Greenwood.

This is NOT a fiscally responsible proposal for our PDPOA board to dangle at members.

Again, I am **vehemently opposed** to this scheme.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

(c) 540-840-8018

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**From:** [REDACTED]  
**To:** [Comments](#)  
**Date:** Friday, July 9, 2021 7:49:03 AM

---

My wife and I are owners at Villamare. We are very supportive of the Dunes project with an owners exclusivity usage. We feel as if it will raise the profile of Palmetto Dunes and create a great value when potential owners decide on whether to buy in Sea Pines or Palmetto Dunes. It will be a way to put us on equal footing by creating a really important amenity.

Please approve moving forward.

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** New Beach Club  
**Date:** Thursday, June 10, 2021 9:58:31 AM

---

The plans look amazing. We are property owners in Villamare and are fully supported of the plan.

Regards,

[REDACTED]

Sent from my iPad

**From:**

**Subject:**

**Date:**

[REDACTED]  
New Beach Club

Sunday, June 13, 2021 5:47:05 PM

---

I read your beautiful brochure on the new beach house. It all sounds wonderful for those of us who live in Palmetto Dunes. My question is regarding the Palmetto Dunes Women's club. The Women's Club currently has approximately 200 members. About half of the members live in Leamington, Shelter Cove and New port. The club currently has 38 activity groups. Most of these groups would love to use the new facility. How would this work?

You might not know the answer to this yet but I feel that whatever the rules will be should be communicated to all. I personally would like to see the Women's Club use the facility at designated times.

If you have [REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** New Beach House  
**Date:** Monday, June 21, 2021 5:00:34 PM

---

My wife and I own [REDACTED] and love being in PD. Upgrading to a Beachfront Clubhouse is an interesting concept, but I'd like to get a bit more in depth with the overall project. Thank you for the brochure on the proposed beach house. Interesting that the comment period is open until June 21 (today) and I received the brochure on Saturday, June 19. I read through it and have a few questions:

#### Operating Questions:

- In the brochure you indicate "all carry-in food and beverage must be discreetly packaged..." followed by "brown-bags and coolers are discouraged." That seems a bit contradictory – perhaps we're intended to bring in a couple of sodas/beers in a Lily Pulitzer bag and hope they don't get warm? (Sorry for the smarty pants question – I just thought it contradictory)
- If you'll be having larger gatherings and potentially music on the top deck, how will you control noise to the neighboring houses?
- The daily rental rates are listed – are these for a 24 hour period or from, say, 5pm to 11pm? Extended hours will have a detrimental effect on owners being able to use the facility for clubs, I would think.

#### Financial Questions:

- Who currently owns the property upon which the existing Beach House sits?
- You're proposing a triple net lease for 2500 square feet of indoor space plus 2100 square feet of outdoor space. Patios are not typically considered rentable area in most leases, so you're paying \$68/square foot for a triple net lease. Even considering the outdoor space at say 20% of the indoor space cost, you're at \$58/square foot. Has this rate been compared to other water front venues to determine if it is in line with current market conditions?
- There is a note re: "Transition Agreement with Greenwood." What is the transition agreement?
- Greenwood has the option for renting the facility for 40 days including 30 Saturdays (which seems excessive – after all, this is an amenity that you said the owners want to use and that was the selling point, I believe). Is there an agreement to which Saturdays they can rent? Or will they be able to claim all Saturdays from early April to mid-October and rent "our" facility out to us at increased rates? Is there a limit to what they can charge for rent for the facility? Has any thought been given to setting aside specific days (including weekend days) where the facility cannot be rented and owners can use it?
- The lease and operating expenses are outlined, but who pays for Capital Expenses moving forward and where is CapEx defined?
- Has any thought been given to tying the work here into requiring Greenwood to update their other buildings to meet the requirements of the POA?
- Has any thought been given to finding a different operator as, honestly, the food in the existing Dunes House is mediocre at best on a good day.



**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** New Beachfront Clubhouse  
**Date:** Tuesday, June 8, 2021 12:05:18 PM

---

Plans look great! Full speed ahead!

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** New clubhouse  
**Date:** Friday, June 18, 2021 10:51:09 AM

---

we are very excited ab out the clubhouse, especially the owners area. Please approve this project.

[REDACTED]

Sent from my iPad

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** New Dunes house  
**Date:** Friday, July 9, 2021 10:20:14 AM

---

I support the suggested plan for the restructuring of the Dunes House. It is fiscally responsible and will provide a lovely community space for owners, as well as a beach oasis.

[REDACTED]  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** New Dunes House  
**Date:** Friday, July 9, 2021 8:18:07 AM

---

Can't wait to enjoy the new Dunes House. Thanks for all your effort in coordinating this project!

[REDACTED]

**From:**



**Date:**



House lease agreement

Thursday, July 1, 2021 2:57:30 PM

---

We are currently owners in Queens Grant.

We are NOT comfortable with the current contract regarding Greenwood and the financial responsibility to the PD homeowners.

The current contract leaves many unanswered questions on financial responsibility.

The club house that Greenwood has already let fall in to disrepair does not instill any faith or goodwill in another contractual relationship with them. As current property owners in Palmetto Dunes, we are NOT in favor of this contract for the Renovations and upgrades to the Dunes House.

We would vote NO to the Renovations to the Dunes House at this time.



Sent from my iPhone




**Subject:**  
**Date:**



New Dunes House  
Tuesday, June 15, 2021 4:15:05 PM

---

I would like to know the plans for the Lee Shore property before we proceed with the Dunes House. The new Dunes House, if our assessments do not go up, is a good idea, but if both the Dunes House and Lee Shore proceed, assessments most likely would increase. I could go with one or the other, but not both. Also, we need more people involved in the plans for the Dunes House, not just a few members of the board. Reach out to all residents before the final decisions are made. The rendering of the new Dunes House is not very attractive. Hopefully this will not turn out like the Lee Shore property where the owners did not have a voice.

Thanks for your time, 



Date:



Friday, June 18, 2021 8:45:57 AM

---

We are excited the community wants to update the Beach Front Dunes Club! We think it is a fabulous idea! It will help unit the community to have a fun spot for PD residents to gather and meet one another. Hopefully, the board will move quickly on this project!! Plus, we need to keep up to date with the other plantations.

On another note, The Dunes Club storage Facility near St. George Road is a HUGE eye soar. That property needs to be addressed!!!

It can be utilized in a much better manner! Plus ,The outside needs to be remodeled and landscaping needs to be addressed.

That property would be a nice upscale exercise facility with a spa and healthy restaurant. It would be a nice wedding/meeting venue, too. It could be a fun piano bar or a restaurant with music. Let's get creative and make our community looks it's very best!



Sent from my iPhone

[REDACTED]

To:

[REDACTED]

[Comments](#)

Subject:

Owner Comments to PDPOA on "Dunes House" Project

Date:

Friday, June 11, 2021 1:41:55 PM

---

## TO WHOM IT MAY CONCERN

Thank you for the opportunity to comment. And thank you to all those who have worked tirelessly on this project thus far. I realize the task of creating an oceanfront amenity where we don't own or control the land is a monumental. And very much appreciate the efforts that have gone into it.

However, in my opinion this Conceptual Agreement DOES NOT create the desired amenity for PD owners at all! In fact, it has the potential to do the exact opposite - reducing our beach access, available beach parking and even access to the beachfront restaurant that we PD owners now enjoy.

I'm referring to the lease terms with Greenwood that specifically allow 'Up to 40 days/year including 30 Saturdays' of their exclusive rental – of the entire building. It's understandable that Greenwood expects to have a lot more rental opportunity with the new building. Also, that they will close the commercial restaurant on the first floor when they have events on the other floors. BUT with their '30 Saturdays' and assuming their other rental days will be a Friday or Sunday that leaves PD owners only 12 weekends a year when we will have access to 'our' club or even the commercial beachfront restaurant. And those 12 weekends would most likely be in the winter months.

Possibly even worse will be the situation with beach access parking which will negatively affect PD owners the most. This new 3 story building (is it 7000 sq. ft in total?) will accommodate many more people which will require a lot more parking. I believe it is safe to assume that on those 40 weekends (of Greenwood rental) most if not all of the closest spaces will be taken by Greenwood's guests and PD owners will be relegated to the new (farther away) dedicated parking.

While the goal of adding amenities with no additional cost to members is a good one, in this case it doesn't seem possible. I would like to suggest that PDPOA budget the extra \$120,000 per year in building maintenance expense – increase our annual fees commensurately if necessary – and NOT rent the top two floors to Greenwood at all. Greenwood would have the new first floor space and would close for private events just like they do now. And PD owners would be able to count on access to their beachfront club when they want it – year-round. Parking will always be an issue – but not nearly what it would be with the rental of all 3 floors – 40 weekends a year!

I do hope these comments will be taken seriously and in the spirit they are given. My husband and I have owned our PD property since the 1990's and we love Palmetto Dunes. We are all for upgrades and added amenities and are excited about the possibility of having a new Beachfront Amenity. But, we have very serious concerns that this proposed agreement does not and will not benefit PD owners / members. Thank you again for the opportunity to comment.

[REDACTED]

[REDACTED]



**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Palmetto Dunes Beach Clubhouse  
**Date:** Thursday, June 10, 2021 8:33:18 PM

---

Good evening,

I received your proposal for the beachfront clubhouse at palmetto dunes. The proposal is beautiful and a fantastic idea. The Dunes House restaurant is a staple and this will just enhance the experience.

The design looks beautiful and the rooftop will be spectacular. My only suggestion is outdoor bar seating. Everyone enjoys sitting at a bar and it does not seem that this was accounted for. Please consider adding outdoor bar seating in order to accommodate the solo diners.

Best,

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Palmetto Dunes clubhouse  
**Date:** Friday, June 18, 2021 8:51:12 AM

---

Beautiful place and I hope it turns out as nice as the brochure. Only slight concern is if they truly use all 30 Saturdays. Great work in putting this together. We completely support the idea

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** PD Owners Amenity- Clubhouse  
**Date:** Tuesday, June 22, 2021 10:28:31 AM

---

Hi,

Is there any way to add a pool to the space- like the Disney Beach house? That would be ideal! PD not having an owner/guest Pool to use is a negative. I do have concerns about partnering with Greenwood as landlord as well.

Thanks,

[REDACTED]

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Proposed changes to Dunes House  
**Date:** Monday, June 21, 2021 5:00:19 AM  
**Attachments:** [image001.png](#)

---

This message was sent securely using Zix®

Hello and Thank you for this opportunity to express my strongest opposition to this proposal. We just bought our [REDACTED] in December of 2020. We painstakingly decided on this location because of Palmetto Dunes charm, exclusivity and atmosphere. The Moorings are very close to the beach and are, like the Dunes House, itself, very basic and rustic. I was shocked to see this "survey reported 56% of owners want a beach club." Moorings and Beach Club people, and most people who rent there villas will see no benefit in a gathering place for card clubs and groups BUT WILL BE MOST impacted. There are plenty of restaurants to go to in the evening after a day at the beach. The Dunes House is for lunch, a drink, restrooms, etc. No one expects fine dining here. The only thing that would be acceptable is an upgrade to the current dunes house, leaving it one level and with the short hours of operation. We have not even recouped our investment in remodeling our unit PARTIALLY and will have nearly a year of no rent to pay for the villa. I agree with one of the other owners in saying there is a federal law preventing an entity from blocking your rights to income and even putting you at risk for a foreclosure. Further, which is the most obvious is the can of worms and issues this will open, from parking to security, to alcohol, noise, foot traffic in areas that should not be disturbed, garbage, cigarette butts from the tennis courts to the beach, traffic, and on and on.

I don't think security gates and parking passes will be a fix for these residences. The parking is the smallest concern. Let the churches host the groups for a nominal fee, the hotels, private rooms at restaurants or Alexanders, when not open, but not the Dunes House.



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**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Re: Beachfront Clubhouse  
**Date:** Saturday, June 19, 2021 2:26:27 PM

---

On Friday, June 18, 2021, Theresa Bischof <[REDACTED]> wrote:  
My comment is I like the beachouse, I just hope there will be enough parking and no problem when we what to use it to play cards. Our group was using the firehouse once a week to play cards.

[REDACTED]

---

Sounds and looks wonderful. I wish it was sooner. A [REDACTED]

On Jun 14, 2021, at 1:14 PM, Palmetto Dunes Property Owners Association <[accounts@pdpoa.org](mailto:accounts@pdpoa.org)> wrote:

[View this email in your browser](#)



## **OWNERS BEACHFRONT CLUBHOUSE: COMMENTS OPEN UNTIL MONDAY, JUNE 21**

Access to the beach is often cited as owner's initial attraction to Palmetto Dunes – and what keeps them here. Reflecting this sentiment, a 2018 survey revealed that 56% of all owners ranked a "beachfront club" as their most desired amenity.

In response, an ad hoc committee was formed in 2019



Date:



Monday, June 14, 2021 1:46:50 PM

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Sorry, we forgot to mention that we shared our feedback with our property management company, The Vacation Company, who agreed/contributed to our feedback below.

Thank you!



**Subject:** Feedback on PD Clubhouse proposal

Thank you for the mailing we received regarding the Beachfront Clubhouse proposal. The pictures, descriptions, terms, financials, etc were all helpful to understand the proposal.

We'd like to officially share our feedback that we are OPPOSED to the proposal in its current form. As Moorings villa owners, we feel this would be extremely detrimental to our community both during & after construction. We also feel there are other concerns & needs that have not been addressed.

Here is our feedback, in two categories: Proposed features of the clubhouse & issues arising from the construction period.

**Features for the proposed clubhouse:**

1. **Beach access-** convenient and simple beach access is the most important for us owners and our renters; this proposal does NOT appear to improve beach access,

In fact it appears to actually hinder it. The photographs in the drawings actually show stairs descending from the walkway to the sand; this MUST be a ramp on both sides enabling

both wheeled coolers/carts & disabled guests. Any revision to the walkway should widen it to at least twice of the width it is today to accommodate the pedestrian traffic with

their carts, coolers wagons, strollers, dogs etc. In addition, there should also be additional showers & hoses and improved bathroom & changing facilities as they aren't

even adequate for the current volume, let alone expanded traffic.

2. **Clubhouse-** as owners who rent our villa, we see NO value to the clubhouse, hence why the beach access is most important to us. **But please don't ignore feedback**

**From owners who rent their property; this brings in much tourist income to PD as well as the HHI community.**

3. **Restaurant** – very little is mentioned in the proposal about the restaurant. We do enjoy the casual atmosphere of the Dune House restaurant and frequently

get take-out and eat on the beach or at our pool. A small take-out or casual dining facility similar to the current Dunes House is really all that is necessary.

There are hundreds of other restaurants on the island with expanded menus & service. Expanding the size & hours of the restaurant would increase traffic, noise &

Parking which is already an issue at this location.

4. **Parking & beach access**- We strongly feel that increased noise & increased vehicle/bicycle/pedestrian traffic will further impact our Existing issues with beach access & Moorings parking.

We continue to work with PD Security on our parking issues so this will require additional resources to manage more volume.

5. **Future expenses for PD**- While not mentioned in the proposal, there will be additional costs to manage bar-coded owner decals for the converted tennis court parking, to staff

A 'POA concierge' to control access to the 2<sup>nd</sup> floor & rooftop (per the FAQ page), additional security to manage traffic, etc. None of this expense is noted in your proposal.

6. **Moorings parking**: In prior discussions about the potential clubhouse, we (Moorings HOA & Beach Villa owners) indicated that a parking gate or something similar would be required to

Manage the parking situation but this was not noted in the proposal. .

7. **Beach parking lot**- the proposal doesn't mention any reconfiguration of the existing parking lot... we assume they will be removing some of the very large, shade trees to create add'l

Parking spots. These trees provide much needed shade and make this area beautiful.

#### **Issues for the Construction period:**

1. **Project timeline**: There is absolutely **no way** anyone could complete this project in 9 mos! 18-24 mos is more realistic and will drastically impact our rentals.



We expect there will be delays that go into TWO high summer rentals season but spring is also a high rental period that will be impacted by this effort.

2. **Beach access:** There is no mention of beach access during construction period! There MUST be safe & easy beach access as there is today during the construction period.

It will be an enormous monetary impact to the Moorings & Beach Villa rentals if an acceptable, interim beach access isn't created!

3. **Construction traffic & noise:** this will be a huge impact to the Moorings & Beach villa rentals

4. **Interim restroom facilities:** this is also not mentioned in the proposal but must be developed for an interim beach access

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Subject:**  
**Date:**

Re: The Dunes House  
Monday, June 21, 2021 2:44:43 PM

---

Thanks,

To the Palmetto Dunes Property Association Board Members,  
Please read below what we have sent to our Board Members for The Moorings Villas  
in regard to your proposed plan for the Dunes House. Many other owners feel as we do  
and I hope you will hear from them as well.

Most sincerely,

---

**Subject: The Dunes House**

Good Wednesday afternoon!

Michael and I are responding to the "Dunes House Grill Plans" which you have outlined in the  
summer edition, "Sandpipers."

We do not want the expansion and the accompanying "crowd noise, congestion, and resulting debris" as  
a result of this project. We like the charming, small/intimate and beach-y feel of the current setup. We do  
not want us, nor do we want our renters, to be negatively impacted by this expansion. We do not need  
parking lots instead of tennis courts. We are not in favor of this project, but we know we are just two  
people here....

We sincerely thank the Board Members for everything you do on behalf of all of us who own property in  
The Moorings. Have a great evening

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** We love the idea of the beachfront clubhouse above Dunes house  
**Date:** Friday, July 9, 2021 12:19:35 PM

---

Greetings,

We like that area very much already and use it as our main entrance to the beach itself. We also eat at the Dunes house fairly often - full means and/or just drinks.

So a 2nd floor clubhouse for owners sounds like a great idea! Please go for it!

[REDACTED]

**From:**



**Date:**

Friday, July 2, 2021 5:37:06 AM

---

Morning,

We love the idea of adding onto the Dunes House. The renderings are beautiful and are grateful for all the work that has gone into preparing them.

Sincerely



Sent from my iPhone

**From:** [REDACTED]  
**To:** [Comments](#)  
**Subject:** Comments on Dunes House Proposal  
**Date:** Friday, July 9, 2021 3:47:27 PM

---

I thank the Board, management staff and Greenwood for their efforts over the last two years in the development of a Beachfront Clubhouse proposal for the Palmetto Dunes Property Owners. While I realize there is literally no real estate available at this time for such an endeavor, and negotiations with Greenwood were literally the only option open, the resultant plan, I believe, is far from the “Beachfront Clubhouse” envisioned by the owners. The proposal being presented to us is more a Restaurant/Banquet Hall than a clubhouse. Further the planned structure of this transaction heavily benefits Greenwood while seriously restricting the owners’ intended vision.

Beachfront Clubhouse (missing amenities):

- \* Showers
- \* Changing Rooms
- \* Lockers
- \* Bicycle Racks
- \* Accessible Bathrooms from Beach (currently up a flight of stairs/elevator)
- \* Convenient Parking (currently a block away)

Beachfront Clubhouse (unacceptable restrictions):

- \* One Owner’s Night per week. Owners should be allowed to bring food and drink into the facility at any time regardless of the Dunes House operating hours.
- \* Owners should not be forced to buy food and drink from the Dunes House or any other caterer servicing the Dunes House.
- \* Discreetly packaged food and drink during the day. No coolers. Carry-in beverages are limited to tumblers of pre-mixed drinks. We should be allowed to bring food/drink in any fashion, unless there are state/local restrictions governing alcohol.
- \* Mandatory rental of the facility to Greenwood on 30 undefined Saturdays and 10 other days. 30 Saturdays would cover the entire period from April 1st through the next to last week in October. For all intents and purposes, owners would never have the opportunity to utilize this facility on a Saturday except in the winter.
- \* The proposed restrictions would limit the largest social group in PD (PDWC – 128) from utilizing the facilities for a large portion of their activities.

Beachfront Clubhouse (Other negative considerations):

- \* This is the Owners’ clubhouse, we should not be subjected to the same daily rental rates as the Dunes House.
- \* 20 Year, triple net lease of a \$170,000 with a twenty year term (\$3.4 million), with a mandatory 10 year period. Are there lease escalations? If so, what are they and are there correlating rental escalations?

- \* Over the life of the lease, PD will have expended \$6.0+ million with no resultant tangible asset.
- \* For a minimum of ten years, the owners are committed to a facility that does not imitate a typical beachfront clubhouse nor the one that most owners envisioned in their survey.
- \* It is assumed that the “upfit” expenditures would be made for furniture and equipment that is specific to the owners’ requirements and not those of a caterer or dining facility. Example: Card tables (not banquet tables), comfortable chairs and sofas, televisions, fire pit tables, full kitchen outfitting, etc.

The BOD has the responsibility to represent the best interest of the owners. While they have the authority in the By-Laws to approve this transaction, I believe that power was intended for “normal” operating and capital expenditures. This expenditure certainly falls outside that purview. It would be in the best interest of the owners if they were consulted. They are being obligated to a minimum 10 year cost increase, if not 20 years. And yes, there is a significant cost to the owners no matter how the money is colored.

[REDACTED] are opposed to the Dunes House proposal for the reasons noted above.

[REDACTED]