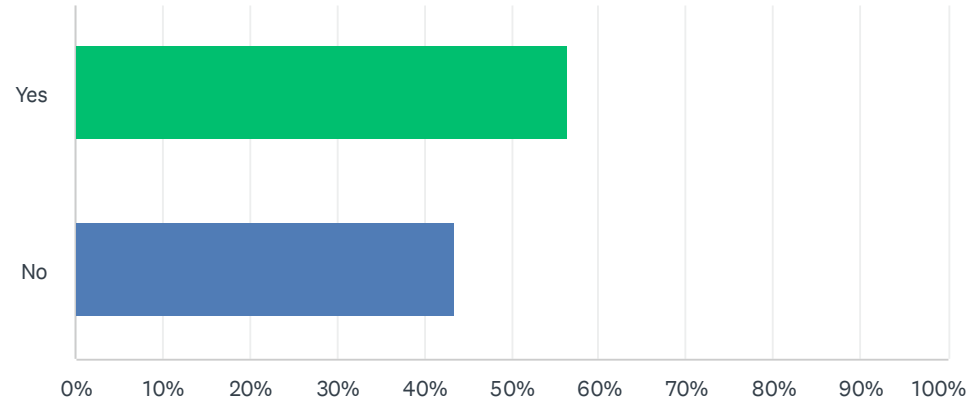


# Q1 Do you support the Association moving forward with the Dunes House project as presented?

Answered: 1,355 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	56.46%	765
No	43.54%	590
TOTAL		1,355

Do you support the Association moving forward with the Dunes House project as presented?	Please provide any additional feedback for consideration.
Yes	Thank You!
Yes	
Yes	we are assuming from the information that there will not be any assessments for this, otherwise we would need to say no because Villamare is imposing large assessment for a pool
Yes	
Yes	I live out of state and am not in touch with what is going on. I don't feel I should stand in the way of progress. If the plans were approved by the majority vote they should move forward
Yes	
Yes	
Yes	
Yes	My major concern is security. The location of the gate will not prevent external guests who are attending functions at the new Dunes House from accessing our private community. This needs to be addressed. We would like to hear the plan for addressing security concerns. Thank you all for your hard work on this project.
Yes	
Yes	It's a worthy project, but it does concern us that our community doesn't own the building, or at least a share of the building.
Yes	thanks for the work on this. I think the way it is structured makes sense and appears to be a manageable impact to the overall PDPOA budget.
Yes	Try not to take additional tennis courts for parking.
Yes	I would like to see more parking at the DH if possible. and hope the work is completed quickly
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	Property Owner access, ease of access and protecting the beach need to be a very high priority.
Yes	
Yes	However, I would like to ensure the PDPOA is protected should the project go south.

Yes

Yes

Yes but the restaurant on the bottom floor needs to remain casual where people are comfortable to walk up in their beachwear to grab lunch.

Yes

Yes This is fantastic idea and you can see the benefits of what they did in Sea Pines. Please make it nice for the home owners. We need something that is our own and we do not have to compete with tourists. We are 100% behind you!

Yes

Yes

Yes

Yes

Yes It is a beautiful design and fills a hole that is desperately needed in Hilton Head and in Palmetto Dunes, specifically. And based on the usage of the new clubhouse in sea pines, I think this will be a tremendous value to the community, potentially increasing property values but more importantly, improving the community amenities and offering a wonderful venue for enhanced neighborhood camaraderie. I'm very excited and unbelievably appreciative of all of the hard work the PDPOA has put into this project. Thank you!

Yes

This is a qualified yes vote. The survey forces a binary choice, which I am not comfortable with. In general, I am in favor of updating, renovating and expanding the Dunes House. On balance I think the proposal is a good step in the right direction. That said, I encourage the Board to continue to modify and fine-tune this project and to push harder for better terms from Greenwood. We were not provided any information as to whether the Board considered other, slightly smaller, versions of this project. I would have been very interested to know about this possibility. Also, I would have been willing to have have the PDPOA pay GW a little more to reduce the number of days GW can lease the facility. Another unanswered question is whether the first floor will be available to owners and renters on days that the second and third floors are rented out. I would be more excited about this project if the answer is yes. In short, I want to see you continue to modify/improve the plan and ultimately move forward with the project.

Yes

We enjoy the current feel including the indoor/outdoor bar. To the extent that it's possible it would be great to replicate a bar similar to the one at the Beach House in Sea Pines. At the least, we would want something similar to the one we currently have at Dunes House. Thank you.

Yes

Yes

Yes I love the project.

Yes	
Yes	
Yes	Is it possible to add a pool? All of the pools in Palmetto are dated, small and uninviting. As a premier resort plantation, I can't believe that we don't have at least one pool that offers drinks/snacks. :( Not very resort like. Being able to see the ocean and buy a drink at the dunes house pool would be amazing! I'm sure everyone would pitch in a bit more for that addition!
Yes	
Yes	Please set aside access to owners
Yes	
Yes	
Yes	
Yes	Can't happen soon enough.
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	I think we talked about it long enough, let's get it done.
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	I wish there was a "maybe" response. In general I am in favor of the construction of a new and improved Dunes House. I look forward to a private owner area. It does concern me that Greenwood has such a strong control over the new building. It certainly would be preferable for this to be an owner owned facility. I appreciate the efforts of the Board to avoid cost to the owners.
Yes	
Yes	
Yes	Make it great!

Yes I think there needs to be serious consideration to how the allocated parking spaces are going to be provided to owners. I see this being very quickly abused by owners deeper into the Dunes property trying to figure out how to get and keep their cars in the lot or trying to get gate cards to their renters to drive to this lot for beach access. I hope this is not the case in reality but its probably a strong probability.

Yes

Yes We want to see this project happen! This is a total upgrade for the community.

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes I'm good with 24 Saturdays a year with a limit of 2 per month. I'm a fairly new resident - what is the Community Enhancement Fee & how is it funded? Will there be food and beverage service on the 2nd & 3rd floor? If not, can PDPOA members order food from downstairs and take it up

Yes

Yes

Yes

Yes I think The Dunes House having up to 30 Saturday's is excessive. I think 20 would be more reasonable. And I think Greenwood will do whatever they want and they don't really care about what the residents think or want. They have shown that time and time again. Most recently with the Top Golf. Disappointed in them, but I would like to a new Dunes House, and this is the only option.

Yes

Yes

Yes

Yes

Yes It's only a yes or no option. I'm not a "No" but the survey should have more input.

Yes We are snowbirds - 3 winter months in Palmetto Dunes. Will we be able to utilize the Dunes House during that time of year?

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes It looks like a good project for the community as long as it doesn't cost residents any more money to build, maintain or access.

Yes

Yes

Yes

Yes

Yes

Yes What is the net gain for PD guest outdoor seating? There were 8-4tops - now it appears to be 12-4-tops but only 6 are full time. If so, it would be great to have more full time outdoor seating for all to use 100% of time.

Yes

Yes

Yes Obviously, our support of the Dunes House project moving forward is contingent on cost and the impact on our assessment. As presented here, and even if it included a modest (less than 10%) increase in the assessment, we would be supportive of the redevelopment. It is an opportunity to catapult the property and our property value into new territory.

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes We are looking for the new Dunes House increase/maintain our home value. However, we really enjoy the low key Dunes House now. I hope the new one is not overpriced and not as friendly. We like going in our bathing suits right off the beach.

Yes Def support this would love it to look like the sea pines beach club

Yes

Yes

Yes

Yes

Yes

Yes

Yes It's hard to know what "as presented" actually means because the concepts keep changing. We should have an owners vote on the final design with detailed financials.

Yes

Yes

Yes Please add more parking

Yes We love the idea of an owner amenity. I also think the board needs to address all of the outstanding questions by owners on the specifics/details of the project. There is a perception that issues/questions are being evaded.

Yes

Yes The new beach club will enhance our community and increase our property values.

Yes I suggest that a response be written that directly responds to the talking points of the group who is against the Dunes House project.

Yes

Yes We have needed a beach front facility for a long time. A meeting place for groups would be a major plus. Book clubs, Bridge groups, meeting venue for Women's club. I can see it as a big asset for the community. Parking will be an issue so perhaps the Dunes Buggy being available year round would help with that issue.

Yes

Yes

Yes Only if I do not have to pay additional and food prices do not go up because of it.

Yes Do not want tennis courts removed for parking lot.

Yes Since this would be a year-round facility, recommend excluding the week+ from Christmas Eve through New Year's day from the times Greenwood could rent out the owner's facility. That would retain it for owner events and/or to congregate informally. Also recommend encouraging Greenwood to explore including breakfast service if they aren't already considering. Many owners and visitors I have spoken with have responded positively when I've mentioned that I wish they at least served coffee and continental breakfast at the current Dunes House. Also, definitely need address beach access during construction and what can be done to mitigate issues.

Yes Get on with it already!

Yes

Yes

Yes The one concern I have with the project is what it will do to the prices at the Dunes House. I think there needs to be some discussion on this point so we can make a more informed decision.

Yes

Yes There definitely needs to be more handicap accessible parking for owners closer to the Dunes House than there is now. If the owners only parking will be across the street, then there needs to be a shuttle available at all times, that is not a short walk for some. But more handicap spots need to be up by the Dunes House. There needs to be a more handicap accessible ramp and boardwalk or blue mat to access the beach. Right now it is extremely difficult for those with walking difficulties and those pulling carts to get through the soft sand, Every beach except Dunes House has a blue mat that helps with this. So until the NEW beach access is built, please get someone to keep the end of the ramp shoveled and please get a blue mat that at least goes to trash cans. Thank You.

Yes I am concerned about the continual complaints on Next Door and another media source. If they are the close neighbors, I understand, they will never be happy. I do not understand the continual comments about Greenwood. They are a business to make money, but it doesn't appear they are taking advantage. They could certainly do a lot more in the way of PR toward local full-time residents but, I assume they would like for all property to be rental. Which shows how little they understand what those of us full-timers do to keep the system working. We now have had 2-3 board turnovers and assume that the majority continue to approve of the project, or they would let us know. I do think parking will be a problem, and hope that Security will continue to check the lots. I continue to develop more friends outside of PD than I do internally--which bothers me after being here 3+ years. If I believe the promotional line then I do not expect to pay anymore out of pocket with the project and am provided with an opportunity to meet and socialize with neighbors. Thanks for your time.

Yes

Yes But.....we do have serious concerns about parking for big events as the capacity of the new structure is going be over 400 people. Has this been addressed ? How will the traffic for that many cars be handled through the security gates without interrupting the normal access for residents ? Thank you.

Yes We purchased 2 years ago with the anticipation of getting an upgraded beach restaurant and facility. this is our number 1 priority and we think your team has done a great job of getting the best deal possible with owners in mind. Thx

Yes

Yes

Yes I would like the grilled food Options to remain the same with a few additions. The upstairs areas should be for owners only. Not guests or renters.

Yes We are excited to see some upgrades to the Dunes House. Having an area just for homeowners will be a positive and needed change to this community where it seems more people are choosing to live full time.

Yes Would be ideal to have a area where owners only can use in peak season.



Yes	
Yes	
Yes	I am concerned about losing more tennis court space for parking and I am concerned about the noise of outside events
Yes	Would love to see an outdoor bar, as exists today or similar to Sea Pines Beach Club
Yes	
Yes	The community needs a better beach club for owners and renters! It will upgrade the neighborhood!
Yes	Want to keep that laid back, chill beach feel in the dining area. Best part about it is belly up the bar sandy from the beach.
Yes	
Yes	I think this is a wonderful project, that has been well thought out. You have done a great job to mitigate the incremental costs to homeowners. I fully support.
Yes	
Yes	
Yes	
Yes	1. be sure the beach access boardwalk beside the Dunes House will accommodate bikes, strollers, etc it does now 2. The will number of outside dining tables be adequate to serve the demand? (I've never seen anyone eating inside)
Yes	Continue to be receptive and accommodating to significant ownership concerns to yield the best project outcome, but the time has come to move forward.
Yes	
Yes	
Yes	Love the plan!!! Our community needs this!!!
Yes	As long as owners' interests are protected and our dues don't increase to subsidize Greenwood, I think it could be a win-win and enhance the community. One question I have is will there still be outside restrooms? I think these are useful and important, along with the foot washing station and would hate to see these go away. (We really wanted the Lee Shore project though.)
Yes	How late at night can we have live music. I love the Jazz Nights they do in Sea Pines at The Beach House.
Yes	Looks good
Yes	This will be a fantastic addition to Palmetto Dunes, creating a new beach-front amenity for owners everyday and to celebrate special occasions. Love that you limited the costs by allowing the regime to rent out the facility for a few days every year. This is clearly a move that will benefit Palmetto Dunes and its owners. Well-done!!

Yes	Rumor has it Greenwood would have use of Dunes 30 weekend per year. Actually proposal states Greenwood has use 30 day/year and no consecutive days. Big difference in use that some people may have confused.
Yes	Would bring great value to PD
Yes	We need this amenity
Yes	I really want to go forward with project but many changes happened and unknowns. I am not a proponent of owners renting it out especially if they do it on behalf of renters with owners not present. Also, renters should not be able to use it unless accompanied by an owners as a guest. I worry between Greenwood and owners renting it out the place may not be available enough for owners regular use. If capped to no more than 60 rented days a year with no more than 50 weekend days a year I'd be for it.
Yes	This is a great project that will help the entire community thrive for the foreseeable future
Yes	We fully support this project as the upgrade will be a great improvement.
Yes	The existing Dunes House is showing its age and limited size. As owners, we would like a bigger facility with a casual restaurant and owners area for changing/lockers and coffee shop/bar. We also see the need for a better parking area.
Yes	It would be a wonderful facility for the Palmetto Dunes property owners.
Yes	
Yes	Would the PD property owners have an opportunity to share in revenue associated with the renting out of the facility for special events?

Yes

There are some additional items that we feel need to be addressed... 1) Please review and consider the comments made by all the owners...we are sure that there some very good ideas out there that could help the owner's enjoy the facility. 2) The project should be sequenced to allow some beach parking and access during construction. Get the parking lot done at the tennis courts first, provide beach access protected from construction, potentially sequence the Dunes Lane parking to allow some parking and construction access. 3) Strongly consider temporary food, beverage and toilet service for residents, guests and renters during construction....with a little bit of thought and coordination - this could work. Temp Toilets should be a must. Food by the woody wagon or similar and have some type of beverage stand - and maybe this is just during the busy season and maybe only or 5 or 6 days a week. With the Dunes house shut down completely for a year or so...not having the Dunes House facilities could effect rentals. Even look at potentially promoting the PD Beach access at Disney to handle people that are looking for those services during construction. 4) Please make the sidewalk and boardwalk to the beach at least 6 feet wide to accommodate people walking both ways. 5 Please think about a ramp from the sidewalk up to the Boardwalk (now shown as steps). And a ramp down to the beach from the Boardwalk (again - shown as steps). We see the handicap ramp that could be used for people bringing their gear to the beach using a wagon...but that would be very inconvenient having to walk in the parking lot near the drop off and the pick up area to get to the handicap ramp. 5) Please re-assess the use of doors directly from the Boardwalk to the bathrooms. Maintain the doors from the interior corridor, but also add those doors out to the Boardwalk. 6) Please consider a ramp between the Boardwalk and the corridor to the bathrooms at the north side of the building. 4,5,6 A It seems the design favors the wedding venue vs beach access....just an observation based on our comments above....It really needs to accommodate the type of beach access/traffic we have at the Dunes House today. 7) At the new Owner's Parking Area (at the Tennis Courts) - please see if some type of turnaround at the Owner's gate could be figured into the design. There will undoubtedly be guests that go down past the parking at Trent Jones and the tennis courts - get to the gate and realize that they cannot enter. And then have to back up, etc to get out of the parking lot. 8) On the financials - the daily rental rates really should be higher - if the POA is looking for \$120k in rental - that would mean that Greenwood would rent their 40 days at the full \$3k/ day. Some of the daily rentals are less that \$3k. We suggest a \$5k Daily rental rate, with non peak days being less. It is stated that the rental income would be \$120k, but the rental rates and days stated in the MOU will not produce the \$120k - which is stated (committed) to be an offset to the rent paid to Greenwood. 9) It would be good to know who is running the Owner's Space day in and day out. Who is managing the scheduling, cleaning, setup, food service, etc. We are guessing that Greenwood plays a role - but how does the POA manage that space particularly the scheduling and F&B.

Yes

Yes

Yes

Yes

Yes If someone said to you, "I will build you a multi-million dollar house on the beach; charge you about \$4,000 per month rent; make it exclusive for you and your friends; and let you out of the deal after 10 years if you're not happy," IT'S A NO-BRAINER. It will keep PD competitive and improve property values. PD is financially strong enough to take on this project with very little risk and no increase in dues. So what if there's something in it for Greenwood's business interests? After all, they are building the facility. It's a creative plan with reasonable outs for PD if it doesn't work out. But it will work out because people will like it and use it.

Yes

Yes Project looks great which tennis courts are being considered for parking?

Yes

Yes Wondering if immediate family members(children, parents, etc.)Will be able to use the second and third floors if my wife and I are not present?

Yes

Yes The building design is very nice. Many people we have spoken to agree that a meeting place for residents is a great idea. Issues are: parking, respect for the Moorings owners & whether or not outsiders will be allowed past the guard gate by saying they are going to the Dunes House.

Yes

Yes I love the look of the new proposed building and I love that the 2nd and 3rd floors are for homeowners only. I am concerned that Greenwood can rent 30 Saturdays per year, as that is more than half of those days available

Yes

Yes This is a no brainer. What an amazing amenity this would be for our family, friends, and guests. support this 100%!

Yes

Yes I hope that the new Dunes House retains the same open air bar area as the current Dunes House. The renditions show the new Dunes House bar as enclosed and isolated from the elements.

Yes The design and color scheme aren't very appealing. I was surprised to find this was the work of Court Atkins. They normally do excellent work. Seems shoehorned in and on the tacky/Myrtle Beach side.

Yes Important is to have owners only area of the Dunes House

Yes

Yes

Yes

Yes

Yes

Yes	
Yes	
Yes	I believe it is 100% necessary to keep PD as the premier ocean front resort in HH. Other resorts have already done this and we must continue to reinvest in the property.
Yes	Dunes house is a community gem where all can enjoy the benefits of an enhanced dunes house amenities. We are a world class tourist and resident community and this will enhance our experience for years to come.
Yes	
Yes	We are very excited for the project. We love the dunes restaurant and feel the project will enhance the dunes and will be really nice to have an owners area upstairs.
Yes	I do have concerns about the ownership structure as well as the number of days per year that it will not be available to the owners.
Yes	see if additional parking spots can be created during construction
Yes	Looks good
Yes	
Yes	Provided it does not become over done or overly fancy. The casual local gathering/hang out spot feel is what makes this spot so appealing. I'd hate to see that lost
Yes	
Yes	
Yes	
Yes	We Appreciate all the up to date information and hard work board has put in!
Yes	
Yes	no
Yes	
Yes	
Yes	
Yes	However, our support comes with some caveats. We believe the plan for managing parking is inadequate. Even if 150 outside guests come to the Dunes House, the planned parking may not be able to handle the volume and the distance from the designated parking area is prohibitively long. What about those guests who are physically disabled or infirm. Secondly, the traffic increase on Queen's Folly Rd. will be taxing.
Yes	
Yes	The controlled situation concerns me, I don't think it is big enough for all the potential cars and I think owners are going to allow friends and extended family to park in there. How many guests will owners be allowed to bring with them into the clubhouse? This concerns me. Perhaps all family meme bets should be registered
Yes	
Yes	

Yes	Good for the community to have an establishment on the beach to go to.
Yes	We need Greenwood Investment \$\$\$ in the PD community so I'm voting yes. It is disappointing they have done nothing to revitalize the Dunes Club and their lack of re-investment in the 3 golf courses (they always just do the minimal (is also a concern but we need some investment \$\$\$ so again voting yes on Dunes House Project. Hopefully this is just a start.
Yes	
Yes	The existing building is tired looking and the new building will be a nice refresh. The Board has been transparent and forthcoming with their recommendations, which are in the collective best interests of the Association members. Our only reservation is that the restaurant outside dining deck appears smaller, and that deck is the main draw for the Dunes House restaurant.
Yes	Worried about parking!
Yes	What are the controls to ensure only the owners are using the proposed second floor of the Dune house? Not sure that this is clear.
Yes	Anything we can do to enhance the resort and make a better resident and visitor experience I support. Thank you!
Yes	This is an amenity that a large number want for our community.
Yes	If it's on the good of the community then why not.
Yes	
Yes	We need an updated and first class Beach facility that represents the Palmetto Dunes Community
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	As both a part-time resident and Short Term Renter, it will appeal to everyone to have a nicer community center.
Yes	I think the Dunes House project will be great for the community.
Yes	
Yes	Very much look forward to the completion of this project!
Yes	This will be a welcome upgrade to Palmetto Dunes
Yes	Additional parking would be nice. Adding reetrooms would be nice at the the Dunes House
Yes	

Yes	
Yes	I would like to see decisions made in the best interest of the natural environment.
Yes	
Yes	As a new owner in Palmetto Dunes we came here because of the amazing atmosphere of the people who live and work here. The dunes is one of our favorite places because of its casual, diverse and relaxed feeling. Everyone can feel they belong. Please don't lose that emphasis and build a place that feels too formal and unapproachable. That's what makes this place so special to us.
Yes	
Yes	
Yes	Home owners need a place to go have dinner and relax without leaving the gated community.
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	Will add value to community
Yes	
Yes	
Yes	I think it will be great for our community. I understand that Greenwoods has the same amount of time reserved already. I went to lunch at the buoy bar at the Westin last week. And it is so much nicer than the Dunes house at this point. I'm excited for the upgrade and raising our standards. I love the Dunes house. I love the staff there. But the building is looking a bit tired.
Yes	It would be beneficial to people accessing the beach via Dunes House to have a long "rug" beginning from the end of the walkway down to the beach to facilitate buggies, wagons, families etc. other venues do this.
Yes	
Yes	Please ensure resident parking is in sufficient numbers. Resident decals can be used. If not enough parking is available less people come and project flops.
Yes	

Yes Will we incur any additional cost

Yes

Yes But 30 days of Saturday usage is too much. Of course Greenwood will use it on thr “best” weeknds and not during off season.

Yes It's a good deal. Go through with it. Don't let the inmates run the asylum.

Yes

Yes

Yes

Yes

Yes As long as our fees aren't going up . It's a win-win for our community

Yes Very excited and looking forward to enjoying the new Dunes House Project.

Yes

Yes I fully support the redevelopment of the Dunes House for the benefit of the PD Community.

Yes

Yes

Yes we love the idea/concept of a new dunes house that reflects modern layout/amenities expected of a world class resort. we get the idea of supplementing the cost using revenue from private events but potentially 30 saturdays just feels like too much. our yes is contingent upon owners being able to use the first floor / restaurant \* even during private events. either way 30 potential saturdays just feels like too much. if private events close access to the entire dunes house to owners (like they do now) it will no longer feel like an owner amenity and instead will feel like a private amenity that property owners get to use - sometimes. if that is the case, our answer would be no.

Yes

Yes I think the project is wonderful and will add value to ownership in Palmetto Dunes.

Yes Good luck

Yes The greatest concern with most is that owners have no equity position and we will Lose any control Of the Dunes House in the future. Most compare this project to the Beach Club in Sea Pines in which I don't believe owners have any ownership. SeaPines however has a record of always running a first class operation unlike our partner Greenwood

Yes



Yes	My only concern that was brought up by the mooring board president was the location of the gate to protect our property from unwanted parking in our unit. we are at 95/96 moorings which is the end unit closest to the dunes house. If we could make sure the gate location protects our property it would be appreciated. I feel that this amenity is needed and appreciate all the work the PD board does to keep Palmetto dunes the best place to live and vacation on the island. I honestly don't understand any reason for negative comments on this project. It will increase everyone's value and is needed.
Yes	This is a critical improvement necessary to increase Palmetto Dunes property values and enhance the beach front experience for all owners and guest of Palmetto dunes!
Yes	
Yes	
Yes	It would be good to see additional handicap-accessible parking spaces included in the design nearest to The Dunes House.
Yes	
Yes	Looks like this will be an awesome improvement for the Palmetto Dunes community. I fully support the project.
Yes	We thank the Board for the effort and diligence put into this project and are very impressed with the details provided. An important consideration from our perspective is that the Dunes House maintains the its current "informal" beach attitude, that is, it should continue to welcomes flip flops and bathing suits. Thank-you!
Yes	
Yes	I hear concerns from owners regarding what could be a lack of building access due to Greenwood's ability to rent space for private events. Assuming we leave the available days/schedule "as is", you may get more owner support with a clause that allows for a discussion after one year (for example) to address whether or not this is a real issue. Having the ability to renegotiate based on actual experience may help convince owners who are currently on the fence.
Yes	
Yes	
Yes	I like the renditions that you have provided us, and I believe having this updated Dunes Houses will add value to the community
Yes	

- Yes My feedback is the same as I'm sure you've heard from others; 30 Saturdays to Greenwood is excessive. My preference would have been for us to have found the right price to buy this property outright from Greenwood. I know this was discussed and Greenwood wanted to retain their property. However, everyone has their price, and to speak plainly - there is plenty of money in the community. I'd have been more than ok paying thousands of dollars as a one time assessment. That being said, I'm thrilled that something is being done here and I look forward seeing to the final project. I'm greatly appreciative of the years of work and boundless creativity that went into this making this happen. My hope is that the board sets their sights on 7 Lee Shore as the next big project. I'd love to see a park there - playgrounds, picnic area, community access for kayak/canoe launching. It would be a thrilling addition to a community already rich with family activities.
- Yes
- Yes I do have concerns regarding Greenwoods usage of the owners area. The owners need a separate space.
- Yes
- Yes No comments. Love the idea and we will be regular users
- Yes It would be nice to have another reason to stay in Palmetto Dunes and not have to go to other areas of the island.
- Yes This change should be positive for owners primarily and benefit guests to the extent possible. This is about owners and then guests.
- Yes Looks great and much needed to keep up with other resort communities. All the golf course club houses and event venues are extremely dated — especially the eye sore by the fazio course near Alexander's.
- Yes
- Yes
- Yes
- Yes
- Yes Needs to be a centerpiece for the community.
- Yes Think it will be a wonderful addition to the plantation.
- Yes
- Yes
- Yes
- Yes

Yes	I would prefer that PD would have an option to purchase the building...instead of leasing the property. It would be great for PD to own the building and land...why does Greenwood need to be involved at all? Leasing gives you no avenue to ownership. Also, if we are going to continue to partner with Greenwood, then they need to do something with the PD club. It is embarrassing that we are getting involved in another partnership with this company when they have not followed our own covenants to keep that building looking nice. I think we are being short sighted on the entire thing...we need to take more ownership on the build and running of the property. I think we desperately need a new building, but I think we are giving away too much to Greenwood (who has not been a good partner so far). Also, when you send out a survey and ask us if we are good with how it is presented...don't you think you should provide a link to the current proposal? I know it has been sent out in the past, but you made me search for it again. I think you should have had an option for Yes, with these conditions...or something along those lines as opposed to just Yes or No. Thanks for your consideration.
Yes	IT IS VERY DIFFICULT TO SAY YES GIVEN THAT THE DETAILS ARE LEFT OUT. THE BOARD SHOULD BE MAKING DECISIONS IN THE BEST INTEREST OF THE OWNERS AND I AM COUNTING ON THAT.
Yes	I want to make sure you recreate the outdoor atmosphere that is there now with many tables and an outdoor bar area.
Yes	Looking forward to having our Plantation upgraded. Need to do something about Palmetto Dunes Club. The building and grounds are an eyesore.
Yes	Will we have parking spaces in front of the Dunes House or only in the tennis courts across the street?
Yes	Kind of confused regarding how you order food at owners floor. Order from 1st floor? Bring it up yourself or will it be brought upstairs?
Yes	The bathroom facilities should follow current best practices, taking into account things like fathers with children, women's extended time needed, etc.
Yes	Still feel it is worthwhile project. However project seems to be moving slowly. Is greenwood putting up obstacles?
Yes	
Yes	Only comment would be to make sure we maximize outdoor sitting space. Thanks
Yes	Not a fan of Greenwood, however I believe this will be in the best interest of the community. Whatever can be done to lessen Greenwood's footprint would be appreciated.
Yes	
Yes	
Yes	

Yes	Parking is huge. Access is huge. Dogs being allowed is also a big deal for us. We do not go anywhere we cannot take our dog.
Yes	
Yes	
Yes	
Yes	This will be a key way for owners to meet each other & really build feeling of community. Great idea!
Yes	Having access to a dunes house will allow Palmetto dunes to continue to keep pace with other plantations that offer similar amenities like Sea Pines. The dunes house is a great gathering spot weather be for residence or vacationers. The time at Hilton head is spent creating memories and any amenity like the dunes house adds to that remembrance.
Yes	Palmetto Dunes needs a higher end restaurant it will raise values and enhance vacationers. The developer has not invested in any amenities in years not so like Sea Pines which has completed a many recently.
Yes	
Yes	
Yes	
Yes	
Yes	My yes vote is totally based on the proposal presented.
Yes	The walkway to the beach needs to be wider.
Yes	We really need this!
Yes	We like the revised plan better and am in favor of the board proceeding with this.
Yes	
Yes	Keep the new Dunes House available to all residents and guests. Do not allow Greenwood to exclusively use the new property more than a few days.
Yes	
Yes	
Yes	
Yes	On a possibly related issue, I would NOT want to open up other PD facilities to the public at large.
Yes	
Yes	
Yes	We support the project but are concerned with the lack of parking as currently constituted. Adding gates to access the Moorings and Ocean villas will only make it worse. Being that only PD owners and rental guests can currently access the Dunes house we are opposed to putting up any additional gates.
Yes	Great idea which will serve to benefit all property owners

Yes	
Yes	
Yes	
Yes	We are a little concerned about the 6 "Special Memberships" for the Self family. We would like assurance that they are for individual members, and would not be used for commercial rentals of the space for Greenwood commercial entities. Thank you.
Yes	
Yes	The latest plans look good. The Dunes House needs to be updated. The problem of parking still remains however and it's getting worse.
Yes	This has been needed for a very long time
Yes	I would love to have a bar similar to the beach club in sea pines. It wasn't clearly stated whether there would be a beach side bar as part of the building.
Yes	presentation features appear reasonable.
Yes	
Yes	
Yes	
Yes	We do, however, still have concerns over how access to owner only areas will be controlled. This was not completely spelled out in the documents provided. We also have concerns about what happens when the lease and leases extensions expire.
Yes	We are very excited!!
Yes	The building plans are real nice but parking is critical. Hopefully it can be designed where there can be more parking availability as close as possible to the entrance
Yes	
Yes	My biggest concerns are adequate parking, and making sure the facility is not closed more often than it currently is to PD property owners.
Yes	
Yes	
Yes	Greenwood has the majority of the rental of the Dunes House which gives them more financial power in Palmetto dunes. Also, we would like to see less meeting rooms (2nd and 3rd floor) and more entertainment, food and drinks for owners and guest of Palmetto dunes, like Coastal/The Beach Club in Sea Pines.
Yes	
Yes	
Yes	
Yes	Adding space to the dunes house (and additional parking) will be an asset to the community
Yes	
Yes	

Yes	We think the new Dunes House will be a DEFINITE improvement to Palmetto Dunes compared to what is there now. We like the idea of Owner access areas only and like that the Dunes House will not be closed due to events like it is currently. We are within walking distance so parking is not a factor for us, we can see how that COULD pose an issue for some though. We think renderings are very nice and look forward to the project proceeding and completed soon!
Yes	Individual property owners (not companies or conglomerates) should have a strong influence on how it is managed! We fear that Palmetto Dunes is going to become just a rental area, losing it's neighborhood feeling !!.....and along with that will come a lot of changes....most bad 😞
Yes	I think it would be a great change.
Yes	you will need to make sure all a materials are on site somewhere so that there are no delays in the construction due to supply issues.
Yes	This project is excellent and we are looking forward to having such a great space !
Yes	We believe this enhancement to our community will be great. In supporting, we trust we will manage the rental times it can be rented for private events. However, we understand revenue is important. Thank you for all your effort to this project.
Yes	
Yes	My only disappointment is the outside deck looks much smaller than the existing one.
Yes	
Yes	
Yes	
Yes	Though still concerned if the deal with Greenwood is fair.
Yes	
Yes	
Yes	
Yes	Wish we had more control and Greenwood less
Yes	A great asset for the Palmetto Dunes neighborhood and a much needed improvement for the area.
Yes	No feedback at this time. We are new homeowners.
Yes	If there is any way to add a larger covered porch instead of only umbrellas, that would be appreciated. Many people want to be outside but would rather be in the shade.
Yes	I do not think it is a really great deal.
Yes	
Yes	But only on the basis that there is a clearly costed proposal (both financial and utilitarian) that is put to owners to vote on.

Yes Put in parking gates and make association pay for it. Make sure they pay for any spaces they take from us but that money could be redeployed for our benefit

Yes

Yes

Yes

Yes Great amenity to PD

Yes It is the only option available, some people may be inconvenienced, but most will benefit.

Yes

Yes

Yes Love the plan and feel that the upgrade will be a huge improvement to existing dunes house.

Yes

Yes

Yes

Yes

Yes

Yes It would be amazing for Palmetto dunes!

Yes As long as there is NOT an assessment

Yes

Yes I think it is a fabulous idea. We live the prospective. Palmetto Dunes needs to step it up. We have been home owns here for 5 years and this is exactly what we need. Finally, the homes are starting to look more modern and less 1990s. Realizing many think of PD as a retirement community, many do not. COVID created many challenges as well as opportunities. We love seeing all of the renovations and what the DH will have to offer.

Yes

Yes

Yes We love it. Keep moving forward.

Yes Property owners full time should have priority and discounts for every meal and functions.

Yes

Yes I fully support the proposal. My major concern remains how the staff will be able to control entry to the second floor and rooftop terrace to only owners and their accompanied guests. Owners should be the owner as stated on the home Title Deed and not other family members.

Yes

Yes	The upgraded Dunes House is long over due. As a premier vacation destination, Palmetto Dunes should provide first class facilities and amenities. The present condition and atmosphere is second rate. And given its location off an amazing beach, this upgrade is an amazing feature to offer for years to come.
Yes	
Yes	Would love to see a "walking mat" as the have at Coligny beach access. We have had a place at QG in Palmetto Dunes and have been enjoying it since 1972. The aging population that still enjoys our beach find it more and more difficult to traverse the soft sand to the more stable beach surface.
Yes	--Concerns--the Restaurant really needs to be open all the time. Too many wedding dates. --Will ordinary people (like me) be able to use the meeting space for a reasonable cost. Or will it be super-expensive to the point that it isn't worth considering?
Yes	Keep the renters out of the space and allow owners a place with peace and quiet! We pay so much in dues but can't escape these renters. They are destructive, loud, and rude.
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	With one caviot. I don't like the new plan of letting greenwood use the 2nd and 3rd floors for weddings. These were suppose to be for owners only. Now the plan has changed.
Yes	
Yes	More space for more families to enjoy PD on HHI Thank you,
Yes	
Yes	None
Yes	I am concerned with the lack of parking . Projects I have been involved with in the past would not be approved .
Yes	We are looking forward to this project being done!
Yes	The sooner the better!
Yes	
Yes	Would dramatically improve the resort overall
Yes	The concerns of some of the nearby residents to the Dunes House have been addressed. Just make sure we don't give too much power to Greenwood. Thanks for all of your work on this. Build it and they will come!



Yes	While I would like Greenwood to invest in their PD properties without necessarily relying on PDPOA support, I think that this is a good way to get things moving on a direction to renew the dated facilities that Greenwood controls.
Yes	while the current Dunes House is nice it would most certainly be an improvement that would benefit the community we enjoy spending time at the current Dunes House and would be very excited if the new one looked and was close to as nice as the one they built at Sea Pines
Yes	
Yes	
Yes	Reduce the number of days available to Greenwood for sole use of the facilities. Owners availability is key to the success of the facility. Also insure that non-owners and rental guests do not have access to dedicated space.
Yes	We love the idea of having an owner's only space on the beach! The \$170K/year is very minimal when divided by all of the owners in PD.
Yes	Please disregard the naysayers. Any positive proposal always attracts a negative group.
Yes	The Dunes House needs renovation. Before wear and tear begin to take a more serious toll on the facility, it makes sense to look for ways to improve the facility.
Yes	Hell yes move forward....like yesterday.
Yes	Looking forward to this and a special place for PD owners to go.
Yes	Supporting only to the extent that homeowners will actually be able to utilize and its primary use will not be rented parties.
Yes	
Yes	I am a big supporter of the new Dunes House as long as all environmental considerations have been addressed and we are comfortable with the level of commitment from Greenwood.
Yes	Yes because it needs to be done. The place is a dump. However, at the cost of the residents is something different. We need more days available for us. No limitation!!
Yes	Sea Pines has set the bar with their attractive, expensive and successful "Beach House". While Palmetto Dunes owner - Greenwood - can't match Sea Pines owners financial backing the proposed joint Greenwood/PDPOA arrangement/venture provides the PD owners the "Dunes House" of which adds to the attractiveness, reputation, and added value to our PD community.
Yes	Looking forward to the expanded Dunes House as well as an amenity area just for owners
Yes	
Yes	As long as it doesn't increase homeowner association costs.
Yes	Can't wait to have the best of both worlds! A bigger and better Dunes House for our guests and a beautiful upstairs club for owners.
Yes	I think it will definitely be an asset to our community.

Yes  
Yes Many residents DO WANT the DUNES HOUSE rebuilt. Not sure if they will come forward en force like the opposition.

Yes  
Yes  
Yes  
Yes I want to make sure the bottom section is similar to how it is now. With a good view of the ocean and very casual affordable food and drinks.

Yes  
Yes  
Yes  
Yes  
Yes Sooner it's done the better , there's a great need for it  
Yes Love the direction, design and outreach by the association.  
Yes Love the idea of a new dunes house.  
Yes  
Yes Palmetto Dunes should have a nice facility for the owners. Glad it's in the works.  
Yes  
Yes No  
Yes This will enrich our community and better balance the needs of owners with those of our renters.

Yes  
Yes  
Yes  
Yes  
Yes  
Yes  
Yes Stop shutting the whole place down when you have a party at 7:00PM!!! Do something about the fly infestation!!!

Yes  
Yes  
Yes Strongly support!  
Yes We support moving forward as long as the atmosphere remains casual and the prices for food and drink remain reasonable.

Yes

Yes	Great project but our support is based on the assumption that there are no material deviations from the original MOU shared with PD owners. We would also support making expenditures and commitments of this amount and length subject to owner, not just board, approval.
Yes	Love the project and anxious to get started asap.
Yes	Thanks for all your work! Can't wait to use it
Yes	I think it will be great having a newer facility and amenity on the ocean with a full service restaurant!
Yes	
Yes	
Yes	Full steam ahead.
Yes	We are the only Community ( Plantation ) lacking a facility for the residents. Other than Sea Pines who has a better location?
Yes	I believe, after living over 40 years in the community that the communication has been a little confusing and many of the owners are uncertain because of this. If there is a collaboration with Greenwood and PDPOA on a beachfront amenity, then that needs to be addressed. Not your fault, but I have never experienced so many factions of owners in the community. I think strong messaging between you both would be helpful. Just a thought. The uncertainty and misinformation is confusing for many.
Yes	Am interested to know what the cost for home owner will be
Yes	
Yes	
Yes	I am excited to have a beach house!
Yes	As a community, on the beach, we need a spot for owners to gather with beach access.
Yes	Don't listen to the negative voices, they also want to burn the bridge and shoot the tourists!
Yes	
Yes	I do wish there were more creative spaces upstairs for use. Maybe some space work to happen? Are there showers?
Yes	
Yes	
Yes	Provided there will be no increases in fees now or in the foreseeable future for the new Dunes House, we support constructing the new Dunes House.
Yes	Seems to me that having the new facility will provide more times when restaurant is open, since weather will not impact indoor kitchen. Plus multiple floors provides multiple opportunities for use. We support.
Yes	

Yes	We would like to see the food upgraded from the current offerings, a juice bar and healthy choices are much needed ... California style in the Low Country would be perfect!
Yes	We need it.....
Yes	
Yes	Be careful on payments made to Greenwood- these things can get out of hand if we go into recession.
Yes	
Yes	
Yes	
Yes	The sooner the better-we're not getting any younger!!
Yes	I believe this is a needed upgrade. PD/HH has grown tremendously
Yes	
Yes	This would be awesome
Yes	
Yes	
Yes	
Yes	It would be nice if you offered some sort of games/activities available for owners use. Some examples include: cornhole, spike ball, sports equipment.
Yes	I think it will be a great amenity for Palmetto Dunes as well as for the property owners. We really need to compete with the other resorts on the island. I think we are starting to fall behind and this will help propel us towards that goal.
Yes	
Yes	we are the only oceanfront resort without our own beach club. the forty days greenwood wants are mostly Saturdays and as a full time resident i do not go there on the weekend
Yes	All for it
Yes	
Yes	
Yes	
Yes	Parking for owners and visitors here on vacation, so limited.
Yes	There is no perfect plan but this would be an improvement over the current facility. Hopefully Greenwood will have limits on when and how much they can close the entire building down for private events. Parking will always be an issue at peak times.
Yes	We understand the desire to allow Greenwood to rent the facility and are fine with that in general, but it doesn't seem right that they would have the ability to exclude us owners from using it for over 1/2 of the Saturdays in a year.
Yes	
Yes	

Yes	We need an amenity on the beach
Yes	It will be a great asset to the community.
Yes	
Yes	
Yes	I know there are some against the project, but I believe that for most of us it will be a positive thing.
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	I hope they will have extended hours
Yes	I understand residents' hesitation. Our home is a 6 minute walk from the Dunes House and the beach. So parking isn't an issue for us. I will miss the casual nature of the current restaurant. Hopefully the new restaurant will be open past 7pm
Yes	I am an owner in the Moorings and I think the new Dunes House will be a welcome addition to the community. However, I would like to see a pedestrian and traffic study performed to ensure the new parking area does not create unsafe interactions between drivers and visitors crossing Mooring Buoy road.
Yes	Improved parking is important.
Yes	We are not in favour of allowing property owners to bring their own food. This seems tacky and can create quality controls and potentially erodes the quality of the experience for others
Yes	
Yes	
Yes	
Yes	
Yes	It's a great use of CEF funds and provides a reasonable solution to a requested amenity by members. Gotta think about the greater group, not personal impact.
Yes	We need this kind of facility
Yes	
Yes	It's time to update and build a more modern facility
Yes	Please be absolutely certain that the 1st floor bar and restaurant keep the same local beach feel, vibe and interest. We do not want the Sea Pines mistake. Keep the local access an local "beach" vibe.
Yes	

Yes	
Yes	
Yes	
Yes	I am concerned about the possible increases in traffic and fees and potential parking issues.
Yes	
Yes	
Yes	The idea of having a "Clubhouse" with beach access appeals to me. I do think this is sweetheart deal for Greenwood, though.
Yes	
Yes	Please advise the seating capacity. Especially the outside dining area. Thank you.
Yes	
Yes	We love the Dunes House project!!
Yes	We love it!!
Yes	
Yes	We like the beach vibe of the current facility. We have come to believe that the upgraded venue can be a good draw for visitors as we have our condo in short-term rental mode.
Yes	
Yes	Yes, as long as it does not require an increase in the annual fee.
Yes	Need to develop Lee Shore as another owner amenity.
Yes	Great design and plan. Appreciate PDPOA for creating a great owner amenity such as this.
Yes	We would like to have a beach club at Palmetto Dunes. As I understand it, owners would have priority with some of the resources over renters. That is good.
Yes	When young families visit our properties, I think they like to stay within the Palmetto Dunes communities. My daughter, her husband and 3 children like to stay in Palmetto Dunes.
Yes	
Yes	As an owner in PD the vision for Dunes House is very exciting. A private club to meet other owners is very appealing as we are in HHI a few weeks per year (until we can spend more time). I understand the concern with Greenwood getting 30-40 usage days so if we could get further clarification on what that means (eg would the area be off limits entire day? Only in evening) that would be helpful.
Yes	
Yes	
Yes	As as of right now, when the dunes house is rented for an event it is closed entirely for the general public. With the new renovation, it would be convenient if people can still access the first floor/restaurant even when other floors are closed for private events.

Yes	I'm comforted by the fact that there is plenty of communication going on with PD homeowners regarding this project.
Yes	
Yes	Let's get it going!
Yes	
Yes	
Yes	Less lease time of owners floor to Greenwood
Yes	It is most important that owners retain exclusive rights to the upper floors. Deviating from this fundamental premise would change my support for the project. Otherwise please move forward.
Yes	Want to make sure for owners only not guests or renters of owners. Reserved parking for owners should also be nearer to building as well
Yes	
Yes	
Yes	
Yes	Please have a plan to appease the owners whom will be impacted the greatest by the construction and post construction.
Yes	
Yes	
Yes	
Yes	Palmetto Dunes needs an upgraded place to gather with neighbors and enjoy when family and friends are visiting.
Yes	
Yes	I support the project as long as the new Dunes House maintains the existing casual atmosphere, at least as much seating capacity, and a similar if not identical food selection and pricing. I also understand that there won't be any special assessments as a result.
Yes	I support this project as long as it doesn't cause my HOA or POA dues to increase. Those fees are high enough as it is and it's getting more difficult every to pay those as it currently stands.
Yes	I believe you have found a good balance between owners and renters And access to private functions while minimizing "blocked access" which helps to keep total cost down
Yes	I think it would be a great addition to our community.
Yes	Having a new and improved Beach House for owners and guests will improve the quality of the Palmetto Dunes experience for everyone. It will also improve the home values for all PD owners. I am very much in favor of the Association moving forward with the Dunes House project.

Yes	The Dunes House project is Critical for our Palmetto Dunes community. It will offer a world class meeting place for our owners and our guests and it will be another great reason for people to invest and live in PD.
Yes	
Yes	We are looking forward to it
Yes	
Yes	
Yes	I support the project, as the current building is old and dated. However, I think the costs associated with project as presented should NOT be passed on to all PD property owners. Make the people who stand to gain the most and use the facility pay the cost. We currently pay enough fees.
Yes	Looking forward to having more space and varied usage available at the Dunes House
Yes	
Yes	
Yes	
Yes	It would be nice if things processed more quickly
Yes	
Yes	Hope that public,owner access is well balanced with reservation revenue. This will be the biggest ongoing challenge.
Yes	
Yes	
Yes	This is a great opportunity to provide an upgraded experience at the Dunes House for both owners and visitors. This will add a lot of value to the community both in terms of overall look and feel as well as the attractiveness of all properties in PD. the owner's space will be a nice addition as well.
Yes	
Yes	
Yes	We're looking forward to it!
Yes	As long as it isnt over 2 years
Yes	some guarantee that as property owners we will not only have access to the upstairs but service as well. Casual...please!!
Yes	
Yes	
Yes	
Yes	



- Yes As presented, the future Dunes House is an excellent upgrade and re-imagining of the property that will provide a first class ocean-front amenity to homeowners in what is a first class community and resort. Please proceed with all reasonable speed to make this a reality for current and future generations of homeowners!
- Yes We are the only ocean front resort that does not have a ocean front pavilion/ restaurant for owners it's time to give the owners something rather than the renters
- Yes Would like to see an owners addition that can be used regularly and not just for rent.
- Yes We need an updated amenity. The current Dunes House is dated.
- Yes We are super excited about what we have seen so far and can't wait for the new Dunes House!
- Yes
- Yes
- Yes
- Yes
- Yes I'm in favor of creating a community shared space. Dunes house seems the best to me of the options I have heard of. I trust the board to figure out the commercial details. The current Dunes facilities are subpar compared to the rest of the resort/community.
- Yes
- Yes
- Yes Based on the pictures of the completed renovation I believe this will be a great asset to the community. My only concern is hearing some of the residents say they don't trust Greenwood to operate the facility in a way that will be favorable to the owners.
- Yes
- Yes Looking forward to the new renovation of the Dunes House!
- Yes
- Yes
- Yes
- Yes Palmetto Dunes is already great but we constantly have to be looking at ways to improve and i think the new Dunes House will be an excellent amenity for residents and visitors alike. Thanks!
- Yes
- Yes This type of amenity is important to keep PD at the forefront of resort communities and I support it
- Yes I continue to be concerned about timely and efficient beverage service for the second floor. There should be a bar with service at peak times. In addition dedicated wait staff should be assigned to the owners space. Trusting it will happen vs a contractual commitment is not a good strategy

Yes I do want to understand what happens at the end of the lease and who receives the income from the rentals. Several questions were raised on Nextdoor.com that I thought were valid.

Yes

Yes Please consider adding the additional parking ASAP. This should be phase 1. Please clarify how the individual owners benefit from having this facility and what their costs will be.

Yes This is the umteenth survey. Enough already. Move forward.

Yes Pool and hot tubs would be great addition

Yes Please do not put a park on LeeShore. It'll serve renters /tourists not residents.

Yes

Yes

Yes Yes if there is not an assessment. If so, base it on the full time residents since they will use it the majority of the time.

Yes The sooner the better

Yes

Yes

Yes

Yes

Yes Our only opportunity to have a beach front amenity for owners

Yes We need an upgraded solution that meets our Residents' needs. The current planned upgrade is an excellent option.

Yes Truly look at this as a selling point for when I go to market to sell. In the meanwhile it will be a very nice new amenity for me as a homeowner.

Yes

Yes I do have a problem with the 30 Saturdays a year. That leaves 22 Saturdays for property owners. I stay on my own property on a limited basis, and the chances that I'll ever be able to take advantage of the clubhouse on a Saturday while I'm there are slim to none.

Yes

Yes Member parking is a must. We cannot even find a space there.

Yes Yes, don't let the vocal minority ruin it for the rest of us. Build the thing. Not sure why you can't start building this Fall. Get moving, you are wasting time.

Yes Appreciate access for owners only to beach house and parking.

Yes I think the plan is a sound one. Well researched and balanced between the needs of the various constituencies.

Yes

Yes The proposed improvements will provide a world class venue for owners and their guests. It is a no brainer in my mind. Please proceed. Interest rates will only increase costing more money in the future. Wise investment for all.

Yes

Yes

Yes

Yes

Yes I am looking forward to it!

Yes It would be great to consider the rec center gym and social building too.

Yes

Yes

Yes The plans look great, looking forward to breaking ground!

Yes Think it is a great idea, both for owners and for resale value!

Yes

Yes

Yes

Yes Looking forward to dining in a beachfront facility owned by the PDPOA multiple times a year.

Yes

Yes

Yes Parking is a key consideration to making this successful along with ensuring that owners have priority. Use of the facilities for private events has to be fair and equitable.

Yes

Yes I do believe that Greenwood has too much time given to them for private events.

Yes

Yes very excited for this. it is much needed in PD. We can't wait!

Yes Excited about the new look.

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes This looks like a great plan, and an exceptional upgrade to property owners. We appreciate the board incorporating a limited number of private rental days of the Dunes House to limit the annual cost to the PDPOA. Nice work!

Yes AS a retiree, I am happy to see progress with the Dunes House without any cost to me.

Yes

Yes Hope the owners parking lot is done in the first phase or sooner

Yes We are in desperate need for an updated club house and love the multi functionality of the proposed.

Yes I fully support the POA moving forward. I see that there are a number of property owners that do not support this and reviewed their comments. I do not agree with them....

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Do you support the Association moving forward with the Dunes House project as presented?	Please provide any additional feedback for consideration.
No	Project appears to be geared to outside events (weddings, etc.) than homeowners
No	
No	Major issues are moving it back 6 feet from the water and reducing the height. Is it going to feel like just another house? Reduced height, does that mean small feeling and not airy?
No	
No	We have spent a lot of money on the other property. Greenwood properties is taking advantage. Reserving 30 of 40 Saturdays? That is way too much - is PD getting any of the money from them renting it for weddings, no. That is unacceptable. Of course they want this deal - they get all of the benefits. And what about the owners that live nextdoor - parking, trash, traffic. There are no plans to mitigate any of this.
No	
No	
No	How current are the estimated costs? Construction costs, furniture, etc have exceeded recent record inflation. Can the controlled entry for Moorings and Beach Villas be combined into one entry point (more economical)? Was under-building parking such as at Disney beach club investigated? Explain how "significantly reducing" the second floor deck aids/protects the environment. We need as much room as can be had at this space. Explain how lowering the building 3.6 feet aids/protects the environment. Regarding the first level floor plan, the L-shaped corridor to the restrooms seems like a lot of wasted conditioned space which will add to maintenance/janitorial issues. Sand and litter will blanket the corridor floor as well as the restrooms' floors. Exterior direct access seems better. Again, we need the most useable space possible. What is the proposed beach view deck capacity compared to the existing? Will the proposed boardwalk be wider than existing? Who is paying for the electric car charging station? This seems like an unnecessary luxury for "owners and guests" who can charge at their residence or rental.
No	We love the current atmosphere at the dunes house!
No	While We are in favor of a beachfront amenity or development of Lee Shore, we are not supportive of the deal you struck with Greenwood. Greenwood is a problematic organization to go into a relationship with. Based on past history you will inevitably end up in serious disputes with them. Is there a provision if Greenwood would sell the property or go bankrupt? The provision to cancel the lease after 10 years is not practical. The restricted usage for owners is a serious problem.

No	I am a CPA and completely understand the reason for using funds to be supplied by another entity to build something for which the PDOA will receive some benefit. However, I believe the costs outweigh the long term benefit: the costs are that we are giving up ownership and control of the building, and we are still having to pay on a lease annually (and no doubt a clause will be built in to increase the annual lease fee). Further, it is only logical that bringing in additional traffic from outside PD (especially on weekends when there will surely be many events booked), will not benefit the owners or their guests. The additional traffic and parking in that particular area will back up into the circle no doubt. We understand the little gem of the Dunes House must at some point be renovated, but I'd prefer simple reno and maintain ownership, over the long-term "costs" of the large building project. There must be some option between the grand scheme and doing nothing. I want to say thank you to the board and all involved on both "sides" of this--everyone is trying to do the best thing for the owners. We all have the same goal, just different points of view on
No	
No	We don't have the complete information. Please provide the complete information. From what you've released, The total number of weekend nights is too high given that December through February is often unusable. The cost is too high. I support development at Lee Shore and I support development at the Dunes House, but this is not the deal that makes sense for property owners.
No	
No	I am concerned about traffic and parking that will change the quality of Palmedo Dunes.
No	I'm in favor of having a nicer facility, but opposed to giving the owners, investors, or whatever they are, as many days as has been suggested for their own use to rent out to parties, events, etc. This defeats the purpose, in my opinion, and is not fair for the owners inside Palmetto Dunes. It is without doubt, very much advantageous for the investors/owners. I'm also concerned about giving up amenities in order to create more parking. As such, I can not support this project.
No	We will be spending a great deal of money improving parking, roads, access with only a lease to show for it. And, the lease is no bargain either. I would rather see our association spend more money but own our amenities outright and, if needed, lease to interested parties at market rates. I think a beach house is a great idea, but the current deal is not in our best interest.
No	PDOA should own/operate the Dunes House-- Not Greenwood. Owners should have more access than currently planned. Building still too far out into the dune.
No	When I look at the 3 story plan I don't feel this is large enough or conducive to a palmetto dunes owners beach club. I think the lot is too small. The porches on the new rendering are too small. I feel that Greenwood should pay for the renovations of the Dunes house and continue to operate it. I believe the proposed lease agreement for the new facility is too much money spent for something we will never own and that the owners' interests will not be top priority. The sharing of the facility and so many days unavailable is not a good benefit for the owners. There are so many things about this that don't feel right to me. If we need a "sense of place" why can't Greenwood do something nice for the owners over on Carnoustie with their building that they are not maintaining? I think PDPOA needs to figure out a way to obtain another ocean front location with more acreage for an oceanfront amenity and then sell the lots on Lee Shore in this crazy market as residential lots, as they were always intended to be, and use the funds to start paying for a true ocean front amenity for PD. This idea of doing it at the Dunes House is like putting a square peg in a round hole. It just makes no sense and it does not keep the property owners as top priority.
No	Ridiculous how many "free" dates Greenwood will get. Assuredly every Saturday or prime times.
No	I do not think many residents will use the facilities. Most residents will only use the restaurant and Greenwood will continue to provide that.

No	
No	Things seem to change are far as who gets to use it and who has control over future changes. The PDOA board seems to have lost touch with who they are meant to serve
No	
No	There needs to be a clearer understanding as to why Greenwood is owning this building yet we as owners are paying for it plus leasing it back. It doesn't seem that all facts have been as transparent as they need to be because the scope has changed since first introduced and voted upon.
No	Generally support this, just feel PD owners should be limited also on how many days a year they can rent it, just like Greenwood. Would also like email updates month to month on what days, which floors will be closed so it's not a surprise to go down there and it not open. Maybe make the 3rd floor ALWAYS open for owners? Or, PD owner can rent either 2 or 3rd floor, but not both so one is always open to owners. Wasn't clear about Greenwood- they also have the option to rent the 2/3rd floor...how many days per year for those floors? i think I would say 'yes' to this survey, if owners were guaranteed that either the 2nd or 3rd floor was always available, every day. Think about it...what 2, 3000 owners I'm guessing, so every weekend could be booked and closed to the rest if they pay the rental fee.
No	We do not feel the financial aspect of the project is equitable as presented.
No	My understanding is that to expand the Dunes House would decrease parking space and would allow more wedding parties, etc which I am oppose.
No	
No	
No	I strongly support a new and improved Dunes House, but feel that PD Association should Own the physical facility and lease it to Greenwood and sign a contract for Greenwood to provide food service.
No	As I read it, PDPOA bears the additional cost if Greenwood does not rent out the facility. This risk should be with Greenwood, not the PDPOA.
No	Lack of benefit for the considerable cost. We should have the option to bring food/drink at all times since we are paying for the space. Traffic backup at gate during events. Thank you.
No	Owners are too limited in the use of their portion of the project.
No	I am just not comfortable with the grand scale of the project. Why can't it just be updated a bit and enlarged just a bit. AND the fact that it really isn't a Club house truly for the owners! The owners only get to use it a small portion of the time.
No	It seems to favor Greenwood, tourist and rental at the cost of owners. Greenwood will receive the revenue and still charge homeowners a fee for the 170K then limit access and parking
No	residents should be able to bring their own food and beverages at any times the reserved dates are also too favorable for greenwood owners should not have to subsidize in favor of greenwood making money
No	This plan needs revisions to be more homeowner friendly. The proposal greatly benefits Greenwood, yet again and not homeowners who are funding the project.
No	Impact Study needs to occur on the impact to traffic and parking in the area before you can determine whether this is good for the

No	After reviewing the documents, we believe the arrangement is inequitable to the PD Owners and extraordinarily beneficial to Greenwood. If the agreement guaranteed PD Owner access in perpetuity, that would be of value as we would receive a return on our investment. Furthermore, Greenwood has been negligent in maintaining existing properties, and to enter into another agreement on the promise that they will be good faith partners appears to be naive. Finally, the traffic/parking implications (Traffic Study would be useful) to the Mariner Gate and potential for increased crime due to increased external visitors raises additional concerns and potential unaccounted expenditures for owners. A board meeting with owners dedicated to this topic with questions and answers would prove beneficial to improve understanding and address concerns.
No	
No	We need more info. What about traffic and parking? What does this mean in our relationship with Disney and use at their property? Is the new structure in line with our present guidelines?
No	
No	I can see parking and traffic becoming an issue. The circle near the general store is already extremely busy (changed in the last 2-3
No	
No	Horrible idea! Totally against it!! First club house failed
No	I think it should be renovated and upgraded, but it should remind at staple within the community. If you go to high end it will lose it's beach vibe, which makes it fit into the landscape.
No	
No	I don't believe the project is in the best interests of property owners in Palmetto Dunes
No	Seems a lot of days tied up, how is ownership defined
No	
No	Do not want to increase traffic and people and crowds
No	
No	Greenwood should be paying us for the opportunity to use the Dunes House, not the other way around
No	
No	We don't need any expanded commercial enterprise, it should be an amenity geared toward local residents
No	Traffic and parking issues needs to be resolved. Beach protection concerns.
No	We seem to have been lied to about Greenwood's access.
No	The Pdpoa, and all of us by proxy, are spending 4 million on this. Absurd. It appears that the Pdpoa is ignoring the interests of the members. Consulting an attorney over this and lee shore. A BIG NO
No	I think more discussion and negotiation is required to strike the right deal that will improve the Dunes House without negatively impacting the quality of life in Palmetto Dunes.
No	
No	I have questions to the assessment proposed to owners
No	As crowds of people overwhelm PD, access to the beach has been getting more difficult. Your commercial development will result in access to the beach getting worse.
No	I don't think the agreement is beneficial to the property owners and gives to many concessions.



No	The financials make no sense on this deal. I can't understand why we are paying so much for so little return on investment.
No	Not convinced by the security and traffic control measures. Think the roof top of the facility would be used for non-residents too
No	Would support it with further changes
No	Too many weekends reserved for outside events
No	
No	Although the project is beautiful and does provide updated facilities, it will fundamentally change the character of this beloved beach-front amenity. Upgrading the existing interior and addressing parking needs would be a less ambitious first pass.
No	The current Dunes House is a delightful neighborhood-family friendly gathering place—serving simple fare and beverages!!! The proposed new Dunes House is pretentious—a la The Ritz-Carlton or Four Seasons resorts—not the “casual” place I’d pop up to from the beach in my bathing suit for a beverage or lunch!!! I definitely vote NO to the Association moving forward with the Dunes House project as presented!!!
No	The association does not get the benefit is paying for.
No	30 Saturdays and 40 weekend days is TOO MUCH - Owners will never get to use when we want! Please provide Greenwood's estimates / assumptions of utilization for new building and historic utilization - if they are a good partner, they should be open and
No	Don't want the investment just to turn around and give the property to greenwood
No	We think this needs more information for owners consideration
No	
No	
No	I think it's way over the top, there are many places on the island that I can go if I want it an upscale experience, The dune house I would prefer to be homey and low-key. A place where you can be comfortable when you still have a little sand on your feet. I also do not like the new parking arrangements that are being proposed, that would just make life more difficult for us owners and any
No	
No	
No	It will create parking and traffic problems for Moorings owners.
No	Greenwood has done a very poor job historically living up to its promises. The Palmetto Dunes Club is an example. They CANNOT BE TRUSTED PERIOD
No	I don't agree with getting rid of tennis courts for parking. Not sure we need a structure that big. Why does Greenwood appear to be reaping the benefits instead of property owners. I like the Dunes House casual beachy vibe.
No	
No	Please provide updated parking information. Also would like to hear more about Greenwood's involvement with rental allowances and ownership of the building.
No	
No	
No	ADDED COMMENTS FROM EMAIL: 1)Professional TRAFFIC STUDY to include a PARKING ANALYSIS 2) That the new Dunes House Structure to comply with our own ARB Rules 3) That any new Dunes House Structure comply with all State and Town Beach Protection Rules regardless of PUD Exemptions
No	

No	If the property and business were to be owned, managed, and run by the Palmetto Dunes owners so that any profits would be returned I might consider supporting the project.
No	
No	Not enough consideration was given for the concerns raised by the residence of Palmetto Dunes.
No	Too many unanswered questions.
No	Far to many days where the facility will not be available to the residents
No	I look forward to having a larger Dunes House but do not want Greenwood to own or have so much control.
No	70-foot-wide stretch of beach is THE most vulnerable on the entire island. Greenwood's Proposal is dangerous to our natural environment. It is an irresponsible overdevelopment of this fragile stretch of beach. It is not an amenity for the owners. In fact, it completely takes away what always has been our Community's Beach Amenity. It takes away our beach parking, our easy beach access and creates a massive 3 story commercial operation on the site of our precious Dunes House, in a zoned residential community. I am strongly opposed and willing to join legal litigation if this should move forward. Sincerely,
No	I would like to see more information (from someone other than Greenwood) about how the new Dunes House will benefit the PD owners.
No	seems like it is Greenwood to much
No	
No	Too many advantages going to Greenwood and too much cost to PD property owners. What is the dunes project ?
No	
No	My concern is the extra traffic and congestion in our area
No	repair the current facility but maintain its character and utility.
No	
No	The expansion of the Dunes House is completely unnecessary and will only further crowd and already crowded parking lot and space. We don't need it or want it. It's that simple. Leave it as it is please.
No	There is a fine line between Greenwood and PDPOA. Greenwood feels as though they can come in and take all property and do with it what they wish without consenting property owners. The amount of money that is being spent is absurd when Greenwood is going to be the one making the profit on this project with food service, rentals, etc. In addition the amount of time Greenwood get reserved for themselves is over majority of the time which leaves the new Dunes House very little time for property owners to have access. Parking is going to be chaotic.
No	
No	The location is to small of a foot print for what needs to be done.
No	Very top heavy by greenwood
No	I think it is to large for the space and will create even more of a nightmare with parking. It also benefits Greenwood far more than the neighborhood. A really bad financial arrangement.
No	Don't want it, don't need it. Don't need another reason to bring more people into Palmetto Dunes and the beach.
No	Does not address parking issues, HOA dues increase, is problematic for owners of Moorings, and too much rentals
No	The value proposition for the owners is not clear

No	We should not be in business with Greenwood until they prove they can properly maintain the buildings they currently own. Property owners would not have enough access to the clubhouse.
No	1. The Dunes House presently is a mess with Parking. The Dunes House Project will further complicate a problem. Until there is a viable option for the parking, I do not support the project. 2. I am uncomfortable with the Greenwood relationship. As a full time resident of PD, I do not approve of many of their past projects and management skills. Becoming entangled in a business relationship that is heavily favorable for Greenwood is a mistake.
No	
No	There must be a traffic study done before moving forward PDPOA needs more dates of availability to them Owners parking needs to be up front not across the street
No	I was curious as to the seating capacity estimates for the outside first floor deck as well as the rooftop? compared to what the existing Dunes house is? Hard to tell from the drawings but It appears as though there is covered seating as well as indoor seating? It would seem to me that indoor seating is somewhat of a waste except for rental situations. There is no beach vibe with indoor, otherwise you would have opened up the current closed in room that is used for storage by now. If it's raining you're not at the beach anyway. More covered is better or at least roll up doors to open it up for more covered seating. Everyone wants the open air. Where is the bar and is it at least slightly larger than the current bar? What is the seating capacity? It should be overlooking and facing the ocean. Is there a bar on the rooftop? My number one concern is not losing the beach vibe. I realize Palmetto Dunes is a First Class resort but having a beach atmosphere is key. That first floor should be designed so it can be opened up to be all open air with a nice bar as the centerpiece, but able to be closed up for rentals. Just some thoughts coming from a family with three sons and friends who will go to Coco's or elsewhere bar if the vibe is not there. Just some thoughts.
No	With this plan Greenwood has far too many dates for private events, such that this project benefits Greenwood to the extent that owners will have very little access to the new Dunes House. Meanwhile the PD club across from the Fazio Clubhouse sits rotting away and looks like hell. If Greenwood wants a wedding venue in order to generate revenue, they should rehab that eyesore and leave the Dunes House as it is: a very cool beach bar!
No	
No	Nothing of this magnitude should be passed without total approval of the homeowners.
No	Do not feel owners should be forced to purchase food from Greenwood when using the owners floors
No	We don't see how it's going to benefit the owners
No	Too much additional traffic in an already overly congested area. Unless you plan to create another owners entrance for the north of PD then this should not be built generating more traffic.
No	The financial benefit to Palmetto Dunes property owners is not apparent nor is any other non-financial benefit.
No	
No	We feel this would be extremely disruptive to the North end of PD, and while we wouldn't mind seeing some improvements to the Dunes House as it is now, we don't feel that it's necessary to have the large structure that has been presented. Also, the other concern is that the Greenwood Management Company gets a ridiculous number of weekends out of the year to use at their own discretion. There is also the concern of how this structure impacts the environment- the dunes, the relaxed vibe of the area, etc. We also do not feel that a parking deck will in anyway enhance the look of the area, nor do we feel that it is necessary.
No	Concerned about access to restaurant and beach. Also concerned about more limited parking for homeowners and guests.

No	The rendering is beautiful and I appreciate that parking was thought out for the owners. However, we cut thru behind the tennis courts to walk to the beach today and it doesn't sound like that would still be possible. I am not in agreement with Greenwood getting 30 Saturdays and 10 other days to enable them to rent out for 10 full weekends. If owners want a venue to rent, then this would pretty much never be available. I am not in agreement with not being allowed to bring food/drinks into the owner spaces. Not really owner spaces then, just more profit margin for Greenwood.
No	
No	My biggest concern is to have 30 Saturdays out of 52 allocated to Greenwood and no more than 4 per month, which most months only have 4.
No	Just don't think it will be used enough to warrant the expense
No	The Greenwood rental provisions taking up to 30 Saturdays per year will make the Dunes House unavailable for too much of the prime weather season.
No	It is a lousy deal for residents.
No	My wife and I are opposed to the Dunes House Project for the reasons that have been expressed by the group calling itself Protect the Palmetto Dunes. It is not clear, however, whether a negative vote by Palmetto Dunes property owners, in and of itself, can stop Greenwood from developing the Dunes House. If it can't, and Greenwood continues with the project, we are opposed to the property owners paying for any portion of Greenwood's project. My wife and I have owned a townhouse in Palmetto Dunes for over 20 years. Property owners provide much economic support — and revenue — to Greenwood, yet, the economic benefits to property owners are small. From our perspective, anything that Greenwood does is primarily for its own benefit, not the property owners' benefit. So it is with the Dunes House Project. Property owners should not be paying Greenwood any money to develop a property that is owned solely by, and controlled solely by, Greenwood - with property owners having only a leasehold interest in the developed property, paying rent (which can be increased over time) to Greenwood, yet receiving no share of the revenue generated by the developed property, and having no voice in the operation of, and property owners' use of, the property.
No	We're at the Moorings & are very concerned about the parking...noise & overcrowding. The parking is difficult now & would be much worst with the Dune House project.
No	Bad idea for palmetto dunes residents
No	Significant concerns that the residents will invest to create the facility that will in turn have limited owner access and be turned into primary commercial enterprise for Greenwood eg more time spent hiring out for events and limited access for residents.
No	
No	This is a poor financial decision. It is not in the best interest of the homeowners but it certainly is in the best interest of the other
No	
No	This should belong to Palmetto Dunes.
No	A resounding NO to this crazy proposal. There are so many problems with this project, the first of which is PARKING and traffic. We don't have enough parking now the way it is, much less adding a busy restaurant operation to the mix. WE NEED A TRAFFIC STUDY! Then there are the financial issues and the ONE-SIDED leasing arrangement with Greenwood. All of this on top of environmental issues make this a project that is doomed from the start.
No	
No	I am not comfortable with the terms given to Greenwood for any some of money. I would like to see Dunes house to stay as is .

No	Why would the homeowners of Palmetto Dunes pay for a renovation of the Dunes House, with owners space on top, when Greenwood is the benefactor of this renovation? The misuse of our CEF is critical. It is my opinion this is not a true beachfront clubhouse for owners in PD. The clubhouse will sit above a noisy restaurant, there is no pool. The homeowners should not pay to convert tennis courts into parking lots. Greenwood ultimately owns the space we are paying to build, why are we leasing a property we paid to build from Greenwood to the tune of \$170,000/ year capping at \$196,000/year. I am totally against using our money for this project. Greenwood is able to rent our clubhouse for 30 Saturdays a year, ridiculous! The cost of this project is far too expensive....in the end the residents of Palmetto Dunes have nothing to show for the money, OUR money spent. We are totally
No	We love the dunes house - it is informal and beach friendly. We want to see small improvements done but we don't want it to become a wedding destination with greenwood getting the benefits of our improvements - this needs to be for PD residents and as it is proposed we fear we will get the least amount of use since it will be booked all the time by greenwood. We are for a revised option to upgrade the dunes house but not the current plan.
No	
No	The project will negatively impact the quality of life in PD for resident homeowners. It's a vanity project that really only serves Greenwood. No thanks
No	This project is insane. My family has owned in PD since 1973. We love the Dunes House and agree an upgrade is over due. However a 55' tall cruise ship docked on the current Dunes House footprint is overkill. The current parking solutions proposed don't make sense. Families with little kids, grandparents, and beach gear are going to park by the tennis courts, and cart over to the beach continuously, all day, in busy season past the North Gate? Getting through North Gate is going to be a nightmare. Not to mention unsafe. Finally, and most importantly the Board is giving PD's most valuable asset away. Greenwood should be paying PD for the use of this prized asset. We would also like to know how the proposed building can be built lot line to lot line, above the height allowances and setback allowances afforded to any other owner in PD. The Board should post the Feedback for all owners to read and then take a vote from Property Owners.
No	I asked a waitress what she thought about the building project. She wants the precious Dunes House Grill to stay, but added, major improvements are needed at the Grill.
No	
No	Traffic and crowd invasions are unacceptable forever
No	You still have not addressed the ADA issues re: parking and access
No	I think Greenwood is getting too much in the deal; I am concerned about the # of parking spaces available for owners and guests; the Dunes House should be upgraded but remain affordable, casual, and open for breakfast, lunch, and drinks every day no special event are scheduled. I think the Dunes House could make a lot of money and serve the community. If owners want a private club, they should pay for it and build it elsewhere.
No	Keep the dunes house the same.
No	1. Greenwood has a property in PD that they do not maintain. Sitting empty. 2. Greenwood would have entire ownership after PD pays for it. 3. It will be sitting too close to beach and out of line with other properties already there. 4. Greenwood has too many Saturdays for their use only.

No	The owners-only Dunes House improvements will be of NO benefit to me, an owner who spends about 5 weeks on Hilton Head, spread throughout the year. Please use the CEF money, which should be used for ALL owners' benefit, for a project that will benefit everyone and not just a select few. I like the restaurant just fine as it is, and that is all we would use.
No	In general, we are in support... but 2 areas of concern came up in reviewing information: 1) 30 Saturdays seems like a lot to rent out (assuming owners desire weekend use). 2) I'd like to preserve tennis. We have 'lost' courts to pickle ball, and now potentially two more. Is there space to expand tennis if we convert more to parking?
No	many of the concerns of the ownership have not been addressed as of yet, ie; Parking, beach access, building availability.
No	
No	It's just not necessary. A huge expense to be used by only a small percentage of people. ....NO NO
No	
No	Paying \$3.4mm (plus millions operating costs) over the next 20 years and not having any ownership in the end is a heck of deal...for Greenwood. I can only imagine how heartily they're laughing at us. I'd support If we renegotiated the stunningly one-sided cost burden. At minimum ownership should be 50/50 since that reflects the use of the building. Guessing Whoever negotiated this deal on behalf of the POA hasn't done many of these types of partnership deals.....start over and you'll get full support.
No	
No	
No	
No	
No	Parking, and the building should be under Palmetto Dunes Property Association ownership
No	This a poorly planned use for a space that is already very crowded. It will create even more congestion and reduce beach access for entire Palmetto Dunes community. It especially negatively impact the property owners contiguous to this project.
No	
No	
No	I think taking out tennis courts for parking is a big mistake. I also have reservations about the number of weeks (weekends) that Greenwood wants for their purposes.
No	This Proposal is not what we voted on in 2019. Before making any decisions on any Dunes House Project, the Board should take the following steps: 1) Authorize a traffic study to include parking considerations to be certain that whatever is built at the Dunes House will not increase traffic, reduce beach access for residents or make an already impossibly congested area even worse 2) Insist that whatever is built complies with all existing beach protection rules of both SC DHEC and the Town - regardless of PUD exemptions. 3) Insist that whatever is built complies with our own ARB rules - including setback, height and massing requirements as well as ongoing maintenance - and use this opportunity to bring all GW properties under ARB maintenance rules. 4) Use our leverage (the Dunes House Covenants we're given to us 'for the benefit of the POA' - and cannot be changed without our approval) and negotiate a deal that makes financial sense for the POA. A deal that gives us a beach amenity forever - similar to the 2019 Proposal. 5) Commit to a legal investigation of our rights in the Disney property and research what improvements can be made to the parking, beach access and owner facilities in that location.
No	I prefer the plan for 7 Lee Shore.
No	I think there are too many provisions that favor Greenwood and don't protect the Property Owners Association.

No	The project as presented does not incorporate the many ideas and suggestions presented by home owners. The project as presented does not benefit the home owners in any way and therefore we are not in support of the project.
No	Stop putting greenwoods interests in front of the owners!
No	I think major question is not the uses you mention but who is really going to use it. Mahjong? How many people really play? Monday night football? You would only go if your home town is playing. Most home owners go to the beach and then go back to their houses. For the price over the years \$3,000,000 it is a waste of our money so that Greenwood gets a building paid for by us with a very little advantage for PD. You already made a mistake with the Lee Shore property that you don't know what to do with.
No	(1) For \$4million, PD should be taking an equity position in the Greenwood LLC, before invested in them in any way. We have no control over quality of service to the PDPOA. Greenwood has a history of terrible properties, terrible services and terrible treatment of residents in PD. (2) Why would we give up any of our access points to the beach? PD's only amenity is the beach. (3) We have no confidence in our board. They are appointed and unelected with questionable qualifications regarding spending millions of dollars. Who will be accountable when the PD Owners get the shaft?
No	Cannot say yes based on missing info needed and fact this deal only benefits Greenwood. Need a traffic study a must there is already closed congestion coming in north gate. Need an owner only bar code entrance. Financially lopsided only favors greenwood and what happens if economy takes a dump? The highest ever now. Where are the people for events at dunes house parking? Already have parking issues. What is the limit of how many days a week & month owner rentals can happen? And can owners rent on behalf of someone ie their renters? We need to know this now for a proper yes or no. Are you hiring more security? They already say cannot handle issues of parking violations.
No	Feel best interests of residents not represented. Favors Greenwood at expense of residents. Residents need more access to services which denied if Greenwood has right to reserve resident space over one half weekend days . Patently absurd.
No	Please look after the interests of the small property owners and not the big corporations that are in it only for the money.
No	Too many rental days for Greenwood...especially Saturdays. Greenwood owns the building. Parking is too limited. Appears that outdoor space has been reduced to increase the indoor space for legacy Dunes House.
No	Palmetto Dunes owners should have the final decision as to whether to go forward with this project in its current format.
No	All concerns have not been been addressed by greenwood.
No	It's "our" club, but Greenwood owns it. Don't really have to dig a whole lot deeper than that to reach a position on the advisability of the entire project. Nonetheless, I will state that the suggested solution for "owner" parking is a complete non-starter vis-a-vis older residents with any mobility issues.
No	Contract arrangements with Greenwood need closer scrutiny and possible modifications.
No	I think there are other areas that we should be spending our money. With the world of electric bikes, the roads are busier. Less people in Palmetto Dunes are using the uneven bike paths. If we want everyone to be using the bike paths, WE need to make them usable. Would you let your grandson/granddaughter who just learned to ride a bike, to ride a bike on the paved bike trails along Mooring Buoy? Absolutely not!! To Dangerous!! After a rain storm, most of the pathway is covered in water. Totally unsafe. I realize that there are tree issues and drainage issues, but this should be addressed sooner than later. I realize that Sea Pines has more space to work with for their bike paths/ walking paths than we do, but this is a major safety issue. We don't want bikes on the roads yet we are forcing them to be on the road . Try cruising around Mooring Buoy in the evening and see how many people are using the road for their bikes. Our Security force has other things to worry about than bikes on the road so lets fix this problem.

No	
No	I do not believe in spending money on this project
No	
No	
No	I have not followed plans sufficiently closely to vote
No	I truly appreciate and enjoy the simplicity of the current Dunes House establishment, particularly the subtlety of it in the beautiful Palmetto Dunes Beach area. In my opinion to increase the size of such a venue would significantly detract from the beauty of our very special place. Foreseeing additional parking demands and provisions would further destroy the picturesque backdrop.
No	
No	Too big...costly. Destroys beauty of beach and overall too commercial, not neighborhood oriented.
No	This is a terrible idea! The current dunes house is iconic and perfect for our community. I think parking would be a disaster. Has a traffic study been conducted? We do not need this new building for any reason. Our vote is NO NO NO!
No	Property owners should not be funding Greenwood's profits. I am a strong supporter of the board , but this is big mistake if it continues forward. Property owners that rent will probably think this is a good idea, but not the full time residents.
No	As presented, the project seems to be too ambitious. We support upgrading the current facilities, but would prefer to see a smaller footprint. Also, too many dates are reserved for use by Greenwood.
No	Not beneficial to property owners
No	Should this project move forward as planned, I want to know more about the parking options for guests. It seems only parking for owners has been considered. 64 parking spaces is not sufficient. I don't support the number of days Greenwood can use the space nor do I support lease payments being paid out of a reserve fund when the building would be 100% owned by Greenwood.
No	To many days where Owners Section/Floor can't be used
No	I am more concerned with the growing influence of the Marriot Corporation, in both Palmetto Dunes and Hilton Head Island. They find ways to avoid issues that affect single homeowners. They bring way too many visitors per square foot than single homes. While there should be equal access to Hilton Head, it's slowly becoming another Myrtle Beach. if this keeps going like it's been. the craziness of Miami's South Beach is coming here soon. Just think Kardashian. If I wanted that world I'd move to LA. There are so many people in the hotel, overcrowded on the beach. and wandering around places that they should not have access to. Hilton Head needs to be protected not over-exploited. so many things to say. This should be a topic to explore. Perhaps North Forest Beach should become part of us to help protect Hilton Head. Sorry for my rant.
No	We are not agreeable to using HOA funds to fund a private business.
No	Looks like a long term cost
No	While a new facility would be nice, have great concern that the condo owners will be greatly impacted financially to offset the costs of the new facility especially when there is already an annual assessment for all owners that is not equalized between the homeowners and the condo owners. Increased traffic (auto and pedestrian). Security concerns. No visible accommodations for those with handicaps (no mobi mats, limited handicap spaces)



No	I vote NO But not necessarily against any proposal to update the Dunes House and include a venue suitable for use by PD Owners It is just that I consider the current proposal should be rejected for a number of reasons; 1 - Design - visually appalling and totally out of scale to surroundings that functionally fails to meet basic requirements and likely to negatively impact the beach 2 - Financially the proposal is totally one sided to the benefit of Greenwood and long term detriment to PDPOA. We are all aware of the cost estimates and the exorbitant price to be paid by PDPOA plus being expected to pay \$260,000 for offsite parking. 3 - Greenwood does not have the best reputation, with many instances recorded of property not being maintained to a high standard, a derelict and abandoned old clubhouse that is now falling into disrepair and clearly not the ideal partner or landlord, so why enter into a long term lease that is skewed in Greenwoods favor? 4 - Do we really need a much larger commercial property designed to attract far more day visitors and renters, which has to result in a substantial increase in traffic and congestion into a gated community, that is already being impacted by overcrowding As a full time resident that has enjoyed and appreciated the quality of life that PD provides, why should we now put all this at risk, for the dubious benefit of not full time use of a sea facing meeting
No	Greenwood should not own Dunes House if we are paying for the majority of it. They should quarentee our annual dues will not increase as they are making money on the rental. Our roads are wearing out, haven't seen any mosquito spraying, services should be provided if we give support.
No	Don't want the addition traffic in the Moorings. Need better transparency in planning.
No	Sell the other property first and use those funds for the Dunes House.
No	The traffic concerns are not addressed. The owners do not have any special privileges for usage. Greenwood will take over and not allow any time for actual use from PD own
No	We do not agree with Greenwood having 100% ownership. Original plan was 50%. We do not trust them based on the awful state of their current property located by the Fazio clubhouse. Otherwise we like the concept but can't live with Greenwood deal as
No	too many benefits to Greenwood.
No	I like the Dunes House as is. I am not interested in having a "grand structure" that is leased out and not available to property owners and guests at all times. Also, that area is the only parking that is available ocean front. Sometimes simple and understated is the most desirable.
No	We do not need a new building, we need the bathrooms remodeled and new commercial toilets installed. Parking is minimal as it is for PD Owners at the beach.
No	We love the Dunes House as it is. The charm of It was part of what attracted us to Palmetto Dunes when we moved to the island. The new facility is too much and too big for that piece of property. We will lose the beachy charm we have now. Also, parking is already a challenge; we don't need more congestion. PD owners shouldn't have to park two blocks away to get to our beach.
No	This is not a Beach house - no showers, bathrooms, storage lockers, etc. This is not owned or controlled by PDPOA but rather Greenwood and PDPOA receives minimal or no benefit from this project. It is an absolute waste of our money. NO NO NO

No	<ul style="list-style-type: none"> <li>•Financial arrangement with Greenwood doesn't truly benefit PDPOA.</li> <li>•PDPOA will be giving away our beachfront amenity protections and would have to overturn our Covenants for the proposed DH building.</li> <li>•Keep current DH footprint - Proposed DH building is for commercial use not residential. It is too tall and wide- losing beachy, relaxed space which is what DH is known for</li> <li>•Limited owner access to Owner's Only floors on 30+ weekends which most likely would be during Spring through Fall when used most. Potentially every weekend will be booked for a special event.</li> <li>•Loss of privacy for owners closest to proposed DH. Fewer parking spaces, increased traffic &amp; noise.</li> <li>•Not as environmentally friendly as proposed</li> <li>•Suggest Greenwood use their PD Club for its commercial wedding operations- can transfer guests from DH beach area to PD Club after dark which will be benefit protecting</li> </ul>
No	I'm concerned about traffic and parking. Tennis courts and trees to be replaced with a parking lot...not a good idea. The current proposal benefits Greenwood financially. The current dunes house is quaint. (Could use some minor bathroom upgrades). We do not need a 3 story bldg. I think we need to solve our current parking and traffic problems before we build another attraction. Not in my best interests as an owner and I don't see this project positively effecting property values.
No	
No	More info on beach access and parking at various stages of construction and upon completion. Not happy with number of days facility will not be available to owners and renters
No	
No	
No	
No	I believe the project's design is way above what is needed for the property owners. For Greenwood to selfishly promote such a redevelopment and expect the property owners to not only agree with this but to contribute to the unnecessary expense is ludicrous. Use the buildings that they already own - the White Elephant (The Club House) that appears to be a storage facility. Design that to be a spot for the many bikers to park and have a soft drink, ice cream or burgers. Utilize that space for large weddings, rather than Center Court. I strongly feel that Greenwood is taking the easy way here in creating additional revenue. Makes sense if you get us property owners to subsidize a portion on the expense. But seriously, why would we agree to that? Yes, update the Dunes House by improving the bar area & utilize the storage area and extend the indoor seating. Of course a second story would be nice, but is that needed by the property owners or wanted by Greenwood.
No	
No	need more use of the dunes house for local homeowners and it seems that is not possible with current plans and it seems that it will cost quite a bit and what happening with lee shore ?
No	
No	
No	Parking will be a disaster. Tennis court parking is not an option. The financial arrangement heavily favors Greenwood. PDPOA spending a lot of money with no ownership of the facility. As a longtime resident (30+ years) I have seen firsthand how Greenwood takes advantage of the PDPOA and residents to enhance their financial position. Do not trust Greenwood. They view P.D as a cash cow for them and have little respect for the full-time homeowners. It's all about the money....
No	The building and project is too big, stately, and expensive. I would like a more natural project, architecturally, it looks like the sea pines beach club which I don't like and for me Palmetto dunes is different

No	All owners need to vote on the use of PD funds for this project.
No	This seems like a lopsided deal - not much favoring owners. Traffic, especially on weekend days when Greenwood will have events? Greenwood does not seem to maintain some of their properties as it is, I have no reason to believe the Dunes House will be any different. There are many other reasons this is a bad idea.
No	
No	1. Deal not as originally discussed - we were supposed to build and own facility and Greenwood property. Not a good deal. 2. Need to add as part of this project relocation of swingabout emergency gate to become secondary exit for Mariners section (right turn only in and right out) - requires Greenwood to move tee box north to provide deceleration lane on 278 for cars coming in. When construction begins at Dunes House congestion will be much worse than now. Having alternative for mariners traffic will greatly ease situation. Both projects need to be concurrent or secondary exit dom
No	As a property owner of a beachfront property in Palmetto Dunes, this would be only a financial burden that further increases the HOA cost for all the owners. I think, the HOA should charge the cost of this project and the on-going membership only to those owners (in Dunes, Shelter Cove, an Leamington) that are interested in using the Dunes House. Or, automatically include the cost in HOA fee only for properties that are not beachfront or direct beach view.
No	Cost due to poor economy.
No	to expensive
No	
No	We do not own it
No	
No	
No	We support a refurbishing of the existing Dune House, without having to enlarge the structure. The proposed project disrupts the beachy feel of the existing Dune House.
No	Proposal not beneficial for homeowners
No	We have coo Ed our concerns many times over and over. The Board is ignoring hundreds of voices in this process and we will not stand idle.
No	This is not in the best interest of the homeowners who pay dues to support these new projects. We don't agree with the board.
No	I am a relatively new owner and am confused about Greenwood in all aspects of Palmetto Dunes. I see trash, litter, cigarette butts, and disrepair on sights and areas that I believe are owned or managed by Greenwood, including on and at the existing Beach access and the existing Dunes House property. Why aren't they held to the same standards now that the rest of us are and how will that change or become better with more ownership of the new Dunes House project? That they don't or won't keep their existing property clean now really concerns me. Maybe I don't understand who owns what or who is responsible for what. Would love to be
No	The goal of providing separate spaces for owners vs the general public who come to our beautiful island makes us uncomfortable. We do not rent our property and are often annoyed by the crowds and behavior of visitors but it is part of our culture as a resort. We all bought into that when we purchased real estate. Further separating owners is elitist and quite frankly a little weird.
No	Greenwood is not good stewards of existing business dealings in Dunes. Just look at the condition of their building on Carnoustie near Fazio !!! Why are they not held to the same standards as teh rest of PD property owners.

No	No, we do not. Funding for the building comes from the members and when paid off, members should own it. Moreover, it is important to us that members vote on the proposal. If the membership supports it, so be it, but failure to put the proposal before a vote is not a legitimate way to proceed. Greenwood should not have a vote as it clearly has a vested interest in its outcome.
No	We are giving up too much.. its a bad deal... nice building , bad deal
No	In general I am supportive but feel the number of days to rent out is too high - and includes too many Saturdays.
No	
No	I don't think there is going to be enough parking and I don't want the tennis courts to be torn down for parking.
No	
No	We are concerned about parking, security, inability for owners to use the space due to private parties and the fact that the fiduciary responsibility is on PD owners for Greenwood's benefit. The entire plan has been misrepresented and it's unfair to proceed without a clear plan for issues that owners are concerned about.
No	Too much traffic, too many concessions to Greenwood, not a prudent use of our money. We need to focus on the PD owners not venue generation for Greenwood. It's a bad deal for permanent residents.
No	Greenwood is not a party we should partner with.
No	We're new property owners and haven't had the opportunity to make use of or visit the Dunes House, so it is difficult to form an opinion as to what is needed. Since there are only two options (yes or no) and not an undecided option, I had to pick one. I do appreciate that it seems the board has made some changes based on comments I've heard owners make. Hopefully, we can find common ground and have a nice amenity with the constraints that exist.
No	Do not need additional space for a newer facility. Classical as it is. Iconic old HHI. Do not need newer. You had the town approval and owners approval before should be glad you got preferential treatment then. Only 1 bit of the apple. You had it you agreed to
No	
No	I do not think residents should spend our money to benefit Greenwood.
No	I've been coming to the island all my life (47 years). My parents bought a villa in the 70's and my husband and I bought a home almost two years ago. The thought of a monstrosity club house to replace the dunes house for more events, parking issues, traffic and tourists is ludicrous. Some minor improvements to the Dunes house would be lovely. We do not want an event venue here. There are hotels in PD and on the rest of the island that are well equipped for this. The deal with Greenwood is not a win-win for residents. Please do not move forward with this proposed project.
No	No I think the agreement with Greenwood is not in PDPOAs best interest.
No	
No	The negatives far outweigh the positives.
No	The current Dunes House is fine and has the atmosphere that it needed. The bathrooms desperately need an upgrade. Building a 3 story property will totally change the desired ambience of the area. The parking and additional traffic will not have a positive affect on PD. This will not benefit the permanent owners/residents in any way.

No	The board of a property owner's association should NOT have the authority to approve a project of this expense and magnitude that will impact the community for years to come WITHOUT a vote from the membership. First, it is obvious that the project solely benefits Greenwood; the PDPOA membership currently does not pay "rent" to frequent the other Greenwood facilities (Dunes House, Big Jim's, Alexanders, etc). Second, \$170,000/year (\$14,166/month) for the use of a room maybe 25 days/month is ridiculous. Third, there is NOT adequate parking for the current facility. So why make the facility larger to draw in bigger crowds and events? In summary, the membership wants the ability to VOTE on this project. The majority will rule, but Greenwood should not be able to vote given their conflict of interest. If you remove Greenwood from the equation and allow a membership vote, the board will finally have a true representation of the community's feelings for this project. We all agree that the current Dunes House should be "remodeled" and "updated" but not into a Greenwood banquet facility at our expense for the benefit of Greenwood. Greenwood needs to take responsibility for all of their facilities in Palmetto Dunes and not hand us the bill!
No	Do not feel strongly either way, but the unknowns related to traffic and parking make me lean toward 'no'.
No	
No	
No	Very concerned about parking and traffic flow, and additional pedestrian traffic. Also, the project seems to weigh heavily as a benefit to Greenwood, and not so much to Palmetto Dunes owners.
No	Greenwood has never been a good partner with PDPOA. Even with a contract Greenwood will find way to do whatever they want
No	
No	
No	First, we were among those who a number of years ago indicated that a "private owners beach club" was at the top of our "wish list". A leased meeting room above a noisy, smelly, crowded tourist restaurant is not in anyway what we wanted or need. The only people we know who are in anyway in favor of this proposal have been led to believe that the Dunes House will somehow disappear if we don't enter into this agreement. The truth is that Greenwood wants and needs a wedding venue and will remodel the Dunes House on their own if we allow it. We could then rent the space, just like anyone else, if desired. CEF money is not "free money" to be squandered and this proposal is something we need to abandon. We realize that a considerable amount of time and energy has been invested in this proposal but sometimes the right answer is to walk away.
No	We like it the way it is.. quaint!!! We would like to see a happy hour added to the events..
No	Under no circumstances would I want the Association to enter into an agreement with Greenwood for access to the Dunes House that does not involve ownership by the POA and a permanent solution.
No	We pay for the building and get to use it part-time for 20 years then lose it all. That's a poor ROI for the cost.
No	The project is a net "take away" of a cherished and valuable asset that was granted to PDPOA owners and gives us little or nothing of value in return. In addition the Dunes House project will create traffic congestion and parking problems for owners and their guests while limiting or depriving us of a beloved asset.
No	Need to resolve the congestion and parking issues
No	Concerned with overflow parking. Don't think there's enough during events.
No	Too much money from the association. Loss of control. Parking issues. Do not need a fancy restaurant, just spruce up what we have.
No	Looks like a money grab/money maker for Greenwood while short changing the residents. Brings in too many tourists. Save the money for other things.

No	
No	I don't think it is necessary and I do not support the further elimination of tennis courts.
No	we like it the way it is
No	We concur with these already stated opinions: "We are 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 PDPOA owners."
No	IT WILL BENEFIT GREENWOOD AT PDPOA EXPENSE WITH LITTLE UTILITY TO HOMEOWNERS.
No	Too large and imposing structure which erodes the SC beach vibe—it is distinct. Also, too much control by Greenwood.
No	Greenwood would be the winner in this deal, I don't believe that we voted on what is now being presented.
No	Why should we give the ownership of the Dunes House to Greenwood? Stupid idea
No	It's all one sided! Greenwood is in control and the owners will be left holding the bag! Improve the current Dunes House without creating a highly congested pedestrian and vehicle area.
No	We will be paying for it but not have ownership.
No	I believe that Greenwood is taking advantage of our association. Surprised that the PDPOA responsible are not seeing it. Leave DH as is plus a couple of improvements, don't make the whole area looking like tourist center, don't forget the permanent residents.....don't spend that much money without the residents involved, same applies for the vast amount of money spent for
No	
No	There is nothing in this plan for any property owners. This would be a sweetheart deal for Greenwood who I really have no complaint about. It is the role of Greenwood to make the best deal for themselves but not at the expense of our POA members. The POA members are served by our POA Board and Administration, we are to be the main consideration and the major beneficiaries of any decisions that are made. There is absolutely no one who could defend the thought that this was in the best interest of the property owners. It does not matter that we can afford the plan as presented. Although I think the cost over time has been under what the actual cost would be, is it not always the case? I do not think homeowner utilization would warrant this expense and would create over time feelings of betrayal and waste. While there has been a desire expressed for a meeting place, this simply will not fill the bill. The fact that only Greenwood food would be allowed shows the disproportionate advantage to Greenwood and a very uneven playing field for all use over time. I hope that as a community we do not go down this path. It will be a major expense with no ownership. As property owners I hope we will not vote to be the losers in this Dunes House Project.
No	As full time residents we don't feel we would utilize the facility to any great extent. The same applies to the Lee Shore property. Lee Shore especially will be used mainly for the benefit of those homes on the rental market as a marketing tool, and you will now be able to justify the expense of the gas powered boat that patrols our lagoon.
No	More communication, disclosure, questions answered before finalizing moving forward

No	I love the idea but this plan is too big and envisions having too many people accessing the Dunes House and bringing with it an abundance of traffic and parking problems. I am in favor of a scaled-down version.
No	
No	We just purchased Unit#69 The Moorings. This project directly affects us on many fronts. I'm not satisfied with the parking solutions. A gate at the entrance of The Moorings is good but it needs to protect my parking spaces since we are the first spot when you turn into The Moorings. I also need more details on how we would access the beach during construction. Will any new landscaping be added along Dunes House Lane to beautify it? Since it will all be a giant parking lot we will look out to.
No	
No	do not see working with Greenwood as a financially wise decision as they have let so many areas of Pd become eyesores
No	Need better terms.
No	My wife and I, and many neighbors and friends don't like the control Greenwood would have over the use of the new Dunes Beachfront Clubhouse project. The number of days that Greenwood have control( 40 days including 30 Saturdays) is extremely unreasonable. There are many other issues with the proposed covenants so far that are unacceptable and very negative to the Palmetto Dunes owners. Having the PD owners park across the street in the current tennis court area is an insult. The owners should have first right to park at the beachside parking, and let the renters and guests use the tennis court area. The cost of the lease and maintenance is unreasonable. Why do the guests of the Marriott(s), the Omni and golf/tennis courses have access to the Dunes House? The hotels have their own beaches, bars and restaurants and the golf courses have their own bars/restaurants, etc. It looks like its great for Greenwood and everyone else while PD owners get stuck with the bill and traffic issues.
No	I feel is we are going to be spending almost \$200k per year we should have some ownership. The original proposal had that.
No	I feel is we are going to be spending almost \$200k per year we should have some ownership. The original proposal had that.
No	I feel is we are going to be spending almost \$200k per year we should have some ownership. The original proposal had that.
No	Parking issue and utilization issues not addressed
No	We are happy with the current Dunes House. We feel like the proposed Dunes House project will cost homeowners more money with little benefit. It will also cause traffic congestion at a crucial (only) entrance to North Gate.
No	There are enough concerns and questions that have not been answered. The transaction is significantly one-sided in favor of Greenwood, as demonstrated by, among other things, Greenwood having the use of the facility for more than half of the Saturdays within the year. I am also deeply concerned about the size of the facility, traffic and parking.
	No opinion
No	
No	
No	
No	Palmetto residents still getting the short end of the stick. Not a win win.
No	I do not support the present plan. It seems to show lop-sided in favor of Greenwood. I prefer the old plan, a few years back
No	SUGGEST GREEN WOOD HAS FULL OWNERSHIP AND SELL MEMBERSHIPS. AKA -- WINDMILL HARBOR
No	parking - owner access - owner availability - long term ownership
No	I need more information about costs. I am in favor of a cleaner transaction, where Greenwood is responsible for all costs and the PDPOA pays a fee for its use of any space in the bldg.

No	Way to many Saturdays taken by Greenwood. It appears that PD Owners are 2nd class in the revised proposal. Parking will be a huge issue. Beach access will be limited for owners. Offended that the proposal changed so dramatically without owner knowledge. Don't like the 3 stories.
No	
No	I don't think the large rental obligation to Greenwood is a good idea let alone losing tennis courts. This project seems like a "keeping up with the Jones's" effort where Sea Pines is the Jones's. PD is gladly different from Sea Pines. A revamp of the current weather worn facility would do.
No	This is NOT a good deal for PDPOA! The board must not approve the proposal as it currently stands.
No	Greenwood is using our funds to enlarge their commercial enterprise. There is no limit to how often they will close the restaurant for private parties (in addition to the 40 days they will have access to the second floor). With the lack of available parking, there will be very light usage of the second floor. This is not the Owner's Beach Amenity we were hoping for.
No	Not happy with Greenwood arrangements Need more "current information."
No	Money would be far better spent on maintaining and improving golf courses. It is embarrassing to not have a single grass practice tee on the property now that Arthur Hills is off mats except for tournaments
No	This project heavily favors Greenwood only both financially and days usage! None of the homeowner concerns have yet been addressed re: Parking, increased traffic and decreased quality of life! No - No - No and No!!!!
No	Really don't understand the thought process of paying for something we don't own.
No	The homeowners are paying for the project but Greenwood is the landlord.
No	The proposed financial terms are a terrible deal for the Property Owners, and the restrictions on use are astounding for a group who is paying \$170K a year for the "privilege". In my opinion, most of the benefits of this project accrue to Greenwood. As a part-time resident, I would much prefer that the Association put its resources into developing Lee Shore where my family would have a much greater likelihood of getting some benefit for our investment dollars.
No	There is a building at Carnoustie that can be used for the owners. If the Dunes House is going to be a for profit business and not always opened to owners don't use the owners money to pay for it.
No	There are multiple issues with this project. 1. The total cost to owners over 20 years is more than the cost of the building. This is not a sound investment of PDPOA to occur such expense and not have anything at the end of 20 years. 2. This is a huge commercial enterprise in a residential neighborhood. 3. No traffic study has been conducted. Not to assess the impact of additional traffic, noise and other stresses on the environment is irresponsible. 3. How close will the structure be to Beach Villa #8 and 12 Armada? What is the actual width of the building in comparison to the width of the lot? This question has still not been
No	We want regular access to the Dunes House. We value to current operating model and are not interested in seeing the Dunes House taken for events every weekend.



No	I feel our money would be better spent for an amenity that will be for the owners only. We have a great vacation resort for vacationers but are getting away from making it a nice resort for people/families to live here full time. Lee Shore is a spectacular property and I personally would like \$ spent to improve that property. I feel using it as a parking lot for the oversized equipment needed for construction projects is a shame. At the Least it could be a park setting with a kayak launch and possible storage for kayaks (passive income if kayak storage). A beautiful spot to have a zen moment with nature, enjoy a picnic, read by the lagoon or enjoy the beautiful shore birds. Parking can be limited to handicap access only & biking/walking encouraged. It is hard for me to justify spending the large amount of \$ needed from PD to lease the dunes house, especially with all the "black out" dates. I enjoy the dunes house currently as it is. I do agree it could use a face lift, but I feel the amount of \$ PD would spend on this project would
No	Too many benefits for Greenwood at the expense of we Palmetto Dunes owners. As presented, Greenwood would basically have the DH every Saturday during the summer (with the small exception when there is a 5th Saturday in a month). How does that benefit OD owners? Beach access parking for owners would be even more limited than it currently is even without a Greenwood event due to the proposed full-service restaurant at the DH. Those of us who come to their PD homes mostly on weekends will find it more difficult to get to OUR beach - and the beach is why most of us have purchased in PD. We do not want larger crowds of visitors increasing traffic, taking parking spaces meant for owners, and further encroaching commercialization of our community. Stop giving Greenwood everything it wants; they have proven they are not good business partners. How about that decaying clubhouse property they refuse to fix up or sell? Work with Greenwood or whomever to fix up the current DH and repave and spruce up Dunes House Lane parking. Do not get involved in an agreement with Greenwood that clearly benefits them to the
No	We were behind the original proposal but somewhere along the way the thinking has changed and things have been turned around.
No	I believe the PDPOA should OWN the Dunes House AND the LAND it is on with NO AFFILIATION with GREENWOOD CORP!! The way it is NOW, PDPOA PAYS for it and GREENWOOD CORP will OWN IT!! NO DEAL!!!
No	I appreciate all the work that has gone in to this proposal by all sides. However, as a Palmetto Dunes resident, I cannot support the proposed ownership/financial terms of the deal.
No	
No	
No	I wasn't aware a final presentation was available.
No	Dunes House is perfect the way it is, no need to change it.
No	My experience dealing with. Greenwood has shown them to be an unreliable partner. I have no confidence in their credibility.

No	<p>Dear Fellow Property Owners of Palmetto Dunes Resort: Some time ago, the Greenwood organization submitted an original Proposal for the replacement of the existing Dunes House Bar and Grill, along with Terms and Conditions for its Design, Construction, and ongoing Use. Since the time of their Original Proposal, the Greenwood organization has submitted multiple amendments to their original proposal and to its subsequent amendments. Our PD Property Owners Association recently requested Views and Feedback from Palmetto Dunes Property Owners regarding the Greenwood proposal and Amendments that have been documented and published as of the current date. With one Disclaimer, I will attempt, herein, to provide constructive commentary as to my understanding of the complete and accurate Amended Proposal as it exists on 6/14/2022. My disclaimer is that I am certain that I do not have the complete and accurate Amended Proposal as it supposedly exists on 6/14/2022. My Feedback: Several of our Palmetto Dunes Property Owners have expended ongoing and considerable time and effort to analyze the evolving details and impact of the Greenwood PROPOSAL and its SUBSEQUENT changes. as such were submitted by the Greenwood Organization to the Palmetto Dunes Property Owners Association (PDPOA). The Greenwood proposal contains important provisions that transfer certain property rights, usage benefits, and business interests from the Palmetto Dunes Property Owners to the Greenwood Organization. A balanced assessment of the Greenwood proposal, and its subsequent Amendments, is that their provisions would be a slick deal for the Greenwood organization and a bad deal for the Palmetto Dunes Property Owners. The proposal and its amendments stack the deck in favor of Greenwood's business interests and shift the project risks, costs, and sacrifices disproportionately to the Palmetto Dunes Property Owners. In large part, the benefits of the original proposal and its Amendments flow to the Greenwood organization while leaving the Palmetto Dunes Property Owners to shoulder the substantial costs, risks, and sacrifices associated with the project. Examples of such biased provisions that are included in the Greenwood Proposal include: 1, Having Greenwood own the completed building that is funded by the PD Owners Association . 2. Requiring the PD Tennis Club to transfer possession and use of two prime and fenced composition-tennis courts to make room for parking that is dedicated to the new Dunes House will accelerate recognition that Palmetto Dunes Tennis is being deemphasized and is in a state of decline from its former reputation as a Prestigious Destination of Choice for Family and Social Tennis Facilities and recreational programs. 3. Granting proposed usage rights to the Greenwood organization for their use to generate revenue for their firm from the new Dunes House on specified guaranteed days and weekends should be an unnegotiable deal breaker. It does not provide the PDOA with any benefit that justifies considering this part of the Proposal further. IN CONCLUSION: My wife, , join other Property Owners who believe that it is in the best interests of Palmetto Dunes Property Owners to REJECT THE CURRENT GREENWOOD PROPOSAL and its AMENDMENTS AND TO TERMINATE FURTHER PROJECT DEVELOPMENT DISCUSSIONS</p>
No	Don't believe PDPOA and Greenwood can work together long term when we have have had trouble even sharing a maintenance shed. Also don't believe the operating plans will work.
No	Not enough information about parking, owner usage, costs to owners, access when owned by Greenwood, overcrowding at beach
No	1. With increased parking the moorings should not need expensive gates. 2. Too many Saturday's available to rent, keeping it the same is not appropriate. Reduce and limit to 15 Saturday's. 3. What good is "Environmentally friendly" when they don't clean up the garbage from the dunes now. It's filthy, why give them 6 additional feet to litter? Make them clean nightly!!!! Or get fined and/or fined.
No	We do NOT want our money spent for this project! It should be spent for projects which are beneficial to ALL residents such as hurricane clean ups and road repairs
No	PD already has a traffic and parking problem. The Dunes House Project will just add more to the above problems.

No	We are not satisfied with the plans for usage by Greenwood.
No	Have Greenwood utilize the Clubhouse on Carnoustie that is an eyesore. Construction costs are simply ridiculous, materials are scarce, deconstructing a tennis court for parking is ludicrous, and no need for increased volume in PD. We are currently working with the Town of Hilton Head to reduce the amount of people/cars entering. Remod
No	We do not support this project moving forward! It will impact traffic, parking at the Dune House, the casual feel of the current beach house, have environmental impacts and give Greenwood way too many concessions. We feel that the project team has not been forthright With many of the details about this deal. We do not have any interest a beach front amenity. We like the small non commercialized style of PD. We don't want this to be a Sea Pines. Greenwood should just remodel their beach restaurant on their own budget.
No	
No	How will this change the property that it's beneficial to the community? Cost wise, how will this truly impact owners? Presently, people feel comfortable in coming to the Dunes House and this now belongs to everyone, not Greenwood Corp and its desire to make money, regardless of cost and sacrifice by Palmetto Dunes property owners. I've learned over the years that projects like these never benefit owners. My thoughts and recommendations, "leave it alone"...
No	Not all the questions have been answered concerning the potential parking and traffic issues this issue building will cause. Also the gifting of the dunes house and the rights provided to Greenwood Development for the use of the building while under lease by PDPOA is not in the best interest of the association
No	This will not be a "home base" for owners, but an attraction for renters and their guests. Not everything on the island should be torn down and rebuilt to attract more clients. I'm sure that most of the folks seeking to move this project forward do NOT live anywhere near this and most likely do not use this as their primary beach access. Please leave one thing as is to ensure we can maintain the original charm of our beautiful neighborhood. Thank you!
No	Parking is a concern. Traffic flow is a concern. Owners usage a concern. Thank you so much for creating a survey for folks to have their voices heard. It is a great property, and we all have the same goal of respecting the best interest of the neighborhood.....
No	Traffic and parking is not really being addressed. As a owner in the Moorings, one of the highlights is the low key current Dunes House which reflects what the community is about. The new proposal is so many people other than the homeowners will capitalize on the plan. It is a very shallow attempt at commercialization that is not needed or wanted.
No	The project will be too costly for the community and for limited use to most of us - the space is too small to serve more than a few extended families at the time.
No	As an beachfront owner for almost 18 years in PD, I see no reason to ruin a good thing!!!! I have no desire to have limited access to a special floor in an overpriced beachfront building. We need to keep PD a community feel, just like it is. And as an owner, very close in proximity to the Dunes House, I foresee all kinds of parking and congestion issues. I feel like greed has become the -#1 priority, not preserving our lovely beachfront area.
No	The plan appears short sighted with respect to parking. The renderings do not appear to include much deck area in the restaurant, which is the prime attraction. The design of the new building lacks the quaintness of the current dunes house and is of a generic design. There is no direct way to get to the dunes house outdoor dining area from the parking lot, other than meandering through the indoor dining area. The 40 day allowance for Greenwood gives them far more control over the property on peak days, particularly since they can also use the restaurant for events. Finally, it is a significant financial commitment that extends for years.

No	Consider Renovating the Palmetto Dunes Club
No	I believe the Palmetto Dunes community should vote on a project of this magnitude. Property owners will never own the Dunes House so I believe Greenwood should pay for this project if they feel it is necessary. I like the Dunes House as it is. It blends in with the environment and has a beachy feel. We don't need a huge building on our beach. It's nice the way it is.
No	Please refer to my note on the petition.
No	The terms of investment are not logical in many ways to owners. Our significant funding for the profit of one party with weird access limitations and upgrade we pay for to expand parking requirements only to race towards a fixed end date with no equity and no rights to it upon end date is really awful deal. There are so many better ways to do this. I'd like to see Owners should build and lease to greenwood with favorable terms vs us invest with poor terms.
No	I think it is unnecessary, will create more traffic and congestion in that area and will personally not be a benefit to me. I think it will be more of a detraction to the area and community than it will be a benefit.
No	
No	Many reasons, but importantly, Greenwood already disregards our rules regarding legal parking areas by parking on the streets, leisure paths, etc. I see it frequently at the Center Court area.
No	Haven't seen the presentation. Will there ever be an assessment made to pay for this project?
No	There are so many issue with this, such & BAD deal, especially for us property owners to foot the bill & have nothing in the end.
No	Really like the way it is....casual beach setting with lots of outdoor seating. The new proposal is beautiful but appears to be more of a restuarant with very little deck seating.
No	The PDPOA Board would be making a great mistake and disservice to it's members to enter into this contract with Greenwood.
No	I indicated "No" because I have no idea what was presented. I realize you've probably tried to keep everyone up-to-date on the project, but as a remote owner, I "skim" a lot of PD e-mails. If you'd provided a URL to the presentation and I could have reviewed it, the answer may have been "Yes".
No	There are too many times that the Dunes House is closed due to scheduled private events.
No	I would like a clubhouse that property owners can use whenever they want, where we can bring our own food and drinks. We should own our clubhouse, not share it with Greenwood. I am also concerned about parking. We don't have nearly enough spaces
No	It's not needed and especially at that price.
No	Parking, not owned by Palmetto Dunes, so many block out dates for owners, not sure of future cost to Palmetto Dunes owners and HOA dues going up and traffic to gates.
No	too big, too complicated, no need for meeting space-donate to a church and use their many rooms.
No	Very concerned about lack of parking even with the addition of the area of the two tennis courts. Our home is in Ocean Cove and we are very concerned about overflow parking ending up on our parking lot. I have made my concerns known but still have not seen this addressed on how it will be controlled. Until this issue is addressed I will have to unfortunately vote against the project even though we would like for the new restaurant to move forward.
No	Concerned about traffic, parking, loss of tennis courts, increased loss of access to Dunes House because of additional private events, and uncertainty about owners' rights subsequent to lease expiration.

No	The initiative has changed from an owner amenity to a Greenwood event center. Greenwood has demonstrated it is not committed to maintaining its existing event facilities and other infrastructure in the community. Greenwood has acted with poor respect for the residents with its recent additions. They have shown PD owners they are willing to take action with little to no regard for the consequences of their development priorities. With two hotels in PD and an underutilized party/event center, PD does not need another event facility. The terms of the draft agreement pose many restrictions on the owners and the proposed change of restrictive covenants is out of line with the intentions set forth when those covenants were established. The impact of an event center on the immediate neighbors is undervalued and understated. The ownership structure is not PD owner favorable. An upgrade and remodel to the existing Dunes House structure would be more appropriate and in keeping with the Spirit of PD. The Beach is an amazing owner amenity. Protect it. Make it more accessible for those with mobility challenges.
No	It is not in the best interest of the property owners to pay for and give Greenwood a valuable asset for their profit. It is not in the best interest of the property owners to allow a biased board to promote the interest of Greenwood at the expense of the POA. A decision of this magnitude should only be approved if put on an open ballot for all property owners to cast a vote with an independent auditor to collect and tally the votes. The current board has consistently gone their own direction without audited proof that POA owners have had their opinions counted for this misguided project. What current and future benefits are the current board members receiving. We are definitely against this project as currently proposed. Further studies with input of all property owners should be considered before moving forward. We highly doubt that the board can give audited studies of property owners real input. Only the hand selected comments that support the board's agenda for rewarding Greenwood at our expense. If the board assumes this is a project ALL owners want, show true and documented evidence with full disclosure. Something they do
No	The dunes house needs to be improved but the current proposal is not acceptable to pdpoa
No	Cost of \$1m up front plus \$3.6m over 20 years is outrageous. Alternatively, the board could lower the annual assessment for everybody and let those residents who want to use the facility rent it at a fair market price.
No	I don't think it's needed
No	
No	I do not support moving forward with Greenwood, nor do I support any type of redevelopment of the facility which will increase crowding and traffic.
No	I feel we are going to be spending almost \$200k per year we should have some ownership. The original proposal had that.
No	We won't own it! Parking concerns, lose the charm of the existing Dunes House, little more outside dining. All for Greenwood!
No	
No	I don't think it's in the best interest of the owners and their guests.
No	Greenwood has no entitlement to exploit PDPOA
No	This does not give property owners privileges it only enhances Greenwood's bottom line with the property owners paying
No	I am strongly in favor of MOST of the proposal as presented. However, I feel that Greenwood still has too many rental dates available to them. I also have concerns as to whether parking for owners will be adequate. I don't recall how many spaces are being provided, but what I read made me worry that parking at the venue could be a problem.
No	Concerned about fees going up.

No	My short take is that the current proposal creates a beach front event center for Greenwood and they will have the right to hold private events there every weekend from Spring to Fall. In addition, the Owners Only space will not allow us to bring our own food, and the lease changed from 99 years to 30 or 40 years. All significant changes away from an Owners Amenity. A huge concern of the property adjacent to Dunes House is parking. The expanded design and use for private parties may compromise access, increase congestion and traffic.
No	
No	Worry about parking for events. Will be over whelming for the area.
No	Financial exposure is too high. Simply not needed.
No	
No	Not happy with Greenwood taking 30 Saturday, moving to a lease arrangement is not in the property owners best long term interest and PDOA seems to be ignoring their desire for greater input. We should be able to strike a better deal.
No	The coverage of the costs seem well planned now but common sense and history remind us that in a short period of time we will all be called upon to help cover the “unforeseen “ increases and overruns.
No	We don't need to waste our POA money on things like this. As a 30-year owner, I think its irresponsible
No	I do not think that the Financial Deal is fair.
No	To much control by Greenwood, not much available for residents.
No	We spend thousands maybe hundred of thousand on the Lee Road property for this reason . I don't support anything until that money is recouped and or we sell for a profit and that money goes back to us . I put out way too much money for my small villa and you keep spending it.
No	We believe this project does not benefit the Palmetto Dunes property owners, or if there is any benefit it is minimal.
No	The current is great. Why change that which is amazing?
No	
No	We should own and control any amenities, not lease them. We should not be partnering with Greenwood. The current proposal just subsidises Greenwood's restaurant.
No	Too many unknowns! Architecturally it does not fit with the natural environment.
No	I'm against the Dunes House being leased out to non home owners.
No	The Dunes House as is is sufficient for the needs of PD folk to partake of food and rest. What would be the advantage to a second story eatery for just PD residents - Greenwood advantage?
No	The Dunes house project is a terrible idea . Overcrowding and parking is already a huge problem . The Dunes House is great as is. It has character and is quaint . Too many people are in a rush to modernize and update. the owners who are not oceanfront have only this beach access and Greenwood would be the beneficiary of this expansion not the owners. And it is unfair to the owners in The Beach Villas and The moorings.
No	Greenwood has a horrible record over the 17 years we have owned in PD in maintaining their own properties, maintaining a cordial relationship with the PD Owners, and working to make PD a premier resort.
No	We would not use the proposed property. Too busy and crowded. Would prefer a separate “quieter” beachside bathroom/parking area reserved for decal owners.
No	

No	This project benefits Greenwood way more than the owners, and will cause incredible issues for us. The use of Dunes House for 30 Saturdays, at their discretion, could take away usage for PD owners and guests all of the best times, for example, all summer Saturdays. We will be paying too much and getting very little in return. Plus, traffic and parking will be a nightmare. It is already really congested in that area, and if occupancy of Dunes house triples, that area simply cannot handle it. Beach parking and access for our guests, will be severely limited, due to competition with an increased Dunes House occupancy. People will end up parking in Ocean Cove, when the Dunes parking area is full. Parking in Ocean Cove is already an issue during busy summer months, just for our owners and renters. How would that be policed? And the increased congestion, right at the North Gate will cause slowdowns and bottlenecks for all owners and guests in Mariners. How in the world does the board think this benefits the owners, and how can this possibly be considered without a full vote of all owners? This benefits Greenwood, at a significant financial and environmental cost to us. And as Greenwood will own the building - we will be improving their property. I would favor some improvements to the Dunes House, but not this sprawling megastructure that will adversely impact our community. I also am not in favor of eliminating 2 tennis courts for parking. That will be unsightly, and remove a key amenity of Palmetto Dunes. And, the designated owner parking would be too far away from Dunes House, so they will try to park elsewhere, namely, in ocean cove. This is very ill advised, and may actually serve to lower values of properties in close proximity, due to the increased traffic, noise and congestion. Dunes House has been a quaint gathering spot for years. If a commercial oceanfront eatery is really that desired by owners, it should be located on the south gate side near one of the hotels, so that there is ample parking to accommodate the I am new to Palmetto Dunes, so it would be unfair for me to respond without sufficient background Thank you
No	I'm not happy with the parking situation. I've been renting my villa short term for nearly 20 years, and now my guests won't be able to park at the beach. This is very bad for us. Also, we love being able to walk up to the dunes house in our swimsuits, barefoot, and grab some lunch. It appears the dress code will be different in the new restaurant. I imagine the prices will be too. We prefer the dunes house as it is now.
No	Too much in favor of Greenwood.
No	We will never use the private home-owners area. We LOVE the Dunes House restaurant as is and am concerned we will lose the casual feel and the reasonable prices for food and drink. A parking lot by the tennis courts is not particularly convenient, and again, we will never use it. We are not looking for an event center.
No	I am not sure it is in the best interest of PD. I think developing Lee park would be a better use of funds and not change the waterfront access for the neighbors.
No	Never use
No	Re-do proposal
No	THE POA HAS NOT ADDRESSED OWNERS' CONCERNS
No	Parking for property owners is too far away. Should be closes to the building. Lease is too high. Such a crowded area and will only be used by a few. Not private enough.
No	No real benefit for residents. This project only benefits Dunes House at homeowners' expense.
No	I would prefer an amenity that would get more use such as a fitness center in addition to the entertainment venue originally envisioned for the project.
No	For reasons mentioned by homeowners.
No	

No	
No	The Dunes House area is already too crowded. Greenwood has not maintained the tennis center located by the Centrecourt area so not too confident the Dunes House improvement will be maintained.
No	
No	
No	
No	We're paying too much for a facility we will not own and will be kicked out in 20 years. We should wait and purchase oceanfront ourselves. And the most popular days to use the owners club will be Saturday and we'll be locked out for 30 of 52 of them. Pass on the current plan.
No	Parking & traffic around my condo in the moorings. Costs to homeowners ... no guarantee that it will be \$0. Bad use of association fees. Very expensive & we will pay for it - if not now - in the future.
No	
No	Being involved with Greenwood is not a good idea. We need a different plan where we are not involved with another party. There are too many negatives going forward for this to work out in a positive way for us. Thank you.
No	The number of required lease back Saturdays and other days is simply too great—and will render the facility virtually unusable for many owners while we pick up the tab. The original plan was to allow GW to rent for large weddings that required the entire building—not to use the owners' facility for every wedding.
No	This proposal does not benefit homeowners! I have reviewed this proposal in detail and am positive that it only benefits Greenwood. If the board approves this, they should be sued!
No	Proposal is too one sided in favor of Greenwood and proposed facility is too large for the space and the community. Don't do it !
No	I think it should remain the same. We don't want it to be updated with a 3 story building. It can use some minor updates, which I understand is being done. We do not want Greenwood to have control of it.
No	It is already hard to park at the beach. Opening the restaurant to the public will make it impossible and people will just stay to use the beach there. Greenwood is also now getting to use too much of the owner's space. This was suppose to be our amenity but it is now just becoming a money maker for Greenwood.
No	
No	Too many unanswered questions about parking - public access - Concern of profit "creep" from greed once place opens that results in less and less public access to amenities.
No	
No	It will NOT accomplish what you think. Just start with the current parking situation; then you only take out 2 tennis courts and try to convince people that this will be all that is needed. Moving the Dunes House closer to beach is a BAD idea. Are you going to build a sea wall in from of it so when the next hurricane comes that building will not be washed away. The people of Palmetto Dunes need to speak out about the makeup of the board and ownership of the Dunes House. If Greenwood wants to do it ALL ON THEIR OWN \$ then let them. The owners in Palmetto Dunes need to see CLEAR accounting of every penny and it should ALL come from Greenwood (the owner of the building) and the organization that has first option to BLOCK OUT significant dates for THEIR



No

This is an “inadequate” survey/ questionnaire. It does address the request for a straight up or down vote which is a good step forward! Good  and thank you for listening to that request by owners. However, The issues owners keep raising should have been explicitly enumerated in this survey. In as much as a PR firm is now involved and the unquestionable level of many owners’ legitimate concerns for the DH as proposed - perhaps more attention to ferreting out what displeases and what seems ok might have helped clarify the obstacles. Having said that, a 3-story DH with expansion onto the dune ( even with the proposed build reduction) and an encroaching beach footprint not being legal, along w the proposed changes in PDPOA ownership rights, and our monies to be spent, these are all legitimate concerns. Any attempt to lessen the present privileges owners have in its use vs developing the beach house amenity to be a three story Behemoth, as a full, multiple-use Commercial enterprise blocking owners’ access at least 40 days ( all summer!) if not more, access times/year is a concern. 1) there needs to be an owner vote by the full membership with those results Clearly reported directly to all owners not just to Board. We need to see where we are as a community. 2) there needs to be full disclosure of PDPOA vs present lack of communication concerning negotiations between GW’s and our owner organization. There must be more open communication by the PDPOA organization. Be frank, be honest, Be clear! Be for the owners outside the gates as well as for those behind the gates! Just Walking the distance w chairs, cooler, etc., and small grandchildren in tow in the heat and humidity ... from the tennis courts to the beach for retired folks can be challenging - had anyone thought of or cared about that issue? I understand and have heard why people want an owner club amenity. One man told me he and his wife have “waited 24 years for one.” I get it. But the present proposal gives too much leeway to the sometimes suffocating power, overuse and legal Volition of Greenwood’s - never mind, the amount of money we proffer in this agreement vs. the real value we as the PDPOA will garner. It is too lopsided at present. We give too much. 3) when asked in the orig., owners’ survey, they said “yes, for a beach/club amenity” but many of those subsequently have stated “ not on board with being relegated to parking in remote tennis court area and having to lug beach stuff from there all the way to beach, or lose our access once this three story, commercial enterprise is in full action and renting its multiple spaces out, etc . And the cost we bear! Etc. 4) and, simply, why give up our current access in any way, shape or form? 5) Becky, BD member, admitted at her Inaugural BD meeting “NO ONE was in favor of this DH proposal” she encountered while running for office! “ NO ONE!” And no other Board member spoke up about her statement of fact. I realize the Board wants to speak with one voice, but what happens As a result is that all us owners never get to hear any discussion, the pros and cons, a healthy review of facts and figures, etc. Since no real discussion ever takes place, things get swept under the rug or ignored. My point is this is not 100% wanted by the people you are supposed to represent! That needs to be discussed, not IGNORED! We did not vote for those elected to serve to always agree! We

No

I see no advantage for Palmetto Dunes owners in this Greenwood project and many disadvantages. I have followed the Dunes House project very closely and am insulted by the condescending treatment the owners have received from Greenwood and the PDPOA board members.

No	As a tennis player, I see the way Greenwood takes care of its property. In my opinion, the upkeep is very poor and may be the worst in comparison to any and all the similar courts I have played on in HHI and back in PA. Why would anyone think they would do better at a property we are paying for? I have not seen or heard about any standards that must be met by Greenwood. What happens if they decide they are not going to clean the upstairs unless they have some event? Very often there are no courts available at the main tennis center, and the center court ones usually close in the afternoon. Yet PD wants to remove 2 courts and use them for parking. Now I see the outdoor sitting area of the second floor of the Dunes House has been greatly reduced, thus reducing one of the amenities available to owners. It is claimed that the owners will be able to use the Dunes House to play cards, yet I see no area to store card tables. Do you actually believe people are going to carry the table up each time? I also do not see any area to bring snacks for card games that are at night. Originally when I thought we were going to run this, I was all in favor. Not any longer. If I want close parking and a limited menu to eat with a view of the beach, the Marriott will suffice. So why would I want to pay for something that appears to offer nothing more, have less availability and remove tennis courts for parking that would help Greenwood? It appears from your email that the Board has already decided to move forward with this project, irrespective of whether owners want this. Why should we pay for Greenwood's mortgage, so they can make more money.
No	The terms of the agreement with greenwood are not acceptable. I feel it is much more advantageous toward them than to our association. I feel a portion of the building should be dedicated to unrestricted use of POA members I we are using POA \$ to fund. I do understand the desire for them to use it as a rental venue as they currently. However, I feel this could be accomplished by allowing them to rent out the restaurant portion as they do today and not excluding the POA members from a facility they are helping fund. As it stands now the majority of prime time could be allocated for rentals and prohibit owners and/or guests from enjoying access. The way the agreement is currently designed members and their guests will be essentially paying for access during off-peak times. This isn't acceptable. I want out POA funds to go toward amenities that our community would have access to on a daily basis....not leftovers when no one else is interested.
No	There needs to be additional live meetings, not web, with the owners to put together a plan that is good for us. The project is too one sided toward the resort. Thank you for asking,
No	I am ok with the financial aspect of this project even though it is definitely slanted in Greenwood's favor. My problem centers around the parking arrangements. I don't think there is adequate parking near the facility to accommodate PD Owners. I don't think that the parking spaces "reserved" for PD Owners can be policed effectively so PD guests and beach goers don't us them. Finally, I feel that the new parking by the tennis courts is a bit far away for us to use, particularly in HOT and inclement weather.
No	Too many unanswered concerns raised by a third party. Need to have ALL issues addressed before proceeding.
No	Don't think the PDPOA has any business improving Greenwood property. The renovation is much overdue. I am not convinced the PDPOA will receive the benefits that are anticipated.
No	Greenwood's role, influence, their benefit, and our costs are too high and too disproportionate.
No	I believe the current proposed facility is too big, and too formal for Palmetto Dunes. The PDPOA should build a more suitable facility to serve our owners, and lease the casual beach restaurant space to an operator. We do not need to allow Greenwood to build a luxurious function facility at this location to enhance their beach wedding business.

No	Spending millions of dollars on something we don't own and then not having access to the project during their "rent back" weekends doesn't make financial sense. In return for our LARGE investment in the property, PDPOA should control (and have a 99 year lease) on the second floor and rooftop deck at ALL times, with reasonable rentals allowed back to the Resort/Dunes house on a limited basis. 30 Weekends a year is MORE THAN HALF!!! They are taking our money and plan to hold large weddings and celebrations to make them MORE money, while PDPOA gets nothing. The design should be expanded to include a larger first floor reception room (into the parking lot) that they could rent out on their own like they do now. Then it would be more equitable.
No	If it goes ahead it should be on a term leased rod provider not staffed by the poa employees
No	Dunes house should be either for profit property or just for owners. Mix affords too many potential conflicts
No	While I like the proposed building, allowing Greenwood almost exclusive access for something we are paying for is ridiculous.
No	There are issues that still remain within the proposed project that need to be analyzed carefully. In my opinion, these issues should be researched and then explained to the board by legal counsel. We need to fully understand what future undesirable ramifications may lie within the current Greenwood proposal as currently presented.
No	I don't believe that our POA should be involved with Greenwood Dev. Spending large amounts of money to enrich Greenwood Dev. and leaving POA to pick up the bills.
No	Nothing wrong with current Dunes House. We don't need a huge building like other places. We are Palmetto Dunes, not like the other areas of Hilton Head. That is what is special.
No	I think there will be lots of problems with parking as project is planned now and too much power to Greenwood.
No	We do not want owners use of the Dunes House to be deprioritized by other parties. We are VERY against it being owned by any party other than PDPOA.
No	Proposed transaction appears to be too much "one-sided"
No	
	I do not fully understand the phrase "as presented."
No	I like the charm, and casual feeling of the current Dunes House
No	
No	The Dunes House project only serves to increase the number of visitors to PD further destroying what was once an exclusive Resort.
No	
No	I've been a developer and supporter of development my whole life . . . but something is bothering me about this one. Despite representation, this fancier place will not have the same walk-up-and-grab-a-burger-beach-vibe that we have now and there's no way food and beverage costs will remain similar/the same. Most owners behind the gates have numerous other beach access options. This one is slammed with renters from Palmetto residents outside the gates so extra parking will help but will be overwhelmed. Most PD owners will not benefit from the Community Investment spend on this property. It's a great deal if I'm Greenwood. I support the parking upgrade and gate protection for the adjacent properties and an upgrade to the Dunes House, but the scale of this build and repurposing of the beachfront grill will be much more "corporate". Thanks very much for
No	We feel it is a bad financial move for the neighborhood and Greenwood reaps the rewards. The building is too large for the space and will create a parking and crowd nightmare.
No	
No	

No	The larger facility would attract larger private functions/rentals. It is therefore not in the interests of those owners who's properties are in the vicinity of the Dunes House due to the increased traffic and noise that would inevitably follow. 40 days of private rental/function of which 30 are Saturdays is way too much.
	Uncertain at the present time based on the information that has been presented and not presented. I seem to recall that Greenwood will construct and lease the facility to PDPOA and then pay PDPOA for use of the facility. If this is true, I would like to understand the financial terms of the proposed lease agreement including term, interest rate/rate of return, the value of depreciation benefit being realized by Greenwood and any depreciation value being shared with PDPOA through reductions in the proposed lease payments. Additionally, has PDPOA prepared a construction, finance and own scenario to ensure the Greenwood's proposal is most economic alternative?
No	Dunes house as presented when? I am hearing from some residents that the project scope has changed from the originally planned. Was there a re-vote? I'm not sure the communication has been well managed if the scope has been changing
No	The place as is does enough business for what we need as a community. Anything bigger will create more problems than it's worth! The last part is about how Many weekends we have to give up. I do not support any expansion of the Dunes house!!!!
No	The drawbacks of this facility far outweigh the benefits it would provide, which appear to heavily favor Greenwood. The traffic congestion and infringement on property owner parking will be harsh realities.
No	Greenwood wins - parking too far away from Dunes House
No	Not in present form agreement with Greenwood. No many "carved out" insider benefits!
No	We are highly concerned with the negative impact to Palmetto Dunes.
No	Seems like property owners should get best parking
No	This project does not adequately address the concerns of a significant number of residents. The proposed building is much too large for the footprint, the project heavily favors Greenwood and it will negatively impact traffic and parking. We vote NO!!!
No	We do not support the Association in moving forward with the Dunes House project as presented. It in no way seems to benefit property owners.
No	
No	We are not in favor as it stands. This project only benefits Greenwood. We are in favor of redoing the existing dunes house in the same size footprint. Or the original deal- the 99 year lease. We own building. They own land.
No	Greenwood is not the community's friend. They always get the better of us & we get nothing from them. No to the Front Gate; No to the control of outsiders (mon owners non renters to enter our community all to their benefit ; Continue to have large number of residential votes despite owning no residential property; Treat our community like they own it & not the resident owners. If our community really wants a beach front amenity, the owners should step up & agree to own & control it all as well as pay for it all. Renting from Greenwood & sharing the Facility with Greenwood will never work ! PD residents will quickly become very unhappy with most every aspect of the arrangement. PD should make an offer for the Dunes House that is very attractive to Greenwood based on the net cash flow from operations. If PD cannot afford to improve or build the new amenity now then operate the Dunes House as it now is as tge community amenity until the community can afford to rebuild it. At least then PD would control its own amenity for the sole benefits of its owners and the public will no longer be able to get behind our interior gates.

No	Too many negatives to rehash here. We have previously commented. The large event venue presents the image of large groups of celebrants/party goers spilling out in the evening and making noise and worse. The present size is manageable and non intrusive. The project is too large.
No	
No	It is unnecessarily grand. I feel that it is being shoved down our throats because it is what Greenwood wants. It needs a bit of remodel but nothing approaching what has been proposed.
No	
No	This is supposed to be an “owners amenity” but Greenwood is calling all of the shots from the excessive number of days they are able to use it to putting restrictions on bringing in food to creating a parking lot for owners that is too far away. This is a great deal for Greenwood to increase its profits but not good for owners. I responded favorably to the original survey about an owners beach amenity but this has turned into something I do not support and likely would not use often or at all
No	The PDPOA needs to renegotiate the entire deal with Greenwood: 1) to assume at least SOME ownership of the property, and 2) reduce the lopsided funding of the project that currently heavily favors Greenwood.
No	The Dunes House should only be built if on land that is leased or purchased by the PDPOA alone. Otherwise, If Greenwood wants to take the risk they can fully build and manage a a new beach property themselves and open it to all , as Sea Pines does.
No	The entire project needs to be transparent to every owner. The project as it looks right now is corrupt. Owners have not been given full disclosure about Greenwood and their entanglement in the project. The PDPOA needs to own the Dunes House renovation with a lease option to outside parties- if the build actually happens. Owners are being railroaded into believing this is a positive amenity when really it is a cash cow for Greenwood with owners paying the bill and suffering the consequences. The PDPOA needs to step up and represent the owners instead of dismissing concerns to reap a monetary reward. The information we have been given as owners is skewed and one- sided. It is extremely disappointing, yet no surprising, to have a Board that does not address the owners concerns. It actually looks like a nefarious relationship between people with Greenwood and people with PDPOA lining each other’s pockets. May not be the case but perception is reality and something is not adding up with the hard push for the renovation without full owner consent. Let’s vote- every owner- and majority rules. It would at least feel a little less coerced that way.
No	I can’t support something that I know nothing about.
No	
No	
No	Too many things have changed since the original proposal.
No	
No	Very concerned about parking as we are very close to it.
No	It’s a ridiculous proposal. Why wasn’t a traffic study done? I also have a hard time with PDPOA using Greenwood attorneys for this project, instead of retaining our own attorneys to represent our interests. The plan couldn’t be any worse for PD property owners who would spend a significant amount of money funding the project, yet never owning the property and being restricted from enjoying the facility while Greenwood enjoys all the benefits. PDPOA needs to drop this proposal. Let Greenwood fund this project.
No	
No	This would only benefit Greenwood. Owners have to put up with congestion and increased traffic problems.

No	*It is quite costly and in the end we do not own the building. *Our board should be protecting our assets not giving them away. *It will generate much more traffic to an area that is very congested. * The rendering of the building does not fit into the quaint charm of the area. *Those that own homes and villas in the area will be negatively impacted by not only the construction of this building but also all of the foot/car traffic after it is built. *Greenwood does not take proper care of the property they currently own. There is not a guarantee that they will keep up with the maintenance on the new structure. *Greenwood gets to use /rent the building for most prime Saturdays throughout the year. *This is a win/win for Greenwood and a poorly developed plan for the owners in PD. *Have Greenwood fix the current Dunes House and stop over developing our community.
No	not a good deal for anyone but greenwood, too many saturdays given away, not enough parking for the size of the venue, restrictions on food and beverages, we'd be better off doing nothing until we can OWN our own resident facility doesn't have to be
No	We have been thinking about it but really like the casual beach house feel the way it is now. Also not in favor of fancy and pricey don't like all the greenwood usage on weekends could we develop the leamington side building on the lagoon to be more of a residents dining and gathering place?
No	It is not in the owner's best interest.
No	I have asked many times if any part of the property (ground floor or patio or porch) would be dog friendly. I have not gotten a "yes" assurance that at least some part of it will be pet friendly. I would almost never use the facility if it's not going to be dog friendly. I haven't eaten at the Dunes House for several years for that same reason. I'm also concerned about parking. The project as presented does not seem to provide adequate parking for owners/guests/renters.
No	
No	Too many unanswered questions regarding parking and traffic, as well as concern regarding venue availability for POA members.
No	It is only of value to those that are not close to the beach or are not owners within PD.
No	It does not make financial sense. In addition, Greenway does not have the interests of the owners as a priority as they seem to be beholden to their own set of rules - dilapidated buildings they decline to repair and the Toptracer golf range is poorly thought out and represents a substantial decrease in the value of the neighboring homes. If Greenway wants to build a larger Dunes House, they should foot the entire bill.
No	We homeowner/residents are being asked to pay for a money-making property for Greenwood without allowing us to have preferential access to the property. Greenwood controls the food and beverage as well as an excessive numbers of dates at the exclusion of the homeowner/residents.
No	
No	We would find little use in a separate owners floor. We find little value in increasing the number of catered events at the Dunes House. Might be good for Greenwood but short on value for owners
No	We are concerned with the upfront costs of approximately \$1,000,000 (Dunes House Lane, Tennis Courts, and Equipment/Furniture). The lease conditions previously presented stated 20 years only. Greenwood could do what they want after that. Risk with Greenwood and then value for money are the holdbacks.
No	To many unanswered questions. Greenwood is only interested in tourists and their profitability. Owners be damned.
No	Additional assessments.
No	
No	There is no where to park now. It would be a nightmare !

No	Would much rather refurbish and upgrade current facility.
No	
No	Here are my concerns (in no particular order): - The decision to proceed should be put to a formal vote of the property owners. - The covenants should not be changed without a vote of the property owners. - Parking and traffic is already problematic as it is. - We also have safety concerns with introducing more people coming into the neighborhood for the full commercial restaurant. - We want to make sure that property (restrooms) and parking is accessible forever in the future. As it stands, it appears that Greenwood would own the parking and building at the expiration of the lease. - Greenwood is also notorious for not maintaining some of the buildings already in the neighborhood, what guarantee is there that they would maintain the facility after the lease terms expire? - The PDPOA currently has parking and accessible restroom facilities at the Dunes House. I am concerned that in 20 or 30 years (I haven't seen the complete terms of the lease), Greenwood could increase the lease costs to essential force PDPOA to not renew. - Greenwood is getting 40 days per year with the new facility, 30 of which will be prime-time weekend days. - What are the "special privileges" for the Self family? - The PDPOA exists for the benefit of the owners. However, it feels more like the board is working for Greenwood. I have tried finding more detailed information on the PDPOA website and it is very difficult. Right now, the PDPOA has rights with the existing Dunes House in the covenants. Under this new agreement (or once it expires), PDPOA has nothing. This doesn't seem like an advantageous negotiation on behalf of the PD Property Owners. All of the "information" packets I've seen or received appear like marketing materials more than information to help PDPOA owners make an
No	This is absolutely ridiculous. Owners should have been given the facts to begin with. If Greenwood wants a venue for weddings and another restaurant have them pay for some houses or land somewhere else without a take over of the existing Dunes House. This is totally unnecessary, poorly presented, and causes so many unnecessary changes to our safety, environmental issues, foot traffic and vehicle traffic and a potential unnecessary restaurant serving all day. Not only do we object to the financial side as presented but consideration for this whole project should be ended.
No	Too much issues have not been addressed. Traffic, parking I currently have a place very close to dunes house.
No	Questions about transparency of motives. Parking. Closed up to 30 Saturdays per year for Greenwood and 40 total. Lose the current beach vibe. Footprint too small; it's not like Sea Pines space. Spend the money updating other amenities in greater need to eliminate eyesores. Make compromises to get the squeaky wheels on board.
No	
No	Expanding the Dunes House to accommodate larger crowds and events, and moving the parking across Mooring Buoy to the tennis courts introduces an unnecessary safety hazard that will inconvenience everyone going thru the North Gate. The Dunes House is satisfactory at it's current size
No	This benefits Greenwood much more than it does Palmetto Dunes property owners.
No	Two reasons that raise question in my mind. First , the parking is of concern as to the available space it currently provides. Second , Palmetto Dunes unlike Sea Pines and Shipyard is very visitor friendly. With increased traffic , i do not believe this would be of value to the current residents. I personally like the appeal of having a much more functional beach house opportunity , but not at the expense of the current environment we now share.

No	- The triple net agreement is not favorable towards PD Owners as the risk associated with the costs that will be encumbered will eventually fall to the Owners. - The increase in traffic is not favorable for PD overall. There are already frustrations expressed on all platforms about traffic, noise, trash. This is going to exacerbate these issues. - The commercialization is not favorable towards PD as it goes completely against the planning and preservation to keep the natural beauty of the Community. - Hopefully the Board will listen to the community and not move forward with this project if the majority of the respondents state "No". NO means NO, not maybe or thank you for your response that means nothing we will do as we wish and or are pressured to do. If the majority of the respondents vote yes, then the current terms need to be readdressed as to not encumber the Owners.
No	The 2019 plan residents voted on is NOT the same as today's The current proposal would give Greenwood 100% ownership of the building Lease terms are being negotiated secretly POA funds will be spent on a building we don't own The POA would lose the opportunity of ownership of the Dunes House Fewer parking spaces Increased traffic Loss of access to beachfront amenities on 30+ weekends Impact of fragile ecosystem Use of POA funds Erosion of community Changing the covenants gives away our beachfront amenity protections
No	if my dues are being used to build facility, POA should be the owner of it. If land is leased, lease should extend to end of building life or after or should have a value that Greenwood will pay for the building once land lease ends. We as owners should have better parking and not have our dedicated area blocked for a majority of Saturdays each year as we only get to enjoy it on Saturdays and Sundays. This was a poorly executed plan. I vote to leave Dunes house as-is but would support better parking for
No	The disadvantages of the project far outweigh the advantages. Strong disadvantages for me are restrictions on our use of the facility (e.g., days we can use it, what we can bring, etc.), problems with parking/loss of 2 tennis courts, and the partnership with Greenwood Corp who I don't trust. I think we could achieve a similar sense of community by developing the Lee Shore property. If residents want a beachfront experience, they can always patronize the existing Dunes House. I applaud the creativity and hard work done to develop the proposal. A similar effort devoted to the Lee Shore property will likely yield a more desirable facility.
No	You will be ruining a very special place. The current Dunes House is perfect in size and has a special vibe. Please don't do this. Homeowner for over 20 years here.
No	The Dunes House will impact parking, traffic, and increase noise pollution with the amount of events planned for the weekends as well as the number of hours it is open. We will be losing the ambiance of the Dunes House as it now stands. Also it will impact the beach access for us. NO,NO,NO.
No	This would end up being a win for Greenwood and a loss for the association. Beach access and parking would also become a bigger problem for residents.
No	I support ,the dunes house project, but not the actual condition. I understand the negotiation are difficult and I thank the negotiator for this work, but we could still improve it
No	Protect parking, beach access & environment as well as ownership of the property we pay to have built on
No	I believe a project of this magnitude should go forward only if supported by 50% of the owners as determined by a vote. Financially it appears to be great for Greenwood but not for PD property owners. I have not seen enough details. After the disaster of the last purchase on Lee Shore I am skeptical at best. We all know that Greenwood will always come out on top, ex. When PDPOA took over from Greenwood.
No	Believe the use is planned more for Greenwood and not for the property owners. Recommend not moving forward with current
No	Too much money and expenses that will benefit only Greewood



No	We as a permanent homeowner are very concerned about the parking as it is now. We also have called the dunes buggy for a pick up and could not even get through. We feel renters have more privileges and pull to get things done than we do.
No	
No	I'd like to see Greenwood act more like a partner and less as a dictator. I'd like to see Greenwood actually live by the same rules as the owners. The Dunes House project is a great idea if Greenwood had demonstrated partnership in other things in PD.
No	WOULD LIKE MORE DETAIL REGARDING PARKING, ACCESS, OWNER AMENITIES; CLARIFICATION ON LATEST INFO RECEIVED WAS NOT CLEAR. thank you
No	Traffic, too large of a dwelling, beach appeal, noise, etc.
No	Too much is given away to Greenwood, and not enough is received in return. In regards to projected revenues flowing from the project, there is actually not enough benefits in the form of significantly reduce owner costs. In addition PDPOA is taking on additional costs that should be born by Greenwood. The entire project is more of a benefit to Greenwood than owners.
No	
No	We don't need to change the current Dunes House.
No	Greenwood is not a very good partner they have proven in the past that they are in it for them only We had to sue them in the past and to get back in bed with them on any project I think it's a mistake
No	It has lost the beach vibe. The renditions look like the homes that are next to the present structure. I support the concept buy not the way it looks on the drawings.
No	We believe the project benefits greenwood and not the owners. Frankly , we are not against a new dunes house but against the current agreement. The owners will not have access the the dunes house for 40 days a year and owner parking should be near the dunes house not by the tennis courts. The age of many owners are the issue. Also, greenwood will be profiting significantly from the dunes house and needs to contribute more. Plus the Lee shore property should be sold and greenwood must renovate or tear down the old palmetto dunes club house that is an embarrassment. Finally greenwood should agree to give owners more of a discount on golf fees. The board needs to reach out to owners like me that have negotiating skills in their background to redo this agreement that is fair to owners.
No	Waste of money. Greenwood seems to be getting the best of this deal. Parking a big issue. Owners have plenty of other HHI options for a restaurant. Leave ut as it is.
No	Don't want a bunch of construction going on and don't want a public restaurant in our neighborhood.
No	The home owners should have 100% ownership. Greenwood having 40 Saturdays is ridiculous. We need to find a way to buy Greenwood out completely.
No	It is unconscionable that the board would move this project forward, spending millions over time without a community wide formal vote. I'd be fine with either outcome if the entire community had a say/vote. Why not do the fair thing? Doing informal, unaudited surveys to get the desired outcome by collecting responses from a small percentage of the community is deceitful and wrong and is not a formal vote.
No	I don't think the POA has properly addressed many of the issues brought up during the zoom sessions. Specifically around the cost structure and revenue to Greenwood.
No	
No	

No	I am not in support due to the lack of ownership the PDPOA will have in the building. If we are making this investment, we need something long-term to show for it. I also disagree with the extension terms post initial contract. Too much favor given to Greenwood in this proposal.
No	Amongst the myriad of issues with this proposal we are particularly opposed to the rental access Greenwood would have, the parking congestion issues affecting owners close to this location and owners paying for this expansion yet not having ownership. There appear to have been an issue of either communication or transparency with this project initially. As owners would adamantly oppose this project as is. The Dunes House could use some renovations certainly and a second floor open expansion with same access as today would be a welcome proposal. Otherwise, it's not broken, don't fix it at the owners' great expense,
No	Ladies and Gentlemen, you have heard from me before. Too big, not as presented, we won't own it, parking, traffic and more are big negatives. The winner is Greenwood. Open to different ideas but this will not benefit Palmetto Dunes. Been an owner since 1980 and Nancy and I live here full time. How about re-doing the Palmetto Dunes Club. Thanks,
No	As currently structured, the agreement between PDPOA and Greenwood favors Greenwood FAR TOO HEAVILY for me to support it. In my opinion, a LOT more input from us owners is needed before a majority of us will vote for this agreement. Please reach out to us with more than just this brief survey to hear ALL of our concerns !!
No	The parking lot in front of the Dunes House should be for property owners, not resort guests. The proposed new parking lot where the tennis courts are should be for resort guests, not property owners. Owners should be given the prime parking area, and it should be gated.
No	
No	
No	Still feel like we will lose more than we will gain
No	The current financial proposal/ lease agreement as presented to the Association is poorly crafted & does not serve the best interests of the Association.
No	I do not think that it is a good deal for Palmetto Dunes owners.
No	Our contribution way too high and no control at all
No	It is bad for the environment on the dunes, it will bring more traffic and congestion, it is too large of a structure and takes away from the feel of Hilton Head that we love
No	Do not like the financial plan
No	I am not comfortable with the finances and don't believe that we should move forward with any project unless we have full studies, traffic, safety and financial
No	The association doesn't get any financial benefit from having a place that they are going to rent but the association has to help pay for construction. Also, it won't be open who isn't a homeowner. How about my renters? Why will they be left out when I pay for my dues to the association.
No	The only people who benefit from this is Greenwood. We DO NOT support a new Dunes House.
No	This asset to Palmetto Dunes needs to first serve property owners
No	The proposal has changed since owners were asked for input. Additionally, PDPOA in the long run loses on both ends of this concept and Greenwood cannot lose on either. Any project has to have both sides benefitting equally.
No	