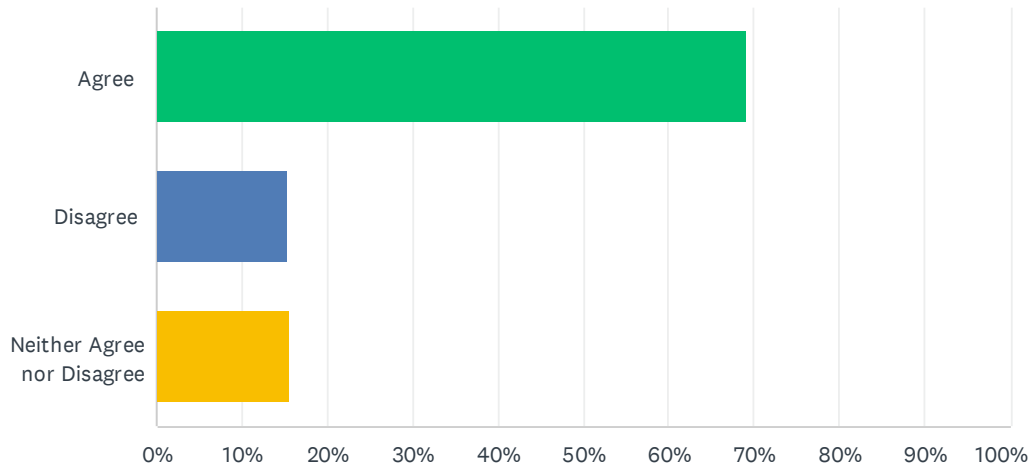


Q1 Motion #1: The PDPOA shall explore and implement linkage/communication between the Pass Office system and the short-term registration system software to enhance the systems and provide important and timely information.

Answered: 494 Skipped: 27



ANSWER CHOICES	RESPONSES
Agree	69.03% 341
Disagree	15.38% 76
Neither Agree nor Disagree	15.59% 77
Total Respondents: 494	

#	COMMENTS	DATE
1	Just use the town's database of rentals. Why continue to reinvent the wheel?	11/14/2023 12:18 PM
2	Pass all of these motions and Fund / resources them correctly! Fines need to be put in place.	11/14/2023 12:02 PM
3	Important to tie these together	11/13/2023 5:00 PM
4	What will they do with that information? Will they supply that information to PD Real estate?	11/12/2023 4:40 PM
5	Pass information should be separate from rental info	11/11/2023 11:05 AM
6	This is fiddling around the edges. Security needs to do a better job enforcing the current rental policies. They rarely stop renters who are parked in the road or grass, have parties until all night or otherwise abuse PD. Let's first get security to do their job.	11/11/2023 10:06 AM
7	There needs to be an understanding that just because a unit is registered as a short term rental, many owners only rent part of the year. Linking the systems or doing a regular data analysis to look for patterns makes sense if you are looking for ongoing, patterns of data. But there has to be a recognition of personal use.	11/11/2023 8:38 AM
8	Why did the recommendations not address limiting the sheer number of rentals in Palmetto Dunes? That's the most important topic, not systems. Once the majority of properties become rentals, residents will leave. Perhaps this is what the POA and GW want. Award STR rights by a lottery.	11/11/2023 6:42 AM

Short-Term Rentals Phase 2 Ad Hoc Committee Proposed Motions

9	All information about rentals should be in the pass office software. We should no longer require rental registration as this information is maintained by the town. Let's require less workload for renters. 1) Business License, 2) Town Registration, and 3) PD Registration. We don't need the last one any more.	11/10/2023 8:38 PM
10	Seems like a logical step and way to thwart people who are gaming the system. Although, if I am correct, there seems to be a somewhat hefty fee for passes for renters, so I can somewhat understand owners desire to avoid it.	11/10/2023 4:47 PM
11	Short term Rentals bring money to the community and its businesses. We need to stop harassing those who open their homes to these family beach-goers.	11/9/2023 8:00 PM
12	Top priority easy to link two systemd	11/9/2023 10:21 AM
13	Just more overreach by Board Members, increasing the Parking pass by 40%	11/9/2023 8:55 AM
14	sounds complicated. a good start would be to be able to use the pass app to add rental passes.	11/9/2023 8:49 AM
15	Absolutely link these systems for better guidance and outcomes.	11/9/2023 7:52 AM
16	NO short term rentals!!!	11/8/2023 9:22 PM
17	Pretty vague--So PDPOA is to work on communication/Linkage between Pass Office and software. Not sure this is worth trying to figure out how it helps anything--should already be done. Like punching to work every day.	11/8/2023 8:14 PM
18	Do not spend any more money on short term rental programs	11/8/2023 7:12 PM
19	Let's buy an enterprise system that offers this feature. Linkages between software become expensive very quickly. New software could tie passes to number/license plates. We need this feature to allow citations and prevent pass sharing.	11/8/2023 7:08 PM
20	Current system works okay. Any linkage creates further inflexibility and additional potential problems	11/8/2023 6:16 PM
21	It is critical to get a handle on short term rentals before it gets so out of hand it is the point of no return. This is a great first step.	11/8/2023 5:39 PM
22	Do not know what this entails	11/8/2023 5:37 PM
23	The pass office should also be aware when the home owner is in the property	11/8/2023 5:32 PM
24	What value would this add?	11/8/2023 5:07 PM
25	Is there a problem you are trying to solve? We get plenty of information/communications already. If each system is not doing its job, linking them only causes more work.	11/8/2023 5:01 PM
26	The ramifications of this motion are unclear. Exactly what is the benefit or purpose of this motion?	11/8/2023 4:32 PM
27	There needs to be a very simple process to get guest passes. Thank you	11/8/2023 4:22 PM
28	Every motion is so vague; they are pro tourist. Nothing will ever be done to tourist in PD- they rule. Full time residents are dirt. So truly, none of these amendments matter. Whatever tourist want to do- they do. Security doesn't enforce rules with tourist. But let a resident have part of 1 wheel in pine straw- \$100 ticket!	11/8/2023 4:03 PM
29	Need to be sure only a certain number of vehicles are allowed at all times at the properties to prevent unnecessary parties and guests causing loud issues etc.	11/8/2023 4:01 PM
30	provide information on the reason this is needed and necessary.	11/8/2023 3:54 PM
31	Please describe the "important and timely information". Who pays for this ?	11/8/2023 3:49 PM
32	Gate access system has periodic issues. Tech priority would be cleaning that up.	11/8/2023 3:46 PM
33	Why should I have to spend money to support their private business.	11/7/2023 8:18 PM
34	And use this to identify those who are renting but not registered	11/6/2023 2:43 PM
35	We have owned our unit for 20 years.I think we have been more than considerate of our	11/5/2023 4:59 PM

Short-Term Rentals Phase 2 Ad Hoc Committee Proposed Motions

neighbors when we rent and resent the fact that you are trying monitor everything that we do.

36	Now that the Town has their own registration requirement for STRs, the PDPOA should no longer require their own registration and database. All STR data should be obtained from the Town--saving owners time and duplicative input and the POA money. We just need to indicate in the Pass Office System which properties are registered STRs so abusers can be identified, as well as unregistered STRs who are requesting paid passes.	11/3/2023 2:52 PM
37	STR should have to use rental passes vs calling visitor passes and be verified	11/3/2023 1:35 PM
38	ok - so this is an unrelated comment - we are new homeowners, with no intention of renting. We pay a fee for the dunes buggy - but when it is high tourist season, we cannot even use the buggy, because it is so busy. Do people who own rental properties pay a higher fee?	11/3/2023 9:55 AM
39	Current system works seems to work well. Is there a problem to be solved? What "information" is being sought?	11/3/2023 9:45 AM
40	The gate app works great for STR and guest passes. Never had any problems other than technical which a quick call into the office solved!	11/3/2023 9:14 AM
41	Should have already been done.	11/3/2023 12:36 AM
42	Need to simplify rental pass process.	11/2/2023 4:30 PM
43	Right now I only receive notifications on one rental when people arrive.	11/2/2023 3:43 PM
44	I Blame the Management company like Palmetto Dunes for not doing their job when they rent out my unit!!!! They make a lot of promises on how they will care for your property and they get paid really well but they don't in force the rules!!! Please go after them, thank you.	11/2/2023 12:01 PM
45	I have no idea what this really means or what the purpose might be.	11/2/2023 11:26 AM
46	not sure what this means. Details or examples? I guess I agree as timely communication is important.	11/2/2023 11:21 AM
47	I don't really know what this would mean.	11/2/2023 8:11 AM
48	I assume this linkage/communication is accomplished by the 2 parties and not involving the owner.	11/2/2023 1:42 AM
49	Too much Big Brother going on here	11/1/2023 9:36 PM
50	This provision is too vague. What does "explore and implement" mean? How will the change be implemented?	11/1/2023 9:22 PM
51	Not sure what would be gained by linking the systems that would benefit a home owner or rental company.	11/1/2023 8:36 PM
52	We're an STR, but allow friends and family to use condo on occasion	11/1/2023 8:28 PM
53	Most STR owners do not rent full time. Security cannot rely on a unit that is registered to rent, will always have renters in the unit. Regarding verifying that guests of owners are paying a renter pass, I agree with this motion.	11/1/2023 7:53 PM
54	The system needs the ability to provide for renter passes to be paid in advance on line like it used to have the ability to.	11/1/2023 6:54 PM
55	Great idea	11/1/2023 6:27 PM
56	If there are any costs associated to the Pass Office having to upgrade software or add labor this should be paid for by the Short term renters as the non-renting owners aren't receiving any benefit from this.	11/1/2023 6:00 PM
57	Is this for all rental companies working within PD?	11/1/2023 6:00 PM
58	Can you give more detail on what this means and an example? What problem(s) is this intended to solve?	11/1/2023 5:57 PM
59	Do not think the linking of the systems would address the deception. Unless steps are taken to validated the landlords visit designation, don't understand how the link up to the systems helps the confirm the landlords representation.	11/1/2023 5:57 PM

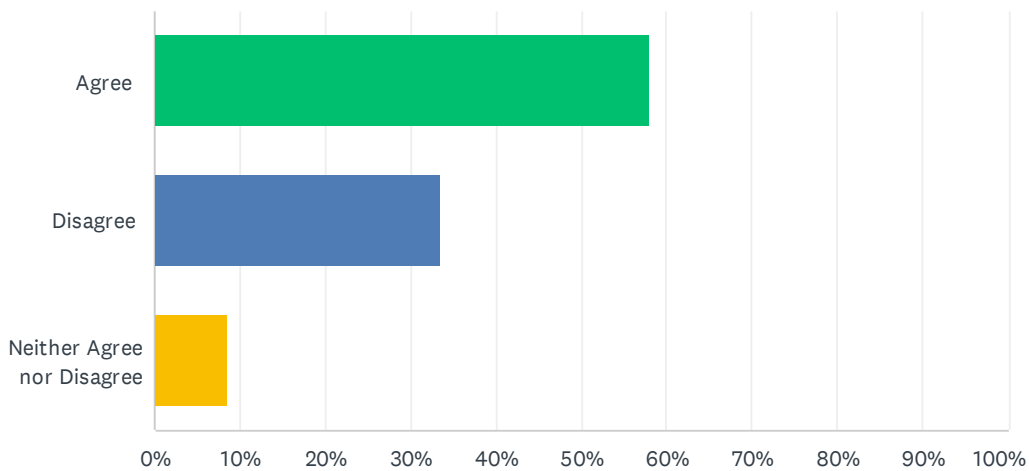
Short-Term Rentals Phase 2 Ad Hoc Committee Proposed Motions

60	Limit the number of overnight passes allowed. Someone having a party might need a lot of passes.	11/1/2023 5:30 PM
61	Sounds complicated and expensive. What's so wrong about the current system?	11/1/2023 5:25 PM
62	As long as STR owners and their family/friends are not treated as renters and can still get complementary gate passes	11/1/2023 5:21 PM
63	We register our STR into PDPOA and we make sure our management company supplies the appropriate passes to our STR guests. Not sure we need to "link" the 2 platforms.	11/1/2023 5:11 PM
64	I don't think there is a current problem.	11/1/2023 4:56 PM
65	What "short-term registration software"? I use VRBO directly. Others use management companies which have various systems which interact with VRBO and / or other systems. What "software" are you talking about? If this is suggesting only that the Pass systems knows in the unit is registered with PD as a rental property, that would be fine. I assumed that was already in place.	11/1/2023 4:55 PM
66	I do not rent my villa anymore (since 2015) so I left my business license go as I did everything by the books when I rented with VRBO. I now let my adult children, siblings and close friends use our villa, usually a few weeks in the summer when we aren't there. I am questioned by a board member who argues with me that I rent bc I order parking passes. We bought our villa in 2004 and rented for 11 years until we got to a point where we financially didn't have to and now I have to worry about ordering passes for my family and few friends, who I do not charge, I do not have a cleaning company as they clean if they use it bc some think I order too many! My too many are 5-6 weeks in the summer compared to February thru September when we rented. I hope when you compare who is on your short term rental list and who orders passes you realize that some of us do not rent! We love to share our villa and happy place with our family and friends.	11/1/2023 4:28 PM
67	Any costs incurred should be at the expense of the short term rental owners vs. general population	11/1/2023 4:26 PM
68	I REALLY have no idea what this Motion is TRYING to say. It's way too vague in its language and it doesn't really articulate a particular goal. Please consider rewriting this amendment to give MORE SPECIFIC details as to WHAT it's trying to accomplish.	11/1/2023 4:02 PM
69	There should be far less rentals. What's the benefit? Payroll saving for PDPOA or ease of use for owners who rent?	11/1/2023 3:55 PM
70	The pass office is already insufficient and non effective. Placing more burden on people that already cannot run the pass office efficiently is a terrible idea.	11/1/2023 3:45 PM
71	There can be no proper control until this linkage occurs.	11/1/2023 3:41 PM
72	How will it enhance these systems. What important and timely information that is not available today?	11/1/2023 3:26 PM
73	Parking is a real issue in St Andrews Common where we have our rental. Tickets are upwards of \$200 and I don't believe people will put up with that if logistics are not met with parking.	11/1/2023 3:24 PM

Q2 Motion #2: The Short-Term Rental database shall include a current copy of the Town of Hilton Head business license and associated Town STR Permit. Registration of a short-term rental as well as every renewal registration shall require owners to submit a current copy of its Hilton Head business license and a copy of the associated STR Permit from the Town.

Additionally, owners should be required to report as a condition of registering or renewing the property as a rental the number of bedrooms and maximum guests allowed to stay at the property at any one time.

Answered: 505 Skipped: 16



ANSWER CHOICES	RESPONSES
Agree	58.02% 293
Disagree	33.47% 169
Neither Agree nor Disagree	8.51% 43
Total Respondents: 505	

#	COMMENTS	DATE
1	I do not need the PDPOA policing policies that are in place with other government entities. This creates more work for owners that rent without any statement of benefits. If the PDPOA wants to police this then let the PDPOA negotiate an agreement with the Town to get a download of permits. The Town's business license is based on the revenue earned in the rental and that is confidential financial information the PDPOA does not have a right to know, especially given its track record "leaking" other information that should be private. At most the PDPOA should collect from the Town the disposition of valid permits and licenses.	11/15/2023 10:42 AM
2	Again, lets save time and money and use the data and process created by the town.	11/14/2023 12:18 PM
3	What's the consequence if they don't comply? 3 strikes is way to lenient	11/14/2023 12:02 PM
4	You should just have owners attest to having these. If you request copies, it will become your responsibility to collect, manage, and seek missing copies. That is a lot of extra work and cost	11/14/2023 11:33 AM

Short-Term Rentals Phase 2 Ad Hoc Committee Proposed Motions

	for something the Town of HHI already does.	
5	It is questionable as to the ability of Palmetto Dunes to confirm this information. The consequence/penalty for noncompliance should be clearly stated and enforced.	11/13/2023 3:03 PM
6	This is private information	11/11/2023 11:05 AM
7	Why are we re-creating the wheel? The town has processes and forms so why dont we use their information? In fact, why don't we just shut down PDs current rental program and use what the town created? Lets save time and money.	11/11/2023 10:06 AM
8	Reporting max number of guests and bedrooms is fine- but there is a slippery slope between reporting it and policing it	11/11/2023 8:38 AM
9	Why can't we get access to this information from the town? We don't need to maintain duplicate systems or to have conflicting data. Let's emliminate our systems and work with the town.	11/11/2023 6:42 AM
10	See comments above. We should jettison our own rental registration requirement and include whatever data we need in the pass office software. This will save owners time and money.	11/10/2023 8:38 PM
11	I believe this an un-necessary additional request for information. Since the town of HH government requires detailed information about the rental property, why is PDPOA duplicating information requests? One option is for the PDPOA to request rental information about specific properties readily available from the website of the rental agency that advertises and manages the rental property. For owners who do not use a rental agency/property management organization then the information requested makes sense. For example, go to the Beach-Properties website and check out 26 Sea Lane.	11/10/2023 8:03 PM
12	Certainly agree with having to provide copy of business license & STR permit. Should be making sure owners are complying with the law. Probably wouldn't hurt to know what owners are advertising for # of bedrooms & max. guests but not sure really have a legal basis for requesting info	11/10/2023 4:47 PM
13	Between the County, HHI, we already have too many taxes, fees, and restrictions. Time to back off.	11/9/2023 8:00 PM
14	The number of guests should be limited. Thirty is too many.	11/9/2023 3:08 PM
15	Redudant	11/9/2023 2:01 PM
16	Who will be responsible to monitor and what is the corrective action ...,no renting until resolve no passes to property	11/9/2023 10:21 AM
17	Same thing as I wrote in #5. Seems silly. Creating these type rules only make sense if there is also a solid plan for enforcement, including all the related penalties and processes to track all that. If I put MAX occupants as 8, and more are there, who decides I'm in violation?	11/9/2023 9:55 AM
18	This is already a requirement. Permits and licenses were instituted for STR properties in 2023.	11/9/2023 9:48 AM
19	If you think someone is renting their home illegally you can go to town, this is nothing but overreach by Board	11/9/2023 8:55 AM
20	why bite the hands that feeds. this is creating alot of extra work for owners.	11/9/2023 8:49 AM
21	Enforcement of the rules seems to present challenges currently understandably. People are here on vacation. And what they thought they were renting might not be what they were told or thought. Or they did not inform whoever was in charge of renting, six additional guests would be staying in the rental! So, How will such accountability be undertaken? If there is an infraction, how will the action appropriately be taking place to rectify and be noted as a record and by whom ... Security? There needs to be a way to manage this so people are not allowed to disregard the suggested orcommunity rules. People break rules unfortunately intentionally or not - some people currently rent in PD but do not declare themselves as a "STR" Owner... it has to be legally enforceable and binding - otherwise, some will try to not conform. And that is part of the problem - full time owners or those who do not rent see other owners (or their prop. Mgr companies) booking too many bodies with too many associated vehicles into even one or two bedroom units. Therefore, it is my recommendation when any owner wishing to rent their property in PD MUST FIRST CLEARLY STATE their unit's # of bedrooms and the limit of individuals large or small so that excessive overage of numbers of people - esp. in small rental spaces - will be strongly deterred from doing so. With condos, parking and space is an issue	11/9/2023 7:52 AM

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nevermind capacity at small neighborhood pools. Ex. We had 10-14 high school kids with two adult chaperones in a second floor Villa sleeping in two bedrooms for a rental period of one week. They came in a large van. Imagine the extremely crowded conditions as these units only range in size from 1000 sft to 1300+ feet! And, imagine just the sheer volume of noise from all those persons impacting the people living or renting in same unit below them. All I might ask is to please consider the notion when writing up this motion that it is necessary to post somewhere where anyone can see if concerned, the # of persons allowed by PD in a unit based on both the very size of the rentable unit and the no. Of beds according to the rules. I am just trying to share what happens in these small spaces in some villa complexes. And I want to address the suggested no. Of renters per unit ratio as well in Motion #4.

22	The system should be easy and be done electronically. License and permit numbers should allow cross checking with HHI records. Manual processes should be avoided	11/8/2023 10:06 PM
23	NO Short term rentals.....	11/8/2023 9:22 PM
24	The town should have a data base so as not to require more work for everyone.	11/8/2023 8:50 PM
25	this sounds good, and I assume it is a way to officially state how many people a property can hold. I assume the next step is to find a way to check compliance. If security checks a property does a fine get levied and people removed?	11/8/2023 8:14 PM
26	This is just as an additional layer of yearly reporting by short term renters that is not necessary. This information is available from the individual entities if that information is needed by PDPOA.	11/8/2023 7:13 PM
27	Why have duplicate database when this is available at the Town?	11/8/2023 7:08 PM
28	This seems like layers of bureaucracy. The owner will have jumped through the hoops and paid the money for both the Town STR Permit and the business license...now submit or else??	11/8/2023 6:40 PM
29	This does not seem to be necessary or useful. I fail to see why Palmetto Dunes needs copies of the business license and STR permit required by the town of Hilton Head since compliance is a town issue. These requirements simply place an additional and unnecessary burden on the owner of a rental to provide copies of documents that are already approved by the town of Hilton Head. Compliance with town requirements are not the responsibility of the Palmetto Dunes owners Association.	11/8/2023 6:21 PM
30	Having a STR permit or not is a at the risk of the owner. The HOA is operating outside of its authority to enforce governmental regulations. Should the HOA also govern other potential activities that may be against government laws and regulations within an owner's unit?	11/8/2023 6:16 PM
31	Good suggestion!	11/8/2023 5:39 PM
32	I was under the impression this was mandatory to rent your property	11/8/2023 5:32 PM
33	Excessive regulation. No need for this. We've been fine for 50 years without it.	11/8/2023 5:12 PM
34	How will such stipulations be enforced? Are there penalties for failure to comply?	11/8/2023 5:11 PM
35	Owners have the responsibility to register w the town. If the POA wants a copy of the registration, they can get it from the town.	11/8/2023 5:07 PM
36	The Town already reviews online listing services to match up for rentals (I believe this is what they say as part of their new initiative last year). Therefore, this is a redundant function and seems a little big-brother-ish. If a property is reporting to PD that it is a STR, then it is certainly registered properly with the Town, County and State.	11/8/2023 5:01 PM
37	Reporting requirements are already oppressive. No need to duplicate information required by the town.	11/8/2023 4:32 PM
38	It seems like we already have to provide. I don't see a need for us to need a database. The rental licensing is just a money grab. Yes, there needs to be compliance but that can be accounted for differently	11/8/2023 4:22 PM
39	Number of bedrooms means nothing. People are brining in air mattresses, sleeping bags, and people are sleeping on couches. And exactly who is going to enforce this? Nobody!	11/8/2023 4:03 PM
40	Whatever the easiest way is to confirm that the PD property has the required licenses	11/8/2023 4:02 PM
41	Yes need to make sure that they are properly registered and how many people are to be	11/8/2023 4:01 PM

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allowed including adults children - preferably no pets as they never control them no matter what they say

42	There should not be any difference in rules for homeowners depending on how the home is used. If STR's are required to submit, then all homeowners should be required to supply the number of bedrooms and the maximum number allowed to stay in the home.	11/8/2023 3:54 PM
43	HHI has it. No need for duplicate records. Bureaucracy.	11/8/2023 3:54 PM
44	Every year?? Perhaps every 3 or 4 years like car registration.	11/8/2023 3:52 PM
45	What purpose does this serve besides redundancy? And an extra burden on the homeowner. No legitimate reason for this action.	11/8/2023 3:49 PM
46	Town of HHI already has this info, no need for PD to have this.	11/8/2023 3:46 PM
47	You're trying to manage what the town of Hilton Head is already managing. Waste of our money.	11/8/2023 3:45 PM
48	This is overly burdensome on the owners who rent their property.	11/8/2023 3:44 PM
49	With some of the "mansions" being rentals there should be an enforced number of passes issued	11/8/2023 11:09 AM
50	Submitting copies is not necessary. What will you do with them. In addition, currently the 2 town requirements and the PD permit all have different renewal times you can renew.	11/6/2023 11:03 AM
51	How will you enforce?	11/6/2023 6:01 AM
52	We are not renting short term anymore and I feel because we have owned for 20 years we should have been grandfathered in before all of this nonsense began.	11/5/2023 4:59 PM
53	I'm happy to comply with reporting # of rooms & max guests; I already have that listed in several places. What is a pain is having to register several different places and report the same info over & over. Isn't there a way to streamline this process of registering & renewing so owners don't have to spend a lot of time on several different websites or platforms, constantly requiring owners to submit copies of one permit to another registering agency?	11/5/2023 3:47 PM
54	We already provide this to our management company	11/4/2023 5:19 PM
55	The Town polices us enough. In my view the POA's STR rules are to improve our community for all of us - not to aggravate STR owners with even more paperwork and annoying requirements.	11/4/2023 1:56 PM
56	This should be an automated system not requiring owners to hand deliver the documentation to avoid fraudulent activities.	11/4/2023 9:54 AM
57	Why would we put this admin burden on people that rent their homes. What benefit would we gain by implementing this? The town of HH will never set foot inside of palmetto dunes to resolve any rental issues. Makes no sense to fold in a town process that is purely a money grab. The town bus license and str owners fees are nothing more than a money grab with ZERO benefit to the owners whatsoever.	11/4/2023 9:33 AM
58	If we obtain a list of STRs from the Town that are registered, we don't need a copy of the business license. An indication or perhaps the license number itself is sufficient. It feels like the process is getting too duplicative and unnecessarily complicated, likely resulting in greater non-compliance.	11/3/2023 2:52 PM
59	I would think a room sleepig eleven with one small window and upstairs would be a fire hazard	11/3/2023 2:16 PM
60	I agree that owners should be required to provide number of bedrooms and number of guests, but I do not see why owners need to provide business license and STR permit.	11/3/2023 11:46 AM
61	POA should determine maximum number of guests allowed to stay at the property at any one time.	11/3/2023 10:43 AM
62	yes - good idea - does anyone ever audit a location to make sure the maximum isn't exceeded?	11/3/2023 9:55 AM
63	We already have to do this when we register with Hilton Head for permits and licenses	11/3/2023 9:14 AM
64	I do not feel PD needs copies of business licenses or STR permits. Focus should remain on	11/3/2023 7:29 AM

Short-Term Rentals Phase 2 Ad Hoc Committee Proposed Motions

improving the balance of quality of living between renters and full time residents. Don't get into policing licenses and permits. Stick with what is necessary info to PD.

65	Number of guests should be limited to 2 per bedroom No allowance for other sleeping arrangements like sofa beds beyond 2 additional occupants ,Etc	11/2/2023 7:12 PM
66	The fees should be based on profit not gross revenue.	11/2/2023 4:30 PM
67	I am not sure what this question is trying to get at. I rent my property and I can easily state # bedrooms and Maximum guests but I use a management company and I do not have any way to determine how many guests actually spend the week at my home.	11/2/2023 3:47 PM
68	Palmetto Dunes is not part of the process between the home owner and the town and as such there should be no oversight from Palmetto Dunes. We need to continue to challenge bureaucracy that creeps in just to make things harder.	11/2/2023 3:44 PM
69	Seems like a privacy breach. Names and addresses of owners should be sufficient.	11/2/2023 3:43 PM
70	i believe that the number of guests would be impossible to manage. we should limit short trtm-rental in the private home sectors to 4 cars. private homes bear the brunt of bicycle and auto traffic. every guest can access mariners and invernness.	11/2/2023 1:56 PM
71	I Blame the Management company like Palmetto Dunes for not doing their job when they rent out my unit!!!! They make a lot of promises on how they will care for your property and they get paid really well but they don't in force the rules!!! Please go after them, thank you.	11/2/2023 12:01 PM
72	I think providing a copy of business license and STR permit is appropriate and an initial report on total guests is ok but more and more hops is just harassment.	11/2/2023 11:26 AM
73	Why are we making the rules of the town our problem? Now we have to police that? Just sounds like extra work for us.	11/2/2023 11:05 AM
74	not sure why you need copy. should be adequate to check a box saying they are current when do annual renewal with pdhoa	11/2/2023 10:33 AM
75	As a single unit owner I already have enough admin overhead. Monthly tax filing, quarterly tax filing, licenses, permits, weekly security passes, guest passes. Don't add another layer.	11/2/2023 8:11 AM
76	You are going overboard with regulations	11/2/2023 7:44 AM
77	This sounds like an unnecessary layer/burden for the owner to look up and supply information already available from the town. Why is the owner being put through this? And, why can't this be accomplished without the owner?	11/2/2023 1:42 AM
78	It would be much more efficient if PD obtained a listing of current str permits and current business licenses from the town of HH. I understand the need for the data. However, I think this could br streamline with listing from the town rather than a cumbersome mail in that is time consuming for both owners and PD to compile annual lists.	11/1/2023 10:21 PM
79	Over crowded villas and homes are an issue. I'd like to see a limit of two people per bedroom.	11/1/2023 10:18 PM
80	Can this be done electronically? When you run rentals yourself there is a lot of administrative work.	11/1/2023 9:39 PM
81	Again, this is overkill.	11/1/2023 9:36 PM
82	That information should be available from the Town. Perhaps the Association could work with the Town to issue joint permits.	11/1/2023 8:51 PM
83	This is just one more chore that property owners who rent their property have to do..it's already cumbersome. What is the information going to be used for?	11/1/2023 8:48 PM
84	If you require it then you have to track it. That's going to increase workload and the necessary employees to manage it, which will drive up costs. The Town of HH already does this.	11/1/2023 8:37 PM
85	I disagree with asking owners to provide what has already been provided and maintained by the town. PDPOA should work with the town on how to access a file with the information.	11/1/2023 8:36 PM
86	POA can look up our permits, don't impose on us	11/1/2023 8:28 PM
87	This is a large overreach of a POA. It is the towns responsibility to make sure all licenses and permits are in place and not a POA function. How will the POA ensure that there will not be	11/1/2023 7:53 PM

Short-Term Rentals Phase 2 Ad Hoc Committee Proposed Motions

abuse of license and permit numbers. This is confidential information between the owner and the town. What is next, proof that sales taxes are paid? I do agree with number of bedrooms and maximum guests as this does directly affect the community.

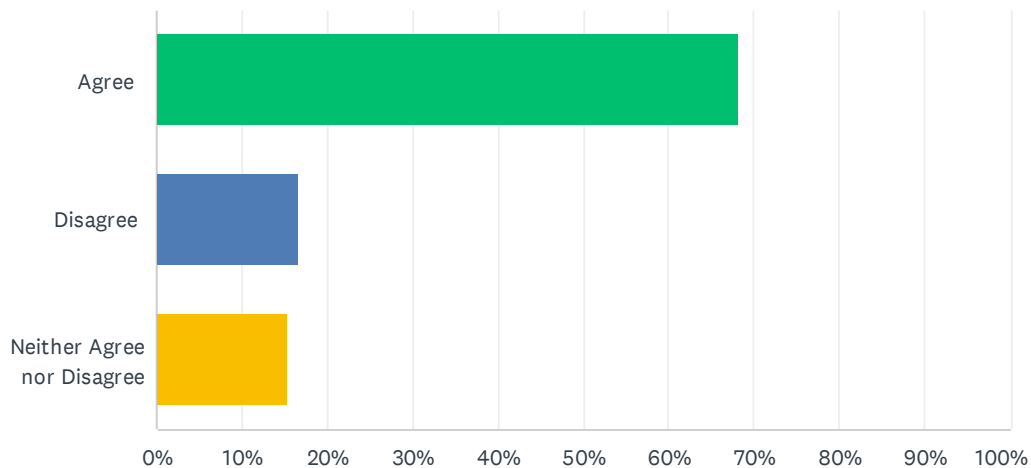
88	Why is it necessary to provide copies of these documents that you already have to jump through hoops to obtain from the city. Are the single family homes required to provide to PDPOA a copy of there paid property taxes each year?	11/1/2023 6:54 PM
89	Don't we already do this?	11/1/2023 6:36 PM
90	Why do you need copies of the town documents? Its just one more duplication of information and effort.	11/1/2023 5:57 PM
91	What is it that we are looking to accomplish ? The town already tracks STR license and permit compliance. PD also requires an annual STR registration as well.	11/1/2023 5:57 PM
92	This information is already being requested and managed by the STR License Board of HH	11/1/2023 5:54 PM
93	Change language to read "owner or registered agent shall"	11/1/2023 5:39 PM
94	Too much work for the owners. Doesn't Pdpoa make plenty of \$ on str's? Let's not bite the hand that feeds.	11/1/2023 5:25 PM
95	Needless duplication	11/1/2023 5:19 PM
96	PD has full time staff in this regard. They can easily print these off from the town's website or at the very least, verify.	11/1/2023 5:19 PM
97	The Town of HHI has our STR permit and business license on file, each year. So, PDPOA has access to this information, already. Also, we register with PDPOA each year, as a STR. We include 4 bedroom with max of 8 guests on our Town of HHI/ VRBO websites/ IG mgmt sites and can give that information to PDPOA in the permit process each year, if needed.	11/1/2023 5:11 PM
98	The owners who buy and rent these condos - are smart and well educated people. We pay the dues and the regime fees and the higher taxes...and we should get to decide how many people our unit can sleep...	11/1/2023 5:03 PM
99	Seems intrusive. Why do you need all of this information? Not sure POA needs all of this information, seems like you are creating work for yourself and a maintenance nightmare for no reason.	11/1/2023 4:56 PM
100	What is the purpose? Way too much unnecessary bureaucracy. Is the Town paying PD to enforce their regulations?	11/1/2023 4:55 PM
101	Limit the amount of guest per house to prevent excess amount of people in the rental	11/1/2023 4:48 PM
102	Children should be included in the count	11/1/2023 4:39 PM
103	Don't see why this is necessary. Seems like overkill. Maybe I'm missing something	11/1/2023 4:08 PM
104	We already have the dune buggy fee, the parking pass software, the str registration all in PD. Now you want to add more. Spend the \$\$ and invest in a feed from Town of Hilton Head to do a real time lookup and you will know if the permit or license was revoked. This is all able through technology today. Do it the correct way and no one can fake a permit/license.	11/1/2023 4:07 PM
105	It's not the PDOA to make sure people are following the law. If someone is breaking the law, then they should be reported to proper authorities	11/1/2023 4:06 PM
106	HOWEVER, please try and find a way to implement a cap on the fees charged for both the business license and the STR permit, as this ongoing revenue stream is ripe for abuse by those entities collecting them.	11/1/2023 4:02 PM
107	It sounds like a lot of chance to forget to send paperwork. It would be easier if there was a way to link them.	11/1/2023 3:56 PM
108	One possible idea that may or may not have been considered, is to require every property that is a STR, be under a licensed/registered (LOCAL) property management company (approved by PDPOA potentially).Essentially, the goal is to eliminate the Airbnb's and the VRBO's, which tend to have lower rental restrictions, non-existent background checks, no site management and much lower rates. It creates a shorter list for a point of contact, thus much more efficient regulating 1 management company that has 50+ properties vs. 50 + different property owners.	11/1/2023 3:56 PM

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109	How to enforce the maximum guest limit?	11/1/2023 3:53 PM
110	The language in the recommendations regarding number of bedrooms needing to match what is on the tax records and not including dining rooms and studies should be included here for clarity	11/1/2023 3:51 PM
111	PD should meet with town of hilton head and have the permit and license linked to pd so forwarding copies would be seamless.	11/1/2023 3:45 PM
112	Strongly disagree. I have no idea why the short term rental owners on this committee would ever agree to this. In the past few years, every regulation/law/ordinance instituted by the PDPOA, the Town of Hilton Head, or Beaufort County has been directly targeted at short term renters. This motion falls right in light with this trend. Quit discrimination against short term renters. We provide so much revenue to the island that otherwise the island would not receive (tourist dollars, general revenue, tax revenue for the municipalities, etc). Just stop already with these nonsensical administrative burdens.	11/1/2023 3:45 PM
113	It is bad enough that I have to chase down the permits from the city and register with pd. If you want to see if I have a permit and business license go look it up. I should not be required to babysit you	11/1/2023 3:42 PM
114	It is the owners responsibility to work with the town on the license. The POA should have no input in this step. POA should stay in their lane and concern themselves with their internal rules.	11/1/2023 3:40 PM
115	We desperately need more regulation on max capacity of short term rental homes. Noise violations can be greatly reduced.	11/1/2023 3:38 PM
116	Maximum guests allowed is important....to avoid four to six in one bedroom in bunk beds type of rentals.	11/1/2023 3:33 PM
117	Once a year	11/1/2023 3:33 PM
118	Being a STR owner is tedious already with the amount of paperwork we have to do for the Town. This is one more thing we have to do. It's getting to be like we're owning a business instead of a second home that we just happen to also rent out to recoup some cost.	11/1/2023 3:28 PM
119	Great idea	11/1/2023 3:24 PM

Q3 Motion #3: Each and every single-family residential property be advised in writing by the PDPOA in the event that the property is determined to be unable to support the six (6) maximum allowable number of vehicles (i.e. the number fewer than 6) and be informed of the maximum number of vehicles that such property is able to park at one time.

Answered: 502 Skipped: 19



ANSWER CHOICES	RESPONSES
Agree	68.13% 342
Disagree	16.53% 83
Neither Agree nor Disagree	15.34% 77
Total Respondents: 502	

#	COMMENTS	DATE
1	There should be some mechanism for counting cars that could be "hidden" with a closed garage door. Recently 2 rentals had more 7+ cars as 1 and in the other case 2 were in a garage making enforcement difficult.	11/15/2023 1:47 PM
2	The town already has an ordinance that uses space to calculate vehicle limits. What specifically is the algorithm that will be used by the PDPOA to determine this? I have no trust in security being entrusted to make a determination that is subjective. I have seen security in my driveway peaking into visitor cars to determine if they are contractors or not. It is like living in a police state which is totally distasteful. The determination should be based on a formula that is measurable and repeatable. And what about visitors that are not staying at the house, do those cars count?	11/15/2023 10:42 AM
3	the number of passes needs to be reduced. 6 is too many when considering many of those 6 are sprinter vans or large capacity suvs. our roads and bridges are taking lots of abuse and replacing them is expensive. I say 4 passes is the maximum.	11/14/2023 12:18 PM
4	What's the consequence if they don't comply? 3 strikes is way to lenient	11/14/2023 12:02 PM
5	I think you should also include a gradually increasing fee for those additional rental parking passes. such as: 1st pass free, 2nd&3rd passes \$10day;\$50wk each, 4th-6th passes	11/13/2023 9:58 PM

Short-Term Rentals Phase 2 Ad Hoc Committee Proposed Motions

\$15day;\$75wk, to discourage those additional cars!

6	All homes? Even if not renting?	11/13/2023 5:00 PM
7	Need to have a strategy/ability to maintain enforcement. Again, consequence/penalty for noncompliance.	11/13/2023 3:03 PM
8	Only for rentals	11/13/2023 9:13 AM
9	Let people have 5 passes, too much traffic	11/11/2023 11:05 AM
10	We need fewer cars in every rental, period. It takes forever to get in and out during the summer so fewer cars will fix that. 6 is too many. Why not 3? Actually, it doesnt matter as security and the pass office doesn't enforce limits anyway.	11/11/2023 10:06 AM
11	six is too many - should limit to three or four.	11/11/2023 10:05 AM
12	Every property should be allowed fewer vehicles. Renters abuse our roads and bridges, and they cost tens of millions of dollars to replace. Make the maximum 4 vehicles, not 6. Then maybe people will not be incentivized to build mini-hotels.	11/11/2023 6:42 AM
13	The maximum number of passes should be reduced to allow for 1 or 2 service vehicles. 6 is too many. But whatever the number, Chief Griner will not enforce any limits anyway--so who are we kidding?	11/10/2023 8:38 PM
14	Seems like a lot of work for staff to go around and determine how many cars can fit. Would address if / when there is an issue of excess cars not being able to fit	11/10/2023 4:47 PM
15	If there are more than six us this going to be controlled by the pass office We could write a program to assist in this matter so the person at the pass office doesn't need to respond the computer does. The responsibly then falls where it should with the owner to control just like other communities only x passes per house per day	11/9/2023 10:21 AM
16	Cars are all different sizes so trying to simply put a number of '6' seems like it could be a wildly different amount of square footage. Compare 6 Yukon vs 6 Prius vehicles. I'd suggest using a specific footprint size of parking, and not a QTY of something that is not a standard size.	11/9/2023 9:55 AM
17	Number of vehicles should be limited to 4 maximum	11/9/2023 8:52 AM
18	are that many people parking? seems like you need a pass to get in and each property is allotted only so many	11/9/2023 8:49 AM
19	I think 6 vehicles is too many. 4 vehicles should be the maximum. If a driveway can only park 4 vehicles or less the number should always allow for 1 service vehicle to also park in it.	11/9/2023 8:25 AM
20	We had proposed that parking only be permitted "on driveway surfaces" to further clarify no parking allowed on pine straw or all other non paved areas.	11/9/2023 7:52 AM
21	NO short term rentals	11/8/2023 9:22 PM
22	Six is too many under any conditions, especially since we see mostly Vans, SUV's, and trucks. Certainly smaller driveways should have an even lower limit.	11/8/2023 8:34 PM
23	I assume this means that someone will inform each property of how many cars their property will hold--ensuring that it does not exceed 6 vehicles. If security see more than 6 vehicles should they automatically check and resolve!!	11/8/2023 8:14 PM
24	Along with this, let's ask security to enforce parking rules for everyone. Too many contractors are parking on grass, ruining sprinkler systems and more, without enforcement. Why are contractors allowed to park on the grass. Security should be participating in enforcing all rules for everyone, no selective enforcement to avoid confrontation.	11/8/2023 7:08 PM
25	Lack of parking for villas and residences for owners must be addressed. There should be parking areas within the community designated for full time owners and their guests to park when space is limited during summer months.	11/8/2023 6:49 PM
26	Not necessary for rental units in multi unit developments.	11/8/2023 6:21 PM
27	What if a 6 bedroom home has sufficient parking for more than 6 cars? Why should have to notify the PDPOA every time?	11/8/2023 6:16 PM

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28	This has really gotten out of hand in recent years	11/8/2023 5:39 PM
29	Property owner should attest to the number of spaces available. Fines ought to apply if anyone parks in non designated parking on the owners property without a special/exception permit.	11/8/2023 5:37 PM
30	Property management company's should be monitoring this	11/8/2023 5:32 PM
31	Excessive regulation. No need for this. We've been fine for 50 years without it.	11/8/2023 5:12 PM
32	How was (6) the number determined to be an appropriate number of vehicles allowed?? I personally think that seems to be too many.	11/8/2023 5:11 PM
33	Should be applied to all properties regardless of rental status.	11/8/2023 5:07 PM
34	If passage of the motion prevails, enforcement action needs implemented consistently.	11/8/2023 5:04 PM
35	Is this really a problem? I have not seen an overloaded driveway even in the summer. We already have rules that govern when a car is not properly parked on the concrete (and we are disclosing this in our listings online AND in our communications with our guest AND on the signage in the property). Are we creating work for a non-problem? Handle one-off problems as they occur, not by creating all these new and redundant rules which require more administration (which then in turn result in more fees).	11/8/2023 5:01 PM
36	Parking maximums are already determined in the licensing process-- no need to duplicate or add confusion to the town requirements	11/8/2023 4:32 PM
37	Add, to park overnight	11/8/2023 4:07 PM
38	If our security will actually give tickets to tourists, instead of passing by and turning their heads the opposite direction- sure. Again- who will enforce this? Nobody unless the rules are ENFORCED!	11/8/2023 4:03 PM
39	6 vehicles at one property at any time is plenty - that is basically 6 families of 4 or 5 people in the home meaning you are allowing 24-30 people in each residential home for the week? And we wonder why we have noise complaints?	11/8/2023 4:01 PM
40	Many homes have space for much more than 6 cars. Allow properties to have as many cars as possible that will fit.	11/8/2023 3:54 PM
41	Owners / rental companies should be able to manage this themselves. As an owner, I will only allow a max of 4 parking passes for one rental as the single family home. Security already monitors for parking off-driveway.	11/8/2023 3:46 PM
42	I have owned on PD for more than a decade is parking other than Dunes House really an issue?	11/8/2023 3:45 PM
43	Does this only apply to rental properties? What if I have a party at my home?	11/7/2023 8:18 PM
44	Yes we already have continious problem with more than 6 at rentals yet our PD security ignores them when driving by. Current owners are ones having to inform PD security. What is going to be put in place when there is a violoation and YES you can fine them. Fine the owner or property management company who then gets fine \$ back from renter. Of course all homes should receive 1 warning first.	11/6/2023 9:03 PM
45	Is this a max of 6 vehicles? unclear	11/6/2023 2:43 PM
46	How will you enforce?	11/6/2023 6:01 AM
47	The board is basing all these changes based on large residences. The same rules should not apply to 2 bedroom villas.	11/5/2023 4:59 PM
48	six vehicles per house is too many. reduce to four(4)	11/4/2023 9:54 AM
49	During STR 1 and for years after, the Administration stated that each home was visited and the number of available parking spaces were documented. Per the STR 2 recommendations, this work was just completed. How and why do we let misstatements like this continue? Also, the number should be reduced from 6 to 5, allowing one space for service vehicles.	11/3/2023 2:52 PM
50	Additionally, the the maximum number of vehicles that such property is able to park at one time MUST INCLUDE PARKING FOR LANDSCAPERS AND POOL CLEANERS, so they do not overflow into the yard or street.	11/3/2023 10:43 AM

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51	I think 6 vehicles is just too many. It makes the front of a house look horrible.	11/3/2023 9:55 AM
52	We have a villa so this doesn't apply to our rental	11/3/2023 9:14 AM
53	6 too many	11/2/2023 7:12 PM
54	It is stated in the STR agreement that a max of 6 parking passes will be allowed. Thereby limiting the number of vehicles to 6 even though at the start of this process it was stated that a property had to allow an 18 by 9 foot space for each car at the property - which could allow > 6 cars. So now an arbitrary number '6' is being enforced. How are owner's cars accounted for? We have owner stickers on the cars. But owners do not use a parking pass. So theoretically if an owner has 2 cars here and has guests - they could have 8 cars at the property.? Is this now a violation? And is this rule for all properties regardless of whether they rent or not? Is this trying to say at any time regardless of the status of the property EVERY property in PD can have a max of 6 cars?	11/2/2023 3:47 PM
55	I think home owners already know how many vehicles they can fit. This adds no value.	11/2/2023 3:44 PM
56	I would clarify 3-6 for houses, no more than three for condos.	11/2/2023 3:43 PM
57	6 cars is way to many the limit should be 4. also, only daily visitor passes should be issued.	11/2/2023 1:56 PM
58	Our driveway only holds 3 cars and we are fine with that. We do not want 6 cars in our driveway.	11/2/2023 12:36 PM
59	This can be handled by the PDPOA as an exception process. There needs to be a parking solution that is considered and approved as part of the exception process. If surrounding owners are concerned seeing more than 6 cars, they can contact PDPOA. The approved exceptions should be made public, but only as requested.	11/2/2023 10:54 AM
60	The max number of allowable vehicles should not always be six (6). It should be tied into whatever formula is used to determine occupancy. For example, a three or four bedroom home should not allow for six vehicles, regardless of space to accommodate.	11/2/2023 4:34 AM
61	Water oak villas max should be two. We own a villa and several times arrived to 4-6 cars takings all spaces. We had to park in another bldg area	11/1/2023 9:55 PM
62	Assuming by "support " the parking spaces this question refers to garage and driveway space?	11/1/2023 9:51 PM
63	This is very confusing. Need more clarity.	11/1/2023 7:37 PM
64	Need more clarity on this	11/1/2023 7:37 PM
65	I don't think that 6 vehicles for a property should ever be allowed. That number is way too high! 4 sounds more appropriate.	11/1/2023 7:25 PM
66	Is anyone going to actually enforce this and have them move the extra car?	11/1/2023 7:01 PM
67	As written my home would be advised about this. I don't rent and if I want to have a party and park 6 vehicles I should be able to. I think the intent of the committee was to limit the number of short term rental tenants, that's not what this motion says. It would limit everyone.	11/1/2023 6:00 PM
68	What are we looking to accomplish? Determining the number of vehicles and people a house is permitted to rent to is already part of the town STR license and permitting assessment process.	11/1/2023 5:57 PM
69	The rental company of record for that property should also be advised, so it can be clearly stated in their rental agreements.	11/1/2023 5:36 PM
70	Are people really parking 6+ vehicles? What if you are an owner having a party?	11/1/2023 5:25 PM
71	I believe 6 vehicles is too many. Should be one per family, not each bedroom.	11/1/2023 5:24 PM
72	I've seen rentals with multiple cars parked on the grass and although another homeowner called in the violations nothing was done. Implementing this proposal a move in the right direction to restrict the number of gate passes based on the number of available parking spaces.	11/1/2023 5:18 PM
73	Number of cars should be based on number of bedrooms the property has in total (1 car per bedroom, maximum)	11/1/2023 5:11 PM
74	condos should have a max of 2 parking passes and homes with 4-6 bedrooms no more than 3.	11/1/2023 5:03 PM

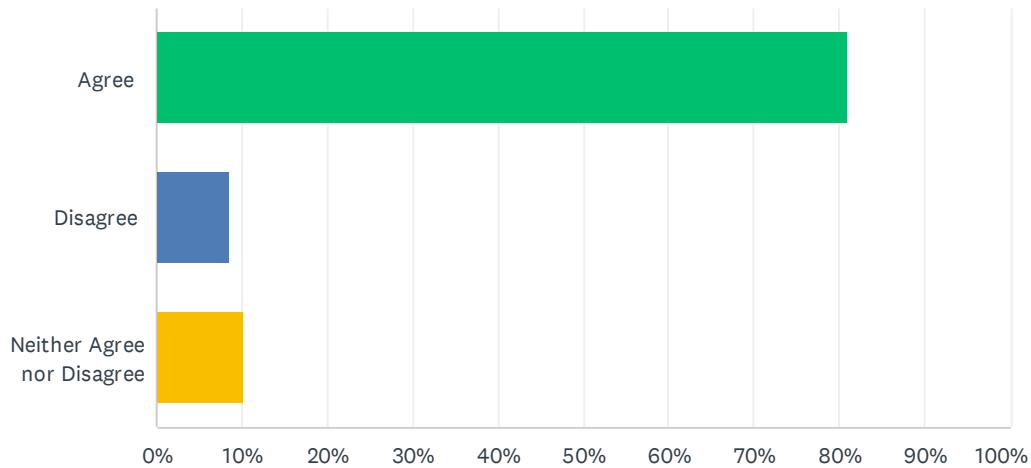
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and work your way up to max of 6. It is unfair to condo owners to limit them so drastically but then let a house have 6 spots. Each "neighborhood" of condos and townhomes should be able to discern their own parking guidelines.

75	I think this is already taken care of when you submit to the town - you have to submit a parking plan.	11/1/2023 4:56 PM
76	What formula will be used to determine the max number of vehicles allowed for each property? Will this be a subjective decision by some committee taking into consideration square feet, # of bedrooms, size of driveway, number of bathrooms, etc., etc. Nightmare! Next those who rent will be given additional fees to support the massive bureaucracy required to administer and enforce the ever increasing set of rules and regulations.	11/1/2023 4:55 PM
77	In Hickory Cove, there should be a maximum of 2 vehicles per STR.	11/1/2023 4:54 PM
78	Six cars is too many, like previously stated limit the number of people in the rentals ~ !	11/1/2023 4:48 PM
79	We are only allowed two car passes when we are there and seldom have more but when we do we park the extra car in Shelter Cove.	11/1/2023 4:28 PM
80	Agree, parking is a problem in some areas.	11/1/2023 4:08 PM
81	I want to keep the Short Term Rule making focused on the Short Term Rental issues, and leave the 'non-rental' PD residents alone. I do not want a written assessment of how many cars I can park at my house, or any of the other restrictions we're putting on Rentals. We bought these houses for our personal use and enjoyment and should not have our use infringed.	11/1/2023 3:57 PM
82	How and who is making the determination on how many vehicles can park on one's driveway? Other words, is there a formula that clearly can define this vs. leaving it up to one's interpretation?	11/1/2023 3:56 PM
83	Please take into account that many renters bring oversized pickup trucks and Sprinter type vehicles that can take up half the driveway and may be too tall or long to fit in the garage. The STR next door to us often cannot accommodate even 4 vehicles which has resulted in cars parking on my lawn, the lawn across the street and even in the driveways of part time residents who are not there at the time because once they arrive in PD they take the attitude that they have to park somewhere and it's not their fault their cars don't fit in the driveway.	11/1/2023 3:51 PM
84	I thought it was 5 vehicles. Many houses cannot accommodate 6 cars.	11/1/2023 3:47 PM
85	Don't care. But this is stupid, burdensome to owners, and likely impossible to enforce. Why bother. Let's quit wasting time on these trivial issues.	11/1/2023 3:45 PM
86	Important	11/1/2023 3:33 PM
87	Many homes in PD cannot park 6 vehicles	11/1/2023 3:20 PM

Q4 Motion #4: STR#1’s recommendations that were approved by the Board regarding the confusing bicycle and pedestrian signage be addressed and implemented immediately. Additionally, the following shall be fully implemented by August 30, 2024: i) paint “YIELD” on the pavement at the appropriate location in vehicular intersections for cyclists and pedestrians; ii) the small bicycle stop signs at intersections shall include a small pedestrian symbol.

Answered: 514 Skipped: 7



ANSWER CHOICES	RESPONSES	
Agree	81.13%	417
Disagree	8.56%	44
Neither Agree nor Disagree	10.31%	53
Total Respondents: 514		

#	COMMENTS	DATE
1	more education is needed on how quickly lines form (long lines) when well-intentioned motorists stop for bike crossings despite the existing signage.	11/15/2023 1:47 PM
2	I think the stop signs should be removed. Too many drivers confuse them for car stop signs and not sure adding a small pedestrian symbol will help. Was this recommendation studied to see if it will have the intended effect?	11/15/2023 10:42 AM
3	If pedestrian/bicycle stop signs are used, the the verbiage on the street needs to be consistent: STOP not YIELD should be painted on the street. Doing otherwise creates more confusion and inconsistent messaging.	11/15/2023 8:01 AM
4	How do we get guests or renters to follow the rules? Also how do we get security to enforce the rules. Until this is determined, why spend any more effort or money?	11/14/2023 12:18 PM
5	Is this safety issue? The little stop signs will still result in cars stopping for them. Is there a better sign? Will cars think yield is for them? How about a stop and walk your bike across intersection?	11/13/2023 5:00 PM

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6	We agree with painting a sign on the pavement. However, it should say "Stop". "Yield" is a vague term to many people and will lead to bikes racing cars. Children especially do not understand the meaning of this word.	11/13/2023 3:03 PM
7	While you are at it, can you somehow indicate that the exit from Mariners has the right of way? Visitors don't seem to realize that and slow down or even stop. It's annoying, but more importantly, potentially accident inducing.	11/13/2023 3:37 AM
8	Sick of all the signage. So much signage that it is not even looked at by visitors.	11/11/2023 8:53 PM
9	there are no fines for renters that not following the rules so until this happens why change anything? Why spend another dollar for changes that will be ignored?	11/11/2023 10:06 AM
10	We should be limiting the number of bicycle rental companies and the total number of bikes in the community. Renters on bikes don't follow rules and we don't even try to enforce rules on bikers. Security is useless here.	11/11/2023 6:42 AM
11	Eliminate the red bicycle stop signs that cause rear-ends. But more importantly, enforce the rules that require bikers and walkers to stop at intersections. We have no enforcement of anything here.	11/10/2023 8:38 PM
12	If not too much work or too costly, sure. People will still probably struggle to follow signs but we can try to make it clear	11/10/2023 4:47 PM
13	We Do not need to look like that we have so many signs ...just go out and count them visitors just behave like they did at home or they just think we are on vacation we paid do we can for a week or a few days do what we want attract a high level of renter and things will get better	11/9/2023 10:21 AM
14	It's imperative that "who has the right of way" be clear, obvious and indisputable at any place where people, bikes, can cross paths	11/9/2023 9:55 AM
15	People seem to be upset that a car has stopped and allowed bicycles and pedestrians to cross a road, what is more silly is the board is listening to them	11/9/2023 8:55 AM
16	I think there needs to be restrictions on electric bikes or eliminating them from Palmetto Dunes. They go too fast on the bike paths and are increasingly on the road creating dangerous situations.	11/9/2023 8:25 AM
17	Am not wild about painted road surfaces with "YIELD" all over our community. Signage is prevalent. Stop ● signs for bikes, etc., is clear. However, Safety is important. People on vacation and their children may not obey the signs. Or they come from many parts of the US where vehicles must give way to people and bikes on roads. Do not know the best way to ensure safety and still preserve the "island look" with as few signs as possible while ensuring due diligence for safety for all. I DO think a lot of confusion on vehicular rights of way, etc., was lessened greatly at the intersection of Alexander's and the tiny cross street to Island Store during heavy tourism months. With huge 18 wheelers, moms and dads w kids on bikes, walkers and sightseers, pickleball players with now even more courts, meaning more density of activity, more cars, hotel guests, owners, etc., all traveling that congested area - Saw a lot less potential hazardous driving and biking situations when the cross street was blocked off. That might help with the previous idea of having to paint a lot of yield on roads and signage if they block it off again... it was really safer! On motion #4 regarding excluding children under age of 12 in the total count of rental inhabitants. This idea works well for large single family homes perhaps. However, In a villa with one or two or three bedroom units not overly spacious in the range of 950 sq feet to 1400 sq feet...even a family of five with two or four more guests regardless of age Would need to be considered by you in making a motion. . Ex. In the one bedroom units, Sleeper sofa in living room with a half bath only available plus 1 bedroom with its full bath. Or, two full bedrooms with two full baths and a sleeper sofa. And, Some people have adapted a 3rd sleeping room in addition behind the galley kitchen in these two bedroom units. Perhaps there might be specific Consideration given to those complexes in creating these motions in regards to total number of occupants based on SIZE of the unit itself and its accommodations and INCLUDE the counting of children under 12 yrs.	11/9/2023 7:52 AM
18	I like the pavement signage. The stop signs are confusing for drivers visiting here, but don't feel most people pay attention to any signage.	11/9/2023 7:27 AM
19	The signage is confusing and should be clarified. The yield is a good option and is clear. I am not sure that the changes to the stop sign are an improvement. Do we need the signs?	11/8/2023 10:06 PM

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20	This would however seem to be more of an issue for the safety and security committee. I am reluctant to support anything that involves more signs in the community.	11/8/2023 8:34 PM
21	Could PD consider a different color stop sign for bike paths other than the red stop signs for vehicular traffic. There are locations where the bike path stop sign can be mistaken for a vehicular stop sign due to proximity to a road or intersection. Maybe bike path signs could be orange rather than standard red.	11/8/2023 8:31 PM
22	The angle of some of these stop signs for bikers create the illusion that cars are to stop and not the bicycle rider. There needs to be better signage saying that cars have the right of way.	11/8/2023 8:19 PM
23	Does this mean that the Stop signs on the bike paths will disappear? If they are still to be in place, they need to be set at an angle that doesn't confuse the car driver. Possibly you are removing these with the yield sign on the path?	11/8/2023 8:14 PM
24	I am wondering if a person on a bike would know "this means YOU" I think little icons might work but there is nothing like a written explanation to help those unfamiliar with the rules understand what is trying to be said.	11/8/2023 7:21 PM
25	Remove all Stop signs visible when driving. Painting Yield signs would be an improvement. Enforce town rule forbidding Type III electric bikes on our bike paths.	11/8/2023 7:08 PM
26	A lawyer obviously got ahold of this one. Painting YIELD at crosswalks is conforming to the lowest perceived IQ of people. Everyone knows what crosswalks and stop signs mean, so stop treating people like they're stupid. A bad way to spend our money.	11/8/2023 6:40 PM
27	The bicycle signs should be parallel to the roadway so that cars do not stop for them. Change the round-about to having the right-of-way like every other one in the world. Eliminate the cross-over at the general store unless a left turn lane is created for the incoming traffic. Better yet, close it off permanently like was done last summer.	11/8/2023 6:22 PM
28	This is a good idea.	11/8/2023 6:21 PM
29	Traffic has become a significant issue in PD in recent years largely due to vehicles having to stop for bicycles and pedestrians who believe they have the right away, causing unnecessary grid lock	11/8/2023 5:39 PM
30	Agree with small pedestrian symbols for the stop signs. Not a yield sign for motorists when pedestrian and cyclists should be stopping.	11/8/2023 5:37 PM
31	The current signage is very confusing. Also - vehicle roundabouts in PD do not flow like all other roundabouts - traffic in the circle should have right of way. This should be addressed, too.	11/8/2023 5:07 PM
32	If there are safety concerns, it sounds like this recommendation is valid. Thank you!	11/8/2023 5:01 PM
33	The color of the bicycle (red, same as car stop sign) sign should be changed to another color (blue) to avoid confusion. Many cars stop at the red bike sign thinking it meant for cars.	11/8/2023 4:24 PM
34	cycling has to be safe for everyone including the car drivers	11/8/2023 4:22 PM
35	Put up large - eye level signs that say -Bikes Stop Here! Yield painted on the pavement won't ever get noticed. Give tickets to tourist who ride in road where bike paths are provided.	11/8/2023 4:03 PM
36	They need to change the bicycle stop signage because motorists confuse these signs and stop when they see them. Maybe a different shape?	11/8/2023 4:02 PM
37	yes - probably need to make sure that the people in vehicles know that the small bicycle stops signs do not apply to them especially by the general store and tennis courts UUGH - can this be placed on a memo in each vacation packet?	11/8/2023 4:01 PM
38	a small pedestrian symbol seems unnecessary and will likely go un-noticed and ignored.	11/8/2023 3:54 PM
39	Add additional signage at second Queens Grant entrance (up Queens Folly). More glaring signage needed for cars and on the walking/bike pathway. I view this intersection as very dangerous for cyclists because often drivers are only looking in one direction (to make a right out of Queens Grant).	11/8/2023 3:46 PM
40	What does this have to do with STRs?	11/8/2023 3:45 PM
41	small bicycle stop signs should include small pedestrian symbol & bicycle symbol - no paint	11/8/2023 7:49 AM

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	on pavement	
42	The problem is the size of the sign is comparable to a street stop sign. Cars think it is for them. Make the sign smaller. Painting the walks will look terrible.	11/7/2023 8:18 PM
43	Additionally need signs indicating to "only cross at crosswalks." Often see visitors who walk in middle of road to include the circle which is dangerous	11/6/2023 9:03 PM
44	These are not preventive measures and totally ineffective. Suggest that all companies renting bikes in PD obtain signed forms from those renting detailing rules for bikes including SC right of way laws, riding on sidewalks where provided, obeying stop signs and madating lights at and after sunset. Make those companies responsible vendors!!!	11/6/2023 2:43 PM
45	Bicyclists in PD largely ignore all rules or signage so I doubt this will help.	11/6/2023 2:30 PM
46	The pedestrian/bike stop sign near Alexander's should be angled or changed or removed because too many cars stop for that sign. It also shows up on google maps	11/6/2023 2:07 PM
47	I'm not sure this will help, people do not care.	11/6/2023 6:01 AM
48	this should be self explanatory. more signs are not needed	11/5/2023 10:07 AM
49	In most developed countries pedestrians have the right of way when approaching crosswalks. Traffic is often very congested and crossing Queens Folly Rd at Alexander's is scary. Perhaps at some crossings pedestrians should have right of way.	11/4/2023 9:15 AM
50	This is long overdue. Why has this board directive not been completed? One just has to watch cars slam on their brakes when they see the small red stop signs intended for bicyclists and the accidents they nearly generate. All small red signs that are visible by vehicular drivers need to be removed, changed in color or shape.	11/3/2023 2:52 PM
51	A lot of the "confusion" is caused by various motorists themselves, which includes Local Day Visitors, Renters, Owners and even Commercial Visitors - like the pool cleaning people, who do not know, understand, or choose not to comply with our community rules. I believe these people think they are being "kind" or "friendly, or whatever, by stopping the flow of automobile traffic to allow bicyclists to cross even when the bicyclists have stopped. They seem to forget about all the other drivers, behind them, trying to move into, around, and out of the community which creates longer backups during the heavier tourist season. So painting and maintaining Yield signs will not stop this from happening, which I witness on a weekly basis. What will this recommendation cost to implement and maintain? And will there really be a benefit from it? Why can't we have a short video created that shows and demonstrates these community rules? It would be neat so that as soon as any STRenter turns on any TV in the home, the video plays first, like in hotels. My belief has been that few renters really read the rules and if they really do, they do not internalize them nor do they feel these community rules directly apply to themselves.	11/3/2023 2:50 PM
52	"YIELD" on the pavement at the appropriate location in vehicular intersections for cyclists and pedestrians should be accomplished by March 31, 2024.	11/3/2023 10:43 AM
53	this is a good idea	11/3/2023 9:55 AM
54	This seems like over kill - a stop sign is a stop sign!	11/3/2023 9:14 AM
55	Even though the small stop signs are lower to the ground and include a picture of a bicycle (and will include a person, if passed), they are still confusing to motorists. Would a yield sign be better, since many times the stops made are "rolling stops" (i.e. really a yield) rather than full stops.	11/3/2023 7:44 AM
56	I'm not sure why STR committee is addressing signage. I feel the committee is getting off point.	11/3/2023 7:29 AM
57	Have the signs face the riders/pedestrians on the paths. Some now are facing parallel to the street, so drivers think they have to stop. There should be no doubt that they mean bicyclists and pedestrians must stop, not the cars.	11/3/2023 12:36 AM
58	Good luck. Those on bicycles hardly pay attention to any regulations now.	11/2/2023 5:59 PM
59	To keep traffic moving all intersections should be pedestrian yield	11/2/2023 5:36 PM
60	I would add that the paths to the beach should allow for pedestrians to have the right of way	11/2/2023 3:47 PM

Short-Term Rentals Phase 2 Ad Hoc Committee Proposed Motions

and anyone riding a bike should yield to a pedestrian or bikes should be walked.

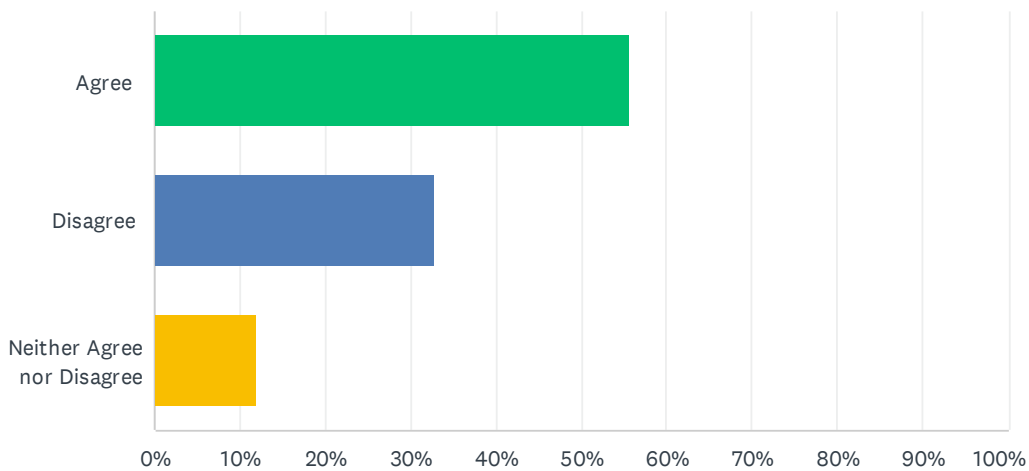
61	Bicycles & pedestrians are still not going to yield if that is painted on the pavement. If an improvement is made to the bicycle stop signs, it should include a picture of someone riding and a pedestrian.	11/2/2023 12:36 PM
62	I Blame the Management company like Palmetto Dunes for not doing their job when they rent out my unit!!!! They make a lot of promises on how they will care for your property and they get paid really well but they don't in force the rules!!! Please go after them, thank you.	11/2/2023 12:01 PM
63	Don't paint and maintain yield signs. Take down the bicycle "stop" signs. We had a friend involved in an accident because the car in front of them slammed on her brakes because she saw the bicycle stop sign at the last second and assumed it was for vehicles. A mistake which happens all the time. Take down the bicycle stop signs.	11/2/2023 11:26 AM
64	maybe angle the stop signs a little more so they aren't confusing to vehicle drivers. I know they are shorter, but a few are confusing.	11/2/2023 11:21 AM
65	Best to get rid of the bike stop signs and paint the stop signs on the path.	11/2/2023 11:05 AM
66	would make intersection signs larger. are routinely not seen or ignored	11/2/2023 10:33 AM
67	I don't understand the "Yield" signage. Do the bicyclists/pedestrians stop or yield?	11/2/2023 9:36 AM
68	Creates confusion and slows down traffic	11/2/2023 9:06 AM
69	As an avid walker on the path, as well as a regular cyclist on the path, I think two more important priorities than signage are 1. The issue of electric/motorized bicycles - they're dangerous to everyone on the path and 2. A courtesy announcement from behind when passing by cyclists or runners/fast walkers, that the person is passing on the left. I personally announce when I'm passing and people greatly appreciate the warning. And I very much appreciate the announcement from others as well. It can be very jolting when someone buzzes past you from behind, and often within 1 foot of hitting you. A courtesy announcement should be mandatory for everyone's benefit.	11/2/2023 8:12 AM
70	I feel the little stop signs that are visible to vehicular traffic should be moved or turned so as not to be seen bu drivers. They create confusion and traffic hazards with sudden stops by new drivers in our community. In their place should be very obvious signs painted on the ground for stop or yield in bright red/yellow color.	11/2/2023 5:49 AM
71	Why is this motion a part of an STR proposal? This subject belongs to our Safety committee.	11/2/2023 4:34 AM
72	Include a single file when approaching traffic is present.	11/1/2023 10:03 PM
73	I think it's overlooked by newcomers. When renters receive packet from office, they sign an acknowledgement and personnel reiterates the pediatrician/ car law	11/1/2023 9:55 PM
74	i lived here for three years . i believe those that fail to stop at crossing just know what they are doing . like the bikes riding down st. george all summer	11/1/2023 9:13 PM
75	Visitors are often confused about right-of-way in HHI. More visual direction should be better.	11/1/2023 8:51 PM
76	why not remove the stop signs and replace with yield no one stops	11/1/2023 7:57 PM
77	Part of the problem is the bike path signs are angled toward the roadways in places so cars stop. They need to be angled or have 'blindners' on the signs so the cars don't see them.	11/1/2023 6:00 PM
78	Does the expense of painting and maintaining Yield on the pavement make people look before they walk? Does adding a pedestrian symbol on the small stop signs really distinguish who should be stopping? Not so sure about that. If stopping the confusion of who is to stop, then also consider stop signs for vehicles at every pedestrian/bicycle crossing.	11/1/2023 5:57 PM
79	Stop and yield have distinct definitions having both creates confusion	11/1/2023 5:39 PM
80	Painting yield might lead to confusion for people who are accustomed to pedestrians having the right of way. Should have stop signs on paths at every road intersection.	11/1/2023 5:35 PM
81	In addition, I believe another sign should be added to indicate more directly (same as the inbound sign at beginning of drive) that the outbound path is to be used. Another suggestion is to have the Outfitters inform of rules when renting.	11/1/2023 5:24 PM

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82	I think those suggestions may just confuse cyclists and pedestrians rather than help them. In many parts of the country, cars are required to stop for pedestrians in a crosswalk, so people assume they have the right of way. Better signage is needed for the single direction paths along Queens Folly, and enforcement of the above.	11/1/2023 5:21 PM
83	This seems like a waste of money. And honestly, many drivers stop to let 'yielding' pedestrians (whether on foot or bike) cross even though cars have the right of way, because they're just kind and courteous— something the neighborhood should encourage instead of deter. People remember how places make them 'feel.' If PD is a place people enjoy, where people are kind, they'll want to return and visit.	11/1/2023 5:19 PM
84	Safety first in Palmetto Dunes, so love the idea of more signage, if possible.	11/1/2023 5:11 PM
85	It is very confusing! The bicycle stop signs should be a different color to avoid confusion.	11/1/2023 4:56 PM
86	This would be an improvement.	11/1/2023 4:55 PM
87	Please consider additional, clear signage indicating the outgoing and the incoming sides of the street along Queens Folly. Bikers and walkers going in both directions on both sides of the street is unsafe.	11/1/2023 4:51 PM
88	Do not allow E-bikes on PD property any where ~ ! They are not necessary, & dangerous ~ !	11/1/2023 4:48 PM
89	The majority of the people that ride bikes do not stop at these signs. During the busy season a lot of them do not even use the bike paths. It would be nice if security would patrol and enforce these items for the safety of the people on the bikes. Also, I have driven behind many visitors that do not realize these stop signs are for bikes and stop at every one of them. I see more cars stop at these signs then bikes.	11/1/2023 4:29 PM
90	Safety is always important.	11/1/2023 4:28 PM
91	Prohibit electric bikes	11/1/2023 4:27 PM
92	Strongly agree! Bicycle riders almost have run over me walking innumerable times. We should also have rental companies indicate to the renters that they must announce themselves to pedestrians/walkers "on your right" or "on your left" safety is upmost for both parties.	11/1/2023 4:27 PM
93	Strongly agree	11/1/2023 4:00 PM
94	Painting on the roads is aesthetically displeasing would prefer the the small pedestrian symbol	11/1/2023 3:56 PM
95	Again, who cares? Focus on more important things.	11/1/2023 3:45 PM
96	Make sure the yield is painted in red, not yellow.	11/1/2023 3:41 PM
97	This should be done BEFORE August 2024. Move the completion date to be before the busy tourist season in 2024.	11/1/2023 3:39 PM
98	Out of town renters are always slamming on their brakes and creating congestion and near-collisions at pedestrian cross walks. As a full time resident in Mariners, it can take me 15+ mins to get out of the neighborhood in the summer because of this. I've also had bikes almost hit my car assuming they have the right of way. We need MUCH clearer and ubiquitous signage.	11/1/2023 3:38 PM
99	I support the painting of Yield on the pavement but believe there is no real benefit to adding the pedestrian symbol to the stop signs. I frankly do not find the current system at all confusing.	11/1/2023 3:37 PM
100	Suggest that bike shops provide renters a flyers explaining those on bikes do not have the ROW.	11/1/2023 3:30 PM
101	Great idea	11/1/2023 3:24 PM
102	Try to increase awareness/signage about the inbound/outbound sides of Queen's Folly so people use the correct side	11/1/2023 3:24 PM
103	The small bicycle stop sign should be eliminated because their color and shape confused the drivers of autos	11/1/2023 3:23 PM

Q5 Motion #5: Advertisements and/or all other communications regarding the occupancy of any short-term rental shall state no more people than as computed with the following formula:i) two (2) people per bedroom plus four (4) people or twenty (20) people, whichever is fewer.ii) Children twelve (12) and under, who are related to the occupants, shall not be included in such limitation.Further, that such occupancy limitations be a policy as a short-term rental rule and added as a policy to the “Short-Term Rental Policies, Procedures and Guidelines (PPG’s).”

Answered: 507 Skipped: 14



ANSWER CHOICES	RESPONSES
Agree	55.62% 282
Disagree	32.74% 166
Neither Agree nor Disagree	11.83% 60
Total Respondents: 507	

#	COMMENTS	DATE
1	A head in a bed is just that, even for children 4 years old! While 20 adults / teens may work for 5-7K sq ft homes, 20 is too much for a <4K sq ft home. There are <=3500 sq ft w/ 4 bedroom and 6 bedroom rentals that would be packed with 20+ people. Fire safety as well as reasonable adult to child ratios for supervision are both safe and sane. Counter proposal: 4 people per bedroom for all occupants age 3.5+ years old with a house max of 20 (i.e. excluding children 3 or younger that might be in a crib and in the same room as parents). Works for all logical / realistic scenarios for a FAMILY-Oriented community!	11/15/2023 1:47 PM
2	The report does not say if the PDPOA has received concurrence from rental agencies on making these changes to their search engines. Owners have no method to police this themselves. I also don't think the formula has good science behind it. Not all bedrooms are the same. A 600 square foot bedroom can easily and safely accommodate more than 2 people. I am really weary of taking action based on anecdotal, highly embellished stories and inflammatory language, about a handful of houses in the neighborhood accused of "hoteling".	11/15/2023 10:42 AM

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Little to know voice exists to discuss the benefits of STR in our community like promoting higher sales prices and volumes, subsidizing large revenue streams in the budget, bringing national notoriety to PD. The committee report is totally one-sided in this regard. There is no section in this survey for overall comments so I will include here. I appreciate the use of the survey to solicit comments, it is a huge step forward in transparency. But this is such a complicated issue I think the board should hold in person meetings with owners in order to explore these issues in more detail. Some of these regulations impact single family rentals the most so I hope the board will ensure they have heard from a representative number of single family owners in this survey before voting on these measures. Co-mingling single family with condos is not fair for the purpose of determining representation. And if the board make-up does not parallel the % of single family owners that rent I urge more caution moving forward. Are we putting the PDPOA in a position to defend a class-action lawsuit? Should we let the Town lead the STR debate first?

3	The "children twelve (12) and under" stipulation is too high a cutoff age. Lower to children six (6) and under.	11/15/2023 8:01 AM
4	Children should be included in the count.	11/14/2023 5:01 PM
5	This is not a serious proposal, right?? 20 people is too many and now counting kids 12 and under is unacceptable. 14 people tops which allows for 2 people per bedroom in a 7 BR house. Kids under 2 (NOT 12) don't count. More importantly, we need to LIMIT THE TOTAL NUMBER OF RENTALS--that is the number of homes and villas that can be rented.	11/14/2023 12:18 PM
6	Children need to be in the headcount. They are the ones jammed into bedrooms	11/14/2023 12:02 PM
7	I believe children over age 3 should be counted in occupancy!!	11/13/2023 9:58 PM
8	Count the children except babies.	11/13/2023 5:00 PM
9	While we agree, 20 is too many people for a single family house! Since kids don't count, you can easily have 30 people or more. Only kids younger than school age should not be counted. The Board needs to set a maximum size for houses in Palmetto Dunes.	11/13/2023 3:03 PM
10	2 per room. Limited to 15 people including kids	11/11/2023 11:05 AM
11	We need smaller homes and no more mini hotels. Why not limit home size to 4000sf? And all rentals should be at least 1 week long. I hope the number of 20 is a typo and was meant to be 10. 20 people plus kids make a ton of noise and traffic.	11/11/2023 10:06 AM
12	This is a slippery slope and one I worry might lead to more draconian measures in the future. Our short term rental meets these guidelines, we advertise in line with these guidelines, and I want our renters to follow these guidelines. However there are limits to how to control and police this. Does the committee have any idea how many properties for rent in PD are advertised for more than 20?	11/11/2023 8:38 AM
13	You can't be serious with this proposal. Limit each property to 14 guests regardless of age. Who wants to live next to a mini-hotel? Until home size is limited, occupancy will continue to be a problem.	11/11/2023 6:42 AM
14	The rule should be 2 people per bedroom. Everyone counts except kids under 12. The maximum should be 14 people. This accounts for up to 7 bedroom homes.	11/10/2023 8:38 PM
15	I don't support this. You can't police this. Who is going to know how old the occupants are in a property? Some properties have two full or queen size beds in larger bedrooms, so those bedrooms could sleep 4 per bedroom. Stick to things you can readily address such as noise issues and parking violations that cause problems for owners or guests in surrounding properties	11/10/2023 4:47 PM
16	3 BR currently limited to 8 people. This shouldn't be increased.	11/10/2023 4:14 PM
17	Back off	11/9/2023 8:00 PM
18	I don't understand. 2people plus four or twenty whichever is fewer. What does this mean?	11/9/2023 12:19 PM
19	I think the formula is WRONG... count everyone as the child ride the bikes and that reduces the bikes and increases safety The beaches are two rowsj three and four rows deep and at high tide we are not respecting our environment Keep twenty only counting everyone as they all take space Reduce the cars allowed to 5 driving down Mooring Buoy and the T streets we	11/9/2023 10:21 AM

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look like a parking lot that is not going to attract high quality renters Net net we need to reduce crime there was a day you didn't. Red to lock your doors This is not attractive for anyone

20	Seems silly. Creating these type rules only make sense if there is also a solid plan for enforcement, including all the related penalties and processes to track all that. And any descriptors like "related to the occupants" requires a list of who qualifies as a relative (cousins, step childs,...), and again, who will enforce this, and will they be allowed to demand someone's ID from them??.	11/9/2023 9:55 AM
21	Stay in your own lane, the town is dealing with this issue	11/9/2023 8:55 AM
22	ALI OCCUPANTS, should include children i.e 10 adults plus 10 children	11/9/2023 8:52 AM
23	Needs further discussion. Children MUST be included.	11/9/2023 8:35 AM
24	I would leave at 2 per bedroom. Don't count children age 6 or under.	11/9/2023 8:25 AM
25	Again, in large single family homes with multiple bathrooms, etc., this rule makes sense. However, many PD complexes or Villa communities lack physical space for large numbers of people of any size. But people try to crowd in unreasonable numbers of renters into these units. Two families share the rental costs. Lastly, our units are wood. Fire regulations need to be considered as well. Our wooden buildings are over 40+ years old. Multiple people on top floors especially need to be able to get out quickly and efficiently in case of fire. If our only access to top floors are wooden (ex., Moorings) stairways with one exit point - maybe limiting numbers of renters to any unit might be considered based on previous fires in PD and the danger. In St. andrews, for example, one access point (With a shared wooden stairway for both levels.) In Moorings, I think the units are three levels with shared wooden stairway. Just something to consider in terms of full time owners in St Andrew's and Queens Grant and other villas that are also heavily rented who also seek reasonable quality of life expectations in their units in these communities.	11/9/2023 7:52 AM
26	But I do think children should be counted in some way	11/9/2023 7:27 AM
27	NO SHORT TERM RENTALS....EVER!! You are ruining this plantation....all for money grabbers.	11/8/2023 9:22 PM
28	Not including twelve and under in the limit is a mistake, related or not. I would suggest that be changed to infants and toddlers. This would avoid not counting the numerous preteens who are not under direct parental supervision and actually causing many of the density problems in the community.	11/8/2023 8:34 PM
29	Totally disagree with the 12 and under limitation--I think this should be closer to 5 year and under not counting. 12 year old are noisy, take up room, etc, etc. Yes include in Guidelines	11/8/2023 8:14 PM
30	Children under 12 should be included in the occupancy number. The fire department needs to know the maximum number of people that may be in a home. When we rented we had a maximum occupancy of 10 in our three bedroom Water Oak Villa. Neighbors reported that it was routine for 15-20 people to be in our 1500 sq ft. villa. If there was a fire it would have been a disaster.	11/8/2023 7:32 PM
31	It seems it should stop at 2 people per bedroom plus 4. Period. A 3 bedroom house would be a max of 10 people using this formula. To even mention a possible 20 maximum is confusing. I think to pack 20 people in a 3 bedroom home is far too many.	11/8/2023 7:21 PM
32	Don't really understand this motion??	11/8/2023 7:13 PM
33	Any age children should count as guests	11/8/2023 7:12 PM
34	How about two people per bed room plus two. Not counting children allows the offered formula to encourage overcrowding.	11/8/2023 7:08 PM
35	Limit the number of guests to 2/queen or king bed, 1-twin or double bed. No one on couches. Same counting criteria for sleeper sofas and such. Kids in cribs excluded.	11/8/2023 6:22 PM
36	Max occupancies should have a little more flexibility.	11/8/2023 6:16 PM
37	Seems arbitrary. Number of real beds with a max of 20 might be a better match	11/8/2023 5:42 PM
38	Kids should be included. WTH?	11/8/2023 5:40 PM
39	Excessive regulation. No need for this. We've been fine for 50 years without it.	11/8/2023 5:12 PM

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40	Why are children 12 and under not included in the “ head count”??? I can agree that children who require a crib can be excluded in the count, but why would others under 12 not count?? I would think there needs to be adequate bedroom space for this to reasonable, even safe.	11/8/2023 5:11 PM
41	some bedrooms accommodate 4	11/8/2023 5:07 PM
42	This is an arbitrary calculation that doesn't consider house layout.	11/8/2023 5:07 PM
43	This does not impact my properties	11/8/2023 5:01 PM
44	I agree, there should be no bait and switching when it comes to the number of people staying in the short term rentals	11/8/2023 4:22 PM
45	I agree to everything, except the counting of children. Only children less than 6 years old should be excluded from the limitation.	11/8/2023 4:12 PM
46	Every occupant should count- children included. Once again- who will enforce this? And what is the consequence if they don't follow? Eviction? Not in PD- where tourist are king!	11/8/2023 4:03 PM
47	There should be a limit on children	11/8/2023 4:02 PM
48	NO - children need to be included in the total count - then I will approve the recommendation	11/8/2023 4:01 PM
49	Most all Villamare units have a master bedroom with a king bed and a large guest bedroom with 2 queen beds. These units accommodate 6 people nicely. To enforce the 2 person per bedroom rule would not be appropriate.	11/8/2023 3:58 PM
50	PD has no business telling a homeowner how many can stay in their home. If PD does have this authority, 1) please provide documentation and 2) enforce this for all homeowners - any safety concerns would apply regardless of whether the home is a STR or not.	11/8/2023 3:54 PM
51	Two people per bedroom? I have two bedrooms, the guest bedroom has two queen size beds. That is enough for four people in that bedroom. I should be able to have at least six people occupancy.	11/8/2023 3:52 PM
52	This is, by law, at the discretion of the unit owner.	11/8/2023 3:48 PM
53	Likely disadvantageous towards large house rentals (the 6-7+ bedroom homes which can easily sleep 20 comfortably); not applicable to us.	11/8/2023 3:46 PM
54	It should be up to the property owner to determine the maximum capacity for their property, not the PDPOA.	11/8/2023 3:44 PM
55	20 people max seems too high regardless of how many bedrooms	11/8/2023 3:39 PM
56	Why wouldn't children under 12 be considered people? I think this should be 2 people per bedroom plus 2, and this should include children.	11/8/2023 3:36 PM
57	Way too many people per property. This would theoretically allow 4 or more families in a 4 bedroom “single family” house.	11/7/2023 8:18 PM
58	Agree to i) Disagree to ii) because then one bunk room can sleep upwards of 10+ children bringing total people to 30+, and nothing will change with the McMansion rentals. Also, not counting children can contribute to unsafe sleeping conditions in case of emergencies, ie. Fire.	11/6/2023 9:45 PM
59	Do not agree with the #ii "the age should be less than 5 or 6 years old NOT 12 year old. Also you need to really think about them not being a part of the total count because renter could load it with kids in one room and what happens if a fire starts in the house? Overcrowded children could be endangered.	11/6/2023 9:03 PM
60	Excluding kids 12 and under is not at all effective in dealing with the excessive number of guests in rental homes. I'd suggest a much younger age of 5 or 6. My neighbor advertises 12 guests which includes 4 bunk beds. With multiple families, the total number of guests is absolutely excessive, and extremely noisy.	11/6/2023 2:43 PM
61	It's ridiculous owners who rent can currently pack as many people as they please into homes. They currently have an unlimited privilege that full time residents are forced to endure so they can make extra dollars. There is a direct correlation to more people and more noise. There is also a safety factor of having too many occupants in a home.	11/6/2023 2:30 PM
62	Children are the ones usually packed into bedroom, so they should be counted in the overall	11/6/2023 12:09 PM

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	number that determines the total occupancy	
63	I have 2 full beds in one bedroom that generously accommodates sleeping 4	11/6/2023 9:32 AM
64	children should be included in the count. No matter what the age. People are people no matter what the age or size.	11/5/2023 1:08 PM
65	there should be clear distinction between single family dwellings and condos, or inclusion of square footage. As owner of a 1500 sq ft 2bd/2ba, there is no functional way to have 8 adults + kids <12 in my unit. The formula allows for over occupancy.	11/4/2023 9:54 AM
66	I think children should be included in the calculation. More than eight people in 2 bedroom condo seems overcrowded.	11/4/2023 9:15 AM
67	A maximum occupancy of 20 is an absolute joke today. The maximum should be 16—if not lower. Furthermore, the Federal standard of 2 per BR plus 2 should be employed. Lastly, allowing children under 12 (related) provides virtually an unlimited number of occupants. And relying on family relationship status to define occupancy runs afoul of Federal law—which is also impossible to enforce.	11/3/2023 2:52 PM
68	Each soul should be counted	11/3/2023 2:16 PM
69	Children twelve (12) and under, who are related to the occupants MUST be included in such limitation	11/3/2023 10:43 AM
70	wow! again, this feels like way too many. For a time in my life, we had 3 kids under the age of 12 - and I have friends with big families who have 5 or 6 kids under the age of 12.	11/3/2023 9:55 AM
71	Too many. Should be plus 2 not plus 4.	11/3/2023 9:45 AM
72	These should be maximums.	11/3/2023 7:44 AM
73	A bedroom with two queen/king beds could accommodate 4 adults if that's what the renter chooses to do.	11/3/2023 7:33 AM
74	Like the rule, but children should be included, or at the very least limited. We already have multiple families packing into houses. If children are not included in totals, you will have more families in the homes, simply because they can have more adults when you do not count children. Unsafe, and unacceptable.	11/3/2023 12:36 AM
75	Unless I misunderstand this means you could have 10 couples each of whom, if they each had 2 children, would mean 40 people in a house!	11/2/2023 8:08 PM
76	Max is 2 per bedroom plus 2 additional occupants. Children included . Too many guests in STRS. Not fair to primary homeowners. Noise and congestion destroying our beautiful community.	11/2/2023 7:12 PM
77	I flagged as such because I am not sure how advertising a property max guest limit would be able to be enforced. I am not sure of the value of something without a manner in which to monitor. But as well as an owner who does rent, I do not want to be penalized if the guest limit is exceeded because I do not have insight to the number of guests who actually stay.	11/2/2023 3:47 PM
78	Not sure what you are trying to solve for. Adding something to advertisements and or communications is irrelevant when you can't enforce it.	11/2/2023 3:44 PM
79	The Island law was supposed to state 2 people per bedroom. Maybe add Additional 4 for sofa beds and/or bunk beds.	11/2/2023 3:43 PM
80	this is too many each bedroom 2 plus and extra 2 not 4 so 3 bedroom should be $3 \times 2 + 2 = 8$	11/2/2023 2:48 PM
81	children should be included in the calculation	11/2/2023 1:56 PM
82	20 people is way too many in 1 house and children need beds to sleep in so it should be limited to the number of beds.	11/2/2023 12:36 PM
83	I Blame the Management company like Palmetto Dunes for not doing their job when they rent out my unit!!!! They make a lot of promises on how they will care for your property and they get paid really well but they don't in force the rules!!! Please go after them, thank you.	11/2/2023 12:01 PM
84	I think a limitation is ok but some houses have tiny bedrooms others more spacious and exempting the kiddies could be a problem. So, if 4 couples rent a 4 bedroom house and they	11/2/2023 11:26 AM

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each have 2 kids you can have 16 in the house. Is that OK? And what about an 8 bedroom house, is 32 OK? It seems to me the real problem you're trying to address is a feeling there are too many people in PD during the rental season. And the worst of that problem is people blocking traffic to load and unload going to or from the beach. I'd suggest dealing with that problem more directly. You should police Mooring Buoy and prevent loading and unloading. You can't stop and wait for arriving passengers at the airport and maybe you shouldn't be able to load and unload on Mooring Buoy.

85	I'd agree more for children under five (5). Renters with a lot of kids can inadvertently disrupt the neighborhood with unlimited kids under twelve (12) years old! We all know that 14 or 15 year old kids will all of a sudden be listed as 12, please keep that in mind as well. I've seen many families here with 5-6 young kids..imagine if they rent with another or couple of other large families.	11/2/2023 11:21 AM
86	How is this to be enforced? What is the punishment for not complying? Without this information and teeth to it, no reason to have such a rule. And what problem is this trying to solve that we now have as none has been identified. If the concern is future overcrowding with supper big homes, grandfather everyone in and make it about the future. Future owners do not have a vote now so easy get community acceptance. But to change how a homeowner bought and built their property and reduce the income they receive is wrong and will certainly bring lawsuits. Do we really want to fight lawsuits over an undefined, unknown, potentially not an issue, problem? Security seems to be handling whatever comes up with the tools they have now. Are there really known house problems with this? Or is it just a neighbor who is a little too sensitive? We are looking forward to the day to move to our house and be around the energy of rentals. For those who don't like that we have a great option for them: Leamington! An important point: this formula is arbitrary. I certainly can see some large bedrooms having 2 queen beds in it in a rental community. It is also not applied equally to all units. A 2 bedroom gets 100% extra capacity with the plus 4. A 6 bedroom only gets 33% more!!! The town is the one handling this in a responsible manor. Make some rules (parking, noise, garbage), assess if they fixed the problems you are concerned about, if not, consider what would.	11/2/2023 11:05 AM
87	I personally think that a max of 20 people plus children under 12 years of age is way too high, even considering of the size of the house (number of bedrooms). Again, this whole proposal, if approved, comes down to enforcement of the rules. Which hasn't been done in the past.	11/2/2023 10:48 AM
88	School age children should be counter, fro. Age 6 up.	11/2/2023 10:37 AM
89	Bedrooms are configured with two queen beds to sleep 4. This is far to arbitrary a rule	11/2/2023 10:11 AM
90	limits should be less - 10 people (possibly more with young children included) is too many in a 3 bedroom unit	11/2/2023 9:54 AM
91	Strongly agree with an approach that limits the number of occupants in a rental property. I would consider going further than this recommendation, by stating two people per bedroom plus two, without any further allowance. I suggest this only because a typical four bedroom home can easily be within compliance at 15-20 individuals with the rule as written, when practically speaking, that is an overuse of resources, space, etc. Speaking frankly, I suspect that families with children twelve and under will stretch any limitation somewhat, so by setting the bar lower, we attempt to bring the total headcount into a more reasonable level of compliance.	11/2/2023 9:41 AM
92	I think it should only be 2 people per bedroom, period. Why allow 4 more people than there are beds to accommodate? Especially since you are not including children under 12 in this count.	11/2/2023 9:21 AM
93	Useless. Cannot be monitored or managed	11/2/2023 9:06 AM
94	AGREE STONGLY	11/2/2023 5:49 AM
95	By this formula, ten couples each having two children would allow for occupancy of 40 people. This is a lot of humans (not to mention the addition of dogs that invariably would come along for the family vacation) inside of one dwelling. This level of occupancy is akin to a small hotel and is exactly what we are intending to prevent. The number should be a whole lot lower.	11/2/2023 4:34 AM
96	There are many places where bedrooms include 2 queen beds, thus there are 4 people per bedroom, NOT 2 in some cases.	11/2/2023 1:42 AM
97	I do not understand i) Are you saying two people per bedroom plus 4 extra is the minimum? Or two people per bedroom plus 20? The language is vague. Shouldn't beds be a consideration?	11/1/2023 10:29 PM

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98	I agree with 2people per bedroom limit except children under 6 years of age.	11/1/2023 10:18 PM
99	Confusing.	11/1/2023 10:03 PM
100	there should be some overall limit on the number of children	11/1/2023 9:51 PM
101	If I am reading this correctly I can have at least 8 people in my 3 bedroom rental, correct? I have large bedrooms and can sleep 8. I support this Motion as long as this is true.	11/1/2023 9:39 PM
102	This is ridiculous..for those of us who have bunk rooms or more beds in bedrooms than just one, this isn't realistic. I have an almost 6000 square foot house..it certainly has more space than just 2 people per room.	11/1/2023 8:48 PM
103	Why would children not be counted...that is not safe!	11/1/2023 8:44 PM
104	I think kid counts should be addressed in limits as to total bases on room counts - this should not be limitless and it poses fire concerns	11/1/2023 8:28 PM
105	We are a 2 bedroom unit and advertise 6, however don't trust POA to set limits. Understand about living room etc conversions, but don't want to get swept up in overzealous dictates.	11/1/2023 8:28 PM
106	Some "non-bed rooms" have pull out sleeper sofas, and therefore should be added to the number of "bedrooms" in the count	11/1/2023 8:13 PM
107	how would that be enforced?	11/1/2023 7:57 PM
108	The plus 4 should be plus 5.	11/1/2023 7:47 PM
109	Need more clarity. Very confusing.	11/1/2023 7:37 PM
110	Need more clarity	11/1/2023 7:37 PM
111	Again the number is too high. No property should be allowed to rent out to 20 people.	11/1/2023 7:25 PM
112	Enforcement?	11/1/2023 7:01 PM
113	Do not see the need for this as some units are designed with 2 full size beds in the same room to accommodate up to 4 adults. Is the same restriction for sleeping going to be placed on the year round residence of Palmetto Dunes?	11/1/2023 6:54 PM
114	Children should be counted as occupants	11/1/2023 6:53 PM
115	Some bedrooms could have as many as (4) beds. Where did the '20' come from?	11/1/2023 6:27 PM
116	Not strong enough this doesn't change anything	11/1/2023 6:19 PM
117	Count the children. Without that included a 4BRM rental could easily have 20-25 guests	11/1/2023 6:17 PM
118	This Motion is confusing to read. Do not understand 5(i)	11/1/2023 6:15 PM
119	I don't rent so I don't care.	11/1/2023 6:00 PM
120	What is the purpose?	11/1/2023 6:00 PM
121	already addressed by the town STR licensing and permitting process.	11/1/2023 5:57 PM
122	I think this is extremely important but how would you enforce?	11/1/2023 5:51 PM
123	I agree with i, but disagree with ii, I previously rented my 5 bedroom single family home, we had a max limit of 12 set with the rental company, that included children. There were numerous times when the rental company came by to check in with renters and they exceeded the max number in the rental agreement. Not always extra children either, if you are going to exclude children under a specific age for the count, lower that age to 5 and under.	11/1/2023 5:36 PM
124	Agree except for the provision that children 12 and under are not included in the limitations. Where are they going to sleep? They make as much noise and cause as much wear on PDPOA facilities as those older than that age. An exception for a certain number of children aged 2 and under would be more reasonable.	11/1/2023 5:35 PM
125	The amount of guests should be the amount of beds, whether 2 per bedroom or 4 if able, notwithstanding age.	11/1/2023 5:24 PM
126	Property managers need to enforce this!	11/1/2023 5:21 PM

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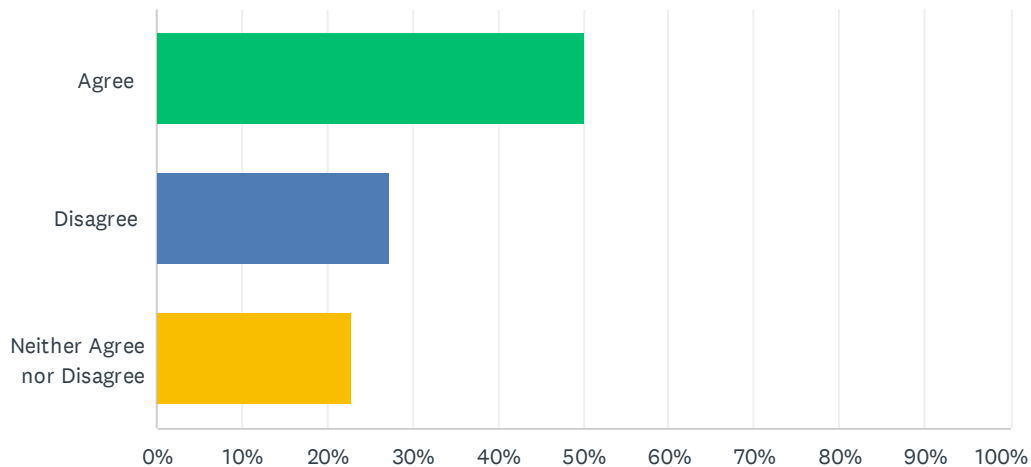
127	I've seen rentals that sleep 14 in multiple 3-level bunk beds in one bedroom so excluding children under 12 is shortsighted. We excluded infants under 2 from our max of 12.	11/1/2023 5:18 PM
128	Children should be included	11/1/2023 5:13 PM
129	This is a show stopper. Many people, myself included, purchased condos based on occupancy. And limiting a two bedroom condo to 4 people is insane and I believe the backlash will be great. In real estate, to call it a bedroom it has to have a window/egress, and a closet. I think the first item is to define a bedroom. Not all rooms being used for sleeping in our community are actually bedrooms. and whats the studio owner with no door to their 'bedroom' going to do... they can't rent? its zero? And then moving forward some BEDrooms are more apt to sleep more people whether adults or kids. so for example a 10x11 room or 110 sq ft is really only suitable for 2 people in a queen or king bed. But a 16 x11 room can easily accomodate and safely use two queens --which can sleep four people. It isn't that hard to track because frankly the pictures on all the rental sites are easy to see... You could exclude bunks - You also need to change item ii to children under 18. 12 is not fair to many families. And economically you are forcing many families who stay in a 2 bedroom condo to move to a house to sleep their family of 6...because one kid is 16 and one is 14.5 and the other two are 12 and 10... so now that family can't do a two bedroom.	11/1/2023 5:03 PM
130	So a 100 sf bedroom has a 2 person allowance in the formula and a 400 sf bedroom has the same 2 person allowance. Even with the "plus 4" this base formula isn't fair . This kind of one size regulation fits all situations will be trouble. It appears that the committee is trying to come up with a some additional bureaucracy just for the sake of more bureaucracy. This is dangerous. Also your ii)... You are saying children under 12 related to owner, not counted... Since owners won't likely charge rent to relatives, you must be saying these occupancy requirements apply to ALL properties in PD whether they are sometimes rented or not. You certainly can't have different rules for owners who rent at times and owners who never rent when it comes to family stays at their properties. So you are now limiting all PD owners, renting or not, to this rule. Full time residents won't be happy that their POA is telling them how many people can spend the night in their homes. This is not well thought out.	11/1/2023 4:55 PM
131	Two people per bedroom plus 4 should be the maximum for any rental. Next door to me, it seems like an entire small town moves in each week during the summer.	11/1/2023 4:54 PM
132	2 people per bedroom max, count children as well. All other rentals, hotel, B & B, motel counts everyone not just adults. 20 people in a rental is TOO many ~ !	11/1/2023 4:48 PM
133	Children should be included in the head count towards the maximum allowed	11/1/2023 4:39 PM
134	We rent and do not want more than plus two over number of bedrooms anyway.	11/1/2023 4:33 PM
135	If you limit occupancy on private property you are infringing on an owners property rights and will almost certainly be met with numerous expense lawsuits.	11/1/2023 4:30 PM
136	Some people have two double beds, or double or queen beds in a room which would comfortably sleep four people in a room!?! It should be occupancy based on beds!	11/1/2023 4:28 PM
137	Children should count in the occupancy numbers	11/1/2023 4:27 PM
138	I agree with the section related to advertising requirements but totally disagree with the way you have written section i. And ii. As written, "people " infers only adult occupants "count" per BR. Therefore children 12 and older or are deemed "exempt" so theoretically in a 2BR villa as long as you had less than 20 people you would be legal. This needs to be rewritten to be more specific as to who you consider "people " to be.	11/1/2023 4:27 PM
139	This is so house centric. 57% of owners are in a condo, aren't most rentals condos? The 2 per bedroom + 4, when children under 12 are not included is too many! 1 Body per 200 square feet of living space and/or 2 per bedroom + 2 is more realistic. A 2 bedroom of 1043 square feet with 8 people is too many!	11/1/2023 4:07 PM
140	Children should be included in the count	11/1/2023 4:04 PM
141	The first point (i) is confusing. If I have a 3 bedroom villa, is my max occupancy 10 people (ie. 3 times 2, PLUS 4) ?? Or is it only 6 ?? More importantly, if a family has 5 kids UNDER 12 (which happened to me this past summer) and those kids DON'T count towards the occupancy limit, is that really an appropriate limit ?? Under that (rare) scenario, it's possible to have 15 people in a 3 bedroom condo (10 plus 5 kids). I strongly suggest removing point ii) -- the language that exempts children 12 and under. It has the potential to be easily abused.	11/1/2023 4:02 PM

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142	Caveat: Children should be included	11/1/2023 4:00 PM
143	I am very unhappy that there is ANY rental house in PD would be allowed to have 20 adults + an unlimited number of kids under 12. Our family built our house in PD in 1973, and have owned it continuously. We do not rent/lease our house. We are very unhappy with the unchecked conversion of so much of the neighborhood to part-time/full-time rentals from absentee owners. This emphasis on rentals has also driven the destruction of single family homes in favor of replacement maximum cubic foot/5+ bedroom mini-hotels for rental only. It has totally changed the character of PD, and not in a good way. The large 'dormitories' bring issues of traffic, parking problems, noise, trash collection and other well know that decrease the quality of life for residents.	11/1/2023 3:57 PM
144	I think the age limit should be lowered. Most 6-12 year olds require bed space. A 2 bedroom condo rental could end up with more than 10 people using that method and most 2 bedrooms are not equipped for 10 people. I think it should max out at a reasonable number just for fire purposes.	11/1/2023 3:56 PM
145	If you are going to advertise 20 guests, who would really notice 24 staying at the home? Ultimately it is still unregulated or how could it be regulated? Are you going to enter the home and count occupants and questions whether they are staying over night? I think the goal should be to focus on eliminating or minimizing Airbnb and Vrbos footprint in the community. A lot of municipalities across the country have created ordinances against the 2.	11/1/2023 3:56 PM
146	ALL persons MUST be counted. Do NOT allow 4 adults and 24 children under age 12 as an example	11/1/2023 3:51 PM
147	Agree with limiting the number of people to 2 per bedroom plus 4 or max 20, but not the unlimited exception for children 12 and under to exceed the number of 20. Allowing young children in excess of that number could lead to more of the dangerous "bunk room" situations similar to what was shown in the island packet. Let the maximum number of 20 (in excess of 2 per bedroom + 4) include children under 12 and limit everyone else to 2 + 4.	11/1/2023 3:51 PM
148	Most houses cannot and should not house 20 people. The limit should be less. Too many cars, too much noise.	11/1/2023 3:47 PM
149	Strongly disagree. If it isn't broke don't fix it. Every single one of these motions must have come from full time residents who do not rent. Because there is not one motion on this sheet that is in the interest of short term renter owners. Simply put: quit stacking administrative crap layer by layer on short term owners. If it were not for short term owners Palmetto Dunes would have gone under many years ago. PD needs short term rentals to simply survive. There are so many empty and worthless buildings in PD right now - such as the building next to the tennis courts behind Alexanders. Focus on those problems instead of targeting short term renters.	11/1/2023 3:45 PM
150	I think the children need to be included in the number of people.	11/1/2023 3:41 PM
151	To clarify, this means that if there are 2 bedrooms with a king and one bedroom with 2 queens, the total number = 8 which would be 2 people / bedroom +4. Is that right? This is a bit confusing	11/1/2023 3:39 PM
152	Where is this +4 people formula coming from?! That seems excessive.	11/1/2023 3:38 PM
153	Too many people in one house.	11/1/2023 3:34 PM
154	I think children under twelve should be included in the limitation.	11/1/2023 3:33 PM
155	I agree with this but would also agree with a number less than 20. And a lower age than 12 for those that do not count.	11/1/2023 3:31 PM
156	Language is confusing in part i	11/1/2023 3:29 PM
157	Private property owned by people that pay taxes cannot be incrementally different then full time resident	11/1/2023 3:26 PM
158	If I read the proposal correctly, in a 2-BR unit, the maximum occupancy would be 8 (2 per bedroom + 4), with which I would agree. If the restriction is otherwise, I would likely disagree.	11/1/2023 3:24 PM
159	I am sure this will not go over well with the mini hotels that say they sleep so many people but we need some kind of control	11/1/2023 3:20 PM

Q6 Motion #6: Explore a cleaner and more efficient method to modify our covenants. Any such proposal to amend the covenants to incorporate a simpler, more straightforward manner to revise them shall concurrently include an amendment that limits short term rentals to occupancy using the formula stated in Motion #5. Such a restriction will be all encompassing and not limited to advertising and other communications.

Answered: 496 Skipped: 25



ANSWER CHOICES	RESPONSES
Agree	50.20% 249
Disagree	27.22% 135
Neither Agree nor Disagree	22.78% 113
Total Respondents: 496	

#	COMMENTS	DATE
1	I find it entirely unacceptable to pass a motion with a general statement like "explore a cleaner method". Commingling a change to the covenants approval process at the same time you change a highly charged issue like STRs lacks transparency and comes across as a backhanded way to short cut the covenants approval process.	11/15/2023 10:42 AM
2	Leave the covenants alone. They should not be easy to change.	11/14/2023 12:18 PM
3	Make covenants hard to change. You might want to try your numbers before committing to a covenant change. I would also look at large houses differently than smaller houses. Large numbers of tourists should be charged appropriately.	11/13/2023 5:00 PM
4	Dont allow changes unless every agrees	11/11/2023 11:05 AM
5	We purchased with certain rules in place and those rules should be hard to change. Simple is bad. Easy is worse.	11/11/2023 10:06 AM
6	don't understand what this is supposed to address	11/11/2023 10:05 AM
7	I don't think any amendments to our governing processes and procedures should be tied to a	11/11/2023 8:38 AM

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	specific policy/requirement.	
8	I don't trust the board and especially Andrew to change our rules. The rules have been in place for decades and they have served us well. Any changes need to be a majority or supermajority.	11/11/2023 6:42 AM
9	Covenants should only be changed with agreement from a majority of owners. I don't want a faction changing how and what happens here. It's majority rule.	11/10/2023 8:38 PM
10	I do not support this. See response to previous question. I want PD to remain a premier destination free of bad renters and owners that are creating mini-hotels but this is going too far	11/10/2023 4:47 PM
11	Use existing procedures.	11/9/2023 2:01 PM
12	Since I live in a residential family community (as per sign at North gate), short term rental should be no shorter than 2 weeks minimum. One month would be even better.	11/9/2023 12:19 PM
13	It seem like a good idea till something major happens and the board wants to override Owners	11/9/2023 8:55 AM
14	See 5	11/9/2023 8:35 AM
15	Our Covenants are tortuously difficult to read for clarity. If we can begin to make things clearer and more transparent that would be a blessing.	11/9/2023 7:52 AM
16	Confusing	11/8/2023 11:25 PM
17	We need to be very cautious when it comes to modifying the covenants and making the process "cleaner and more efficient". We have seen with the "proactive covenant compliance" program how the "unsightly conditions" covenant has been interpreted differently year to year depending on administrative whims. The board should review and interpret the covenants but maintain the current structure to change them.	11/8/2023 8:34 PM
18	This statement seems extremely broad and vague. More definition is needed to better understand the intent. The cleaner, simpler method must be defined to determine acceptability. Further, why is this being tied to the adoption of the ammendment recommended in Motion 5? These seem like they should be independent of one another as they are unrelated.	11/8/2023 8:31 PM
19	I think, this is pretty wordy.	11/8/2023 8:14 PM
20	Same comment as No 5	11/8/2023 7:13 PM
21	Covenants should be difficult to amend. Look what happens to our Federal government when a simple majority rules.	11/8/2023 7:08 PM
22	Not sure what this is supposed to accomplish.	11/8/2023 6:21 PM
23	Define cleaner and more efficient. I am concerned that th me Board may use this to jam through changes without proper notice	11/8/2023 6:16 PM
24	dpn't know what you are asking	11/8/2023 5:37 PM
25	Excessive regulation. No need for this. We've been fine for 50 years without it.	11/8/2023 5:12 PM
26	This is entirely too confusing to understand the objective. Please clarify the objective.	11/8/2023 5:11 PM
27	Agree that simple language is always better, but as it applies to the max# of guests rule you mention in #5, that should have to pass first.	11/8/2023 5:01 PM
28	modifying covenants should be difficult and require broad owner (not "board") approval. Furthermore, this motion conflates two different issues-- covenant approval and occupancy formula. Doesn't make sense.	11/8/2023 4:32 PM
29	Less verbiage and more clear and concise wording is always a good thing.	11/8/2023 4:22 PM
30	Stop AirBnB !!! We already have too many STR properties in PD. No renters under 21 years old! Triple or quadruple the fees the STR properties pay to support hiring of more security officers who can then enforce these rules and regulations.	11/8/2023 4:03 PM
31	Children need to be included in the total count of the homes occupancy even babies	11/8/2023 4:01 PM
32	See above comment.	11/8/2023 3:58 PM

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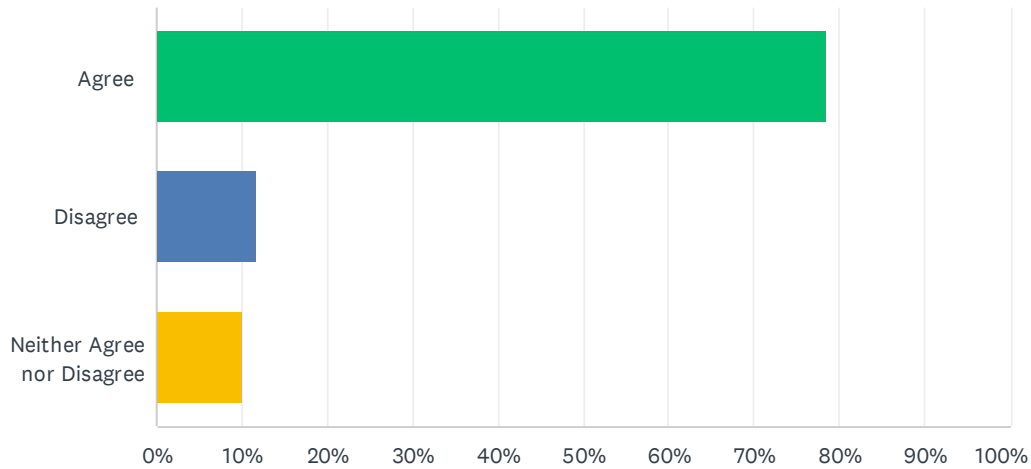
33	The rules to modify covenants should not be specific to only a STR discussion.	11/8/2023 3:54 PM
34	What exactly does this mean?	11/8/2023 3:52 PM
35	Only if that includes remote voting on covenants via electronic means and not in person	11/8/2023 3:45 PM
36	See above on #5	11/8/2023 3:44 PM
37	Covenants should be hard to change and the numbers allowed in #5 are excessive.	11/7/2023 8:18 PM
38	DO NOT UNDERSTAND WHAT THIS IS???? Need to be more clear	11/6/2023 9:03 PM
39	Only as this pertains to the STR covenants, and not other aspects of our covenants and or regulations as this amendment should not facilitate short cutting current rules	11/6/2023 2:43 PM
40	As along as children are counted in the total occupancy number.	11/6/2023 12:09 PM
41	Why can't you use simple english in all of these amendments.	11/5/2023 4:59 PM
42	see #5	11/5/2023 1:08 PM
43	Fix the formula before including it in other ammendments	11/4/2023 9:54 AM
44	Covenants should be difficult to change. Requiring 50% + 1 as required today is the right solution. It may take more time, but the majority should rule on covenant changes. Lowering the bar will likely produce legal challenges and outcomes that the majority will not accept.	11/3/2023 2:52 PM
45	If larger and larger homes are built, eventually Broad Creek won't be able to provide safe and clean service to these overcrowded rentals and we will all suffer the consequences.	11/3/2023 2:16 PM
46	I disagree with the formula in Motion #5.	11/3/2023 10:43 AM
47	I'm not sure what this means - what are "covenants"? Are they policies?	11/3/2023 9:55 AM
48	We rely heavily on the STR to pay for our villa. We are happy to comply with rules and regulations but they need to be brought to the public for input and voting - rules should not be able to be changed without owner input	11/3/2023 9:14 AM
49	For reasons used for disagreement with #5.	11/3/2023 12:36 AM
50	Disagree with #5	11/2/2023 12:36 PM
51	I Blame the Management company like Palmetto Dunes for not doing their job when they rent out my unit!!!! They make a lot of promises on how they will care for your property and they get paid really well but they don't in force the rules!!! Please go after them, thank you.	11/2/2023 12:01 PM
52	I have no idea what a "cleaner" method to modify covenants means. And why do you need to include #5 in any other provision. One topic per motion and amendments seems appropriate to me.	11/2/2023 11:26 AM
53	see comment above	11/2/2023 11:21 AM
54	If related to Motion #5 then disagree.	11/2/2023 11:05 AM
55	as above - i think the formula allows for too many people	11/2/2023 9:54 AM
56	This gives whoever the right to adjust my covenants in the future. NOOOOOOO	11/2/2023 9:06 AM
57	sounds like mixing apples and oranges. I think a lwyer wrote this one.	11/2/2023 8:11 AM
58	To broad,availability to explore options doesn't need a motion make clearer what approval process for covenant changes are after a recommendation is explored and recommended	11/2/2023 6:55 AM
59	AGREE STRONGLY	11/2/2023 5:49 AM
60	Any change in covenants should follow the same process as is written in our bylaws. Changes should be agreeable to the supermajority of our owners.	11/2/2023 4:34 AM
61	I object until comments in #5 above are addressed.	11/2/2023 1:42 AM
62	This proposal is vague. Its unclear exactly what this "simplified process" looks like. All changes to covents should be reviewed and agreed by members before implemented.	11/1/2023 10:21 PM
63	Confusing.	11/1/2023 10:03 PM

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64	As of now we agreed to short term rentals but we are changing to long term. Had a few golfers come & go wild on weekends and we dont appreciate the mess they left.	11/1/2023 9:55 PM
65	People make large investments in homes and rental properties. If the rules keep changing then many owners may not be able to keep their property, thus affecting real estate values.	11/1/2023 9:39 PM
66	See prior comment - kids should count as bunk rooms are out of control and certainly a fire concern. A house with bunk room for 10 will be used for non kids pretty easy as it's a bed	11/1/2023 8:28 PM
67	Shortcuts may undercut our right to review or vote. Again, we are skeptical of your overall intention.	11/1/2023 8:28 PM
68	This motion is not clear. Covenants should be by majority vote. It is unclear if this motion is for occupancy limits only or for any covenant change. In order to agree to the motion, it should be rewritten for better understanding.	11/1/2023 7:53 PM
69	Don't understand 5.	11/1/2023 7:37 PM
70	Again is this same restriction going to be placed on the year round residence	11/1/2023 6:54 PM
71	See above	11/1/2023 6:15 PM
72	This is unclear as to what you are proposing.	11/1/2023 5:57 PM
73	This would be difficult to implement in practice and monitor for compliance.	11/1/2023 5:54 PM
74	Should not weaken changing the covenants based on this one issue.	11/1/2023 5:35 PM
75	The STR formula in Motion #5 is good for all properties on HHI, including PD.	11/1/2023 5:11 PM
76	if i read this right you are saying that the hoa will limit short term rentals but the owners don't have to advertise it that way... what good is that? Sleeps 8 - only 4 can rent? That is meant to appease owners for now - but it will only create false advertising and messed up rentals for everyone.	11/1/2023 5:03 PM
77	This sounds like a short cut to by Law Amendments is suggested. I don't think that would be legal.	11/1/2023 4:55 PM
78	Hard to do	11/1/2023 4:46 PM
79	I don't agree with your formulation in #5. Occupancy should be based on beds.	11/1/2023 4:28 PM
80	As noted under #5, clarity of wording is paramount to STR legality. We must have tight wording otherwise you will have people challenging rules which is exactly what we have today, which causes safety issues and work around a by island rental agencies. # 5 and #6 are critical to bettering our community.	11/1/2023 4:27 PM
81	Also, all short term rentals less than 7 days should not be allowed.	11/1/2023 4:08 PM
82	The formula is not looking at condos correctly (size matters as well as bedrooms) I do not agree in a covenant change.	11/1/2023 4:07 PM
83	It should not be too easy to modify a covenant, as that could lead to abuse and insufficient opportunity to explore all the ramifications of any proposed changes.	11/1/2023 4:06 PM
84	(see above comments)	11/1/2023 4:02 PM
85	Agree in principle, however the statement is too vague and should be more specific.	11/1/2023 4:00 PM
86	Please also give consideration to requiring rentals be a minimum of at least 3 and preferably 7 nights to reduce frequent turnover and the large 1 or 2 night weekend "party house" atmosphere that takes away the residents enjoyment of their neighborhood.	11/1/2023 3:51 PM
87	Need more explanation.	11/1/2023 3:47 PM
88	Strongly disagree. Since Motion #5 is not needed at all Motion #6 is not needed. Any covenants amendments are subject to the legal challenge. I know I will certainly be contacting my attorney if such infringements are attempted.	11/1/2023 3:45 PM

Q7 Motion #7: The PDPOA shall make available the STR Owners' Checklist to assist in ensuring the PDPOA's, Town of Hilton Head Island's and Beaufort County's policies pertaining to STRs are known and followed.

Answered: 511 Skipped: 10



ANSWER CHOICES	RESPONSES	
Agree	78.47%	401
Disagree	11.74%	60
Neither Agree nor Disagree	9.98%	51
Total Respondents: 511		

#	COMMENTS	DATE
1	What is the penalty / fine for breaking these limits? Suggest it grows based on repeated infractions.	11/15/2023 1:47 PM
2	Another area you should look at is making sure the minimum stay is more than three nights. That would eliminate a lot of bachelor/bachelorette parties.	11/15/2023 9:43 AM
3	No one will follow a checklist so really, why bother?	11/14/2023 12:18 PM
4	This would be a great opportunity to have owners attest to having the items on the checklist completed.	11/14/2023 11:33 AM
5	Not sure what you mean here	11/13/2023 5:00 PM
6	Lists help	11/11/2023 11:05 AM
7	Again, renters don't read or pay attention. A checklist will be ignored and wind up in the trash or on the street. We need better security and enforcement. until that happens don't hold your breath or spend money changing anything.	11/11/2023 10:06 AM
8	No one reads, so why bother?	11/11/2023 6:42 AM
9	It doesn't matter what you provide to renters, they will ignore it. They are in vacation mode and they leave their brains at home.	11/10/2023 8:38 PM
10	You probably have little awareness of the burden on the property owner in meeting multiple	11/10/2023 8:03 PM

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information and licensing fees/requests from the town of HH. To see the PDPOA increasingly requesting information plus the hassles that can occur with the Beaufort County tax assessor (even when using a rental property mgmt company to find and manage renters needs and property upkeep) adds to the owner's burden.

11	I don't understand the motion. Who is the PDPOA going to make this available to and under what method does it become available?	11/10/2023 4:47 PM
12	EV BATTERY Recharging connecting to rental units. Electrical code is not updated to EV standards. This spring renter in QG recharged EV with indoor extension cords from inside unit, over sidewalk and parking lot to EV. Owners should be Aware of electrical limitations and take precautions . 220 lines for stoves, ovens and dryers in units are not permitted to be used as EV charging lines. I SHÔUPLD P	11/10/2023 8:56 AM
13	Back off.	11/9/2023 8:00 PM
14	Many times the renters do not know of the restrictions and/or policies. Require that they be posted in a very visable area and hope they read them.	11/9/2023 3:08 PM
15	To whom?	11/9/2023 2:01 PM
16	Need to better define what 'make available' means. It's too vague. Is it provide a hard copy to all owners, Is it post it on a website for owner downloading and printing.....?	11/9/2023 9:55 AM
17	More regulations will not please owners that don't want STRs in PD, stick to Maintaining infrastructure and appearance and bad behavior by Owners, only thing your doing is increasing costs to Owners by taking on duties that belong to Town, County and State	11/9/2023 8:55 AM
18	Great work on this by the committee!	11/9/2023 7:52 AM
19	Also a plan and procedure is needed to police the policies	11/9/2023 7:27 AM
20	Intent? Who is the PDPOA making the checklist available to. Just saying they exist doesn't accomplish much. Collective comment--thanks for effort, some good thought but it is too wordy and required too much effort to determine intent. Occupancy and car limitation are important. Bike path help appreciated. Keeping bikers out of street is critical and possibly needs addressing	11/8/2023 8:14 PM
21	These should be posted in all STR properties	11/8/2023 5:32 PM
22	Excessive regulation. No need for this. We've been fine for 50 years without it.	11/8/2023 5:12 PM
23	And again, policies and guidelines are excellent, but how are they enforced??	11/8/2023 5:11 PM
24	This might be helpful to some, especially if they are new to hosting. But again, I am wary of scope creep lest we need to spend more money for the increased administration, and then have to pass on those fees/costs to the owners. AND can this be construed as giving tax/compliance advice to new owners? I would certainly steer clear of that out of liability concerns. And this is another administrative function that isn't required. Our fees are already much higher than Sea Pines. Sea Pines does not do any of the things listed here, except ensure that vehicles can be parked in the driveways. My guest passes in Sea Pines are \$15 a week. The process is smooth and easy, and affordable.	11/8/2023 5:01 PM
25	Thought this was already available on the PDOA website.	11/8/2023 4:32 PM
26	It would be nice to have any guidelines available for review - thank you	11/8/2023 4:22 PM
27	Make them sign a contract- Too many occupants or too many cars, any noise complaints, etc and they are removed! Ocean Lakes in MB kicks tourist out after 1 violation. Surely, we can follow suit. Send forth the message that PD has rules and they are to be followed. It will be a much safer community for everyone.	11/8/2023 4:03 PM
28	The HOA for each complex should be making and enforcing its own policies.	11/8/2023 3:58 PM
29	Owners follow the PPDOA rules and regulations, the remaining responsibility should be on the owners. Don't need to be micromanaged.	11/8/2023 3:44 PM
30	This could potentially disclose private information.	11/8/2023 3:44 PM
31	I would have preferred more advocacy against the town STR policies. They are basically what we do in PD and just cost me more money.	11/8/2023 3:43 PM

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32	Stay out of people's private business, do away with the PDPOA Board, Fire Andrew, eliminate STR requirements, do away with HHI business license and permits. Reduce or eliminate PDPOA fee, Do away with trolley service and fee and charge per actual user. Finally improve the food offerings, JAlexander's simply is awful, Big Jim's is below average....sadly the best meal option in PD is the chicken fingers in the General Store. Actually Dunes House is good for what it is lol!	11/8/2023 3:43 PM
33	I believe I read that an organization in the town of HHI is suggesting that one must be a resident in order to have a short term rental property? If I misread please disregard. Otherwise, we need to have further discussions on the issue including the legality of such a proposal. Thank you for your time in putting this together.	11/8/2023 3:39 PM
34	Also what should be provided which way to walk on a street or bike on a street. I don't know where is should be incorporated. PRIMARY is the the owner should sign off that this information is posted in the home (or given to each short term renter when picking up their pass for entry)	11/8/2023 11:09 AM
35	That is their responsibility, not ours.	11/7/2023 8:18 PM
36	Not terribly effective as there is no mechanism to monitor rental activity and / or enforce rules. I believe the current approach with STR's is far too ineffective and fails to address the problems with excessive occupants in both small and large homes. If PD is waiting for the Town of HHI to take the lead with more forceful and stringent STR regulations, I would advise the board to reconsider their approach asap. The elephant in the room also needs to be addressed and that is GREENWOOD and their robust Resort Rental activities that promote daily and weekly rentals to maximize their fee revenue. Greenwood has no interest in curbing rental activity nor reducing occupancy limits.	11/6/2023 2:43 PM
37	You are making it very difficult for owners to rent their properties. This will affect the tourism rate and thus all businesses from restaurants, recreational sports, golf courses, to home improvement stores. Taxes will go up for full time residents as you are making it undesirable for us to have the benefit of vacationing in HH and at the same time off setting all the fees you impose upon owners who rent. Many will not be able to afford their place and have to sell.	11/6/2023 9:32 AM
38	I am afraid to see what you want to monitor next.	11/5/2023 4:59 PM
39	Let it be known and counted that there should be NO short term rentals AT ALL. Only long term ones. This Palmetto Dunes is becoming a hotel!!	11/5/2023 1:08 PM
40	Again, I hope that the PDPOA STR rules and regs are intended to improve PD for all of us and to assist STR owners, not to harass them and NOT to enforce Town and/or County rules, many of which don't apply to us anyway.	11/4/2023 1:56 PM
41	What is STRs	11/3/2023 10:18 PM
42	I believe it is already a Town requirement for STRs to display all Town-required documents to renters. Why don't we just follow that policy? Again, less is more.	11/3/2023 2:52 PM
43	Make available to whom?	11/3/2023 9:45 AM
44	I think this should be up to individual owners to provide and post inside their rentals. Not an HOA expense	11/3/2023 9:14 AM
45	It should be required that owners and rental management companies supply this information with the rental agreement s.	11/3/2023 12:36 AM
46	There should be a bicycle surcharge for renters to pay path maintenance etc. Str's have ruined the island.	11/2/2023 5:36 PM
47	We like to make the policies are available but who is going to enforce they are followed? The homeowner or the PDPOA?	11/2/2023 12:36 PM
48	I Blame the Management company like Palmetto Dunes for not doing their job when they rent out my unit!!!! They make a lot of promises on how they will care for your property and they get paid really well but they don't in force the rules!!! Please go after them, thank you.	11/2/2023 12:01 PM
49	Make available to who? If you mean available to all owners I'm fine with that but you should say so. I assume you want everyone who rents their property to be aware of the rules and so you can hold them accountable and force them to abide which is fine.	11/2/2023 11:26 AM

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50	Added comment- PD and/or the town should back complaints about the number of pets if it is over the limit allowed. I know rental companies don't want to lose the money but if someone brings more animals than allowed, they forfeit their money and housing for the week. Lastly, if there was a way to promote even in a larger way to not feed alligators, and not to bring their music/speakers to the beach. Earbuds only. Thanks!	11/2/2023 11:21 AM
51	available to whom?	11/2/2023 8:11 AM
52	Of course this checklist should be made available to the owner's 'Property Managers', such as Beach Properties.	11/2/2023 1:42 AM
53	Consolidation and concision should be helpful for the owners and improve comprehension of the rules and their implementation.	11/1/2023 8:51 PM
54	Again, the POA needs to be careful not to be the primary resource of town and county's policies. This type of communication should come from the proper authorities, not a POA.	11/1/2023 7:53 PM
55	Based upon what I have seen above in potential restrictions on STR owners I could only imagine what this owners checklist would entail. I would also like to add that the STRs are paying the majority of the fees for the resort and bringing in with all assessments the majority of funds to help support Palmetto Dunes in helping to make it much a desired location.	11/1/2023 6:54 PM
56	There are so many forms to fill out now. It used to be so much simpler.	11/1/2023 6:38 PM
57	Require it to be posted in each rental	11/1/2023 6:17 PM
58	Sounds ok, but I really don't care as a non renter. I still think an Iphone and Android App or Podcast that lets the families listen on their trip to HHI about fun facts (like sea turtles, marshes and tides) about PD, things to do, events and commonly violated rules on their trip down here would be fun for the family and get the word out.	11/1/2023 6:00 PM
59	this should be the responsibility of the STR landlords for their compliance and not a cost to the entire community. The town has a process in place to audit compliance with STR rules.	11/1/2023 5:57 PM
60	This should not be necessary as managing STR rental already required compliance with Town and County policies. Perhaps posting a message on the PDPOA website to a list of STR resources would accomplish the same objective.	11/1/2023 5:54 PM
61	This checklist should pertain to STR owners and to all property owners in town of HHI, PD and Beaufort County.	11/1/2023 5:11 PM
62	Too much government interference, period. All this feces interferes with my Life, Liberty & Pursuit of Happiness.	11/1/2023 5:08 PM
63	I think things that would be more apt to reign in big parties and some rentals would be this: 1. require each owner to carry (in addition to ho6 or homeowners insurance) to carry a liability policy for 2 million if they are renting STR. 2. Limiting car passes will lessen traffic and parking 3. Only allow owners to park at dunes house which will force those giant houses with tons of people staying to walk or bike to the beach versus taking up 5 spots. Just some extra thoughts.	11/1/2023 5:03 PM
64	Keep it simple. Please do not create more bureaucracy within the POA.	11/1/2023 4:56 PM
65	Owners already have checklists from all of these players. Why would PD enforce Town and County regulations? It would be an administrative nightmare and an expense updating our systems and documents every time either the town or County modifies theirs. Big mistake! There may also be a liability if we state that we have provided a checklist that includes Town and County regs and we don't keep it up-to-date or misinterpret something.	11/1/2023 4:55 PM
66	As of right now I'm seeing that even if you post rules STRs ignore them. We need to have a mechanism in place to enforce our rules. That seems to be lacking so creating rules with no teeth are meaningless.	11/1/2023 4:27 PM
67	Most of the rules of PDPOA, Hilton Head and Beaufort County are redundant. Seems like every regulatory body just wants to levy fees. Having licenses from Hilton Head and from PDPOA can be confusing. Following the regulations are simple and common sense but the licensing from more than one regulatory body is useless	11/1/2023 3:55 PM
68	Strong disagree. Waste of time. Waste of paper. I thought PD cared so much about saving the environment? Then quit creating more administrating paperwork that solves no problems.	11/1/2023 3:45 PM

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69	Enforcement is always going to be our biggest hurdle.	11/1/2023 3:41 PM
70	POA should be concerned with POA business only. Leave enforcement of town and county ordinances to the appropriate agencies.	11/1/2023 3:40 PM
71	Great idea	11/1/2023 3:24 PM