



PALMETTO DUNES™

PROPERTY OWNERS ASSOCIATION

RESIDENTIAL RESORT COMMUNITY

2025 ANNUAL OWNERS MEETING GENERAL MANAGER REPORT

BILL DIX– CMCA, AMS, PCAM



Bill Dix – cmca, ams, pcam

Vancouver, BC, Canada



Maui, HI – Senior HOA Manager



Charlotte, NC – Management Company Regional VP



Bill Dix – cmca, ams, pcam

St George, UT – General Manager - SunRiver Community Association



2,308 single family homes

26 miles of private roads

Two amenity centers - fitness, events, etc.

6 pools, 14 pickleball courts, lawn bowl, bocce

Food & Beverage

Golf Course (separately managed)

Full time staff of 30



Palmetto Dunes POA

OUR MISSION

To enhance the quality of life, strive to protect the natural environment, and improve the resources of our community for all those who live, invest, work, and play here.

2025 Notables

- Improvement of Omni beach path and repairs to Dunes House ramp
- Installation of 2 new mobi mats
- All electric landscaping equipment (The Greenery)
- Revising the ARB standards, processes and guidelines*
- Pathway behavior policy (banned certain e-vehicles)
- Increased PD Owner discounts
- Short Term Rental registration revision

* Introduction of AI assistance



Palmetto Dunes POA

OUR VISION

To be the best residential beach resort community in the southeast.

2025 Notables

- Increased events and positive feedback
- Increased visitor registration
 - Rental passes 60k through Sept 2025 (68k entire 2024)
- Minimal crime reports and less YTD than 2024
- Community bicycle engagement (700 hours - 5 months)
- PD Ambassador Program
- Positive communication & social media engagement
- EV charge station



Palmetto Dunes POA

OUR VALUES STATEMENT

Palmetto Dunes is accountable to our community, neighbors, visitors, and natural environment. We strive to build sustainable relationships through mutual respect, integrity, and a collaborative spirit

2025 Notables

- Bridge rehab project – 10 to 15 years additional life
- Pathway and roadway improvement projects – safety focus
- Lagoon and lake water testing and industry standards operations
- Osprey cam online
- Revised approachable community enforcement model
- Positive relationships with our community partners



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OUR TAG LINE

Where Visitors become Locals!

Palmetto Dunes is more than a destination — it's a Community.

Remember — there's U-N-I-T-Y in Community

Each year, guests discover the beauty, friendliness, and sense of belonging that define our neighborhood. Many who arrive as visitors return as friends — and eventually, as Neighbors.

Short-term rentals play a positive role in this story, introducing new families to our lifestyle, supporting our local economy, and keeping our community vibrant and connected.



Palmetto Dunes POA

WHAT'S AHEAD

2026 PLANS, IMPROVEMENTS AND PROJECTS

- Queens Folly corridor engineering study for upgrades
- Roadway infrastructure and stormwater drainage upgrades
- Beach access pathway assessments and improvements
- Strategic plan update
- Professional Reserve Study by third party
- Strong financial controls
- Further community engagement and education
- Harnessing technological advances for all
- Staff focus on delivering quality service *



Palmetto Dunes POA

AI Support - Smarter, Faster, Friendlier Service for Property Owners

- **Instant Answers:** 24/7 responses to common ARB questions—such as paint colors, material requirements, or submittal process—without waiting for office hours.
- **Improved Consistency:** Replies are based on the current ARB Design Guidelines, ensuring clear and uniform information for every Owner.
- **Time Savings:** Reduces repetitive inquiries, allowing ARB staff to focus on plan reviews, site visits, and owner support.
- **Better Engagement:** AI tools can guide owners step-by-step through forms and document uploads, making the process easier and less intimidating.
- **Future Vision:** AI support aligns with PDPOA's philosophy—helping owners make informed choices while preserving the character of our community.

[ARB AGENT - EMILY](#)



Thanks to the Board members,
homeowners, community partners
and staff that have made my first
year a welcoming one!

