MAYOR: John Labriola

344

TOWN ADMINISTRATOR: Stephanie Tillerson

TOWN ATTORNEY: Joseph Wilson TOWN OF

MAYOR PRO TEMPORE: Michael Heidingsfelder

> COUNCIL MEMBERS: Bradley D. Belt Russell A. Berner Madeleine Kaye



TOWN COUNCIL SPECIAL CALL HEARING

Municipal Center Council Chambers February 6, 2024; 11:00 am

AGENDA

- I. Call to Order:
- II. Roll Call:
- III. New Business:
 - **A.** Rehearing and Reconsideration of Previously Denied Appeal for 3528 Shipwatch Road
- IV. Adjournment:



TOWN COUNCIL HEARING

♣ Evidence provided for Revocation Hearing on September 5, 2023

3528 Shipwatch Road

Business License Revocation
Appeal Hearing 9/5/23

MAYOR: John Labriola

TOWN ADMINISTRATOR: Stephanic Monroe Tillerson

TOWN ATTORNEY: Joseph Wilson





TOWN COUNCIL MEMBERS: John Moffitt Bradley D. Belt Michael Heidingsfelder Russell A. Berner

Vacasa South Carolina LLC

July 12, 2023

c.c. Mr. Solomon David

Your Short-Term Rental Property **3528 Shipwatch** has been found guilty of three violations of the Town of Kiawah Island's Code of Ordinances within the last **12**-month rolling period. Each violation was sent by email to the authorized agent either on the night it occurred, or the following morning.

- First Offense
 - 0 5/12/23
 - Citation Number: 7319
 - Ordinance 14-507(a)(3) Advertise, offer, or otherwise make available, a property as being available as a rental without first complying with the requirements of this chapter:
- Second Offense
 - 0 5/23/23
 - Citation Number: 7330
 - Ordinance 14-502(1) An owner or the Authorized Agent on behalf of the owner is required to obtain an annual Class 7 Rental Business License from the Town for each STR Property prior to advertising or renting.
- Third Offense
 - 0 6/5/23
 - O Citation Number: 7341
 - Ordinance 14-502(1) An owner or the Authorized Agent on behalf of the owner is required to obtain an annual class 7 Rental Business License from the town for each STR Property prior to advertising or renting.

Per Section 14-509(2) of the Code of Ordinances, your Short Term Rental License is hereby revoked, effective immediately.

On receipt of this notice of revocation, the owner (or authorized agent) shall immediately stop the operation of the short-term rental establishment. All advertisements for future short-term rentals shall immediately cease. If such property is advertised or occupied by short-term renters after the revocation or suspension of the STR license, fines shall be levied against the owner and agent.

Should you wish to appeal this decision, please reference Section 14-510 of the Code of Ordinances below:

- (a) A person aggrieved by the town's decision to revoke, suspend, or deny a rental business license may appeal the decision to the town council. The appeal must be filed in writing within 30 calendar days with the town clerk after the revocation, suspension, or denial and it shall set forth a concise statement of the reasons for the appeal. Timely filing of an appeal shall stay the revocation, suspension, or denial, pending a decision on the appeal by the town council.
- (b) The town council shall consider the appeal in an open hearing at a regular or special meeting within 30 calendar days after receipt of a request unless otherwise agreed to, in writing, by the town and the aggrieved party.

Appeals can be filed by submitting an explanation in writing why the Short-Term Rental License should not be revoked to ifox@kiawahisland.org. For questions or concerns, please contact Jan Fox, Short-Term Rentals Compliance Clerk, by email at ifox@kiawahisland.org or by phone at 843.768.9166.

Sincerely,

The Town of Kiawah Island

MAYOR: John Labriola

TOWN ADMINISTRATOR: Stephänie Monroe Tillerson

TOWN ATTORNEY: Joseph Wilson





TOWN COUNCIL MEMBERS:

John Moffitt

Bradley D. Belt

Michael Heidingsfelder

Russell A. Berner

August 11, 2023

VIA EMAIL AND U.S. MAIL

Vacasa South Carolina, LLC
Matt McChesney, General Manager
621 Freshfields Drive
Suite 220
Kiawah Island, SC 29455
matt.mcchesney@vacasa.com

Re: License Revocation Hearing

Mr. McChesney:

The Town of Kiawah Island is in receipt of your request for a hearing before Town Council to consider your appeal of the revocation of License No. RBL 22-000291, for the short-term rental of 3528 Shipwatch Road (Seascape Court), Kiawah Island. Pursuant to your request, the Town will conduct a hearing to consider your appeal of the revocation on **September 5, 2023 at 10:30 am** at the Town of Kiawah Island Municipal Center located at 4475 Betsy Kerrison Parkway, Kiawah Island, South Carolina. The basis for the revocation was set forth in previous correspondence to you.

The procedure for the hearing is governed by Section 4-316(b) of the Town of Kiawah Island Code of Ordinances:

At the hearing, all parties shall have the right to be represented by counsel, to present testimony and evidence, and to cross-examine witnesses. The proceedings shall be recorded and transcribed at the expense of the party so requesting. The rules of evidence and procedure prescribed by Council, or its designee shall govern the hearing. Following the hearing, the council by majority vote of its members present, or the designee of council if the hearing is held by the designee, shall render a written decision based on findings of fact and conclusions on application of the standards herein. The written decision shall be served, by personal service or by mail, upon all parties or their representatives and shall constitute the final decision of the municipality.

The Town will arrange for the hearing to be recorded but not transcribed.

If you have any questions or concerns, please contact me at jfox@kiawahisland.org. If you need to discuss possibly moving the hearing, we can discuss that as well.

Sincerely,

Jan Fox

Short-Term Rental Compliance Clerk

The Town of Kiawah Island

Cc: Solomon David, MD MBA

1 Sweet Hollow Road. Huntington, NY 11743

SolomonDavidMD@gmail.com

Solomon David, MD MBA 3528 Seascape 1 Sweet Hollow Rd. Huntington, NY 11743 SolomonDavidMD@gmail.com 917-370-1291

Town of Kiawah Island 4775 Betsy Kerrison Parkway Kiawah Island, SC 29455

Subject: Urgent Appeal Regarding Vacasa Property Management Company's Failure to Comply with Rental License Regulations

Dear Kiawah Town Board,

I hope this letter finds you well. I am writing to express my serious concerns regarding the recent actions of Vacasa Property Management Company, which have had a significant impact of distress and disruption on my property ownership experience. I find myself in an incredibly frustrating and unjust situation due to Vacasa's negligence.

My property at 3528 Seascape is under the management of Vacasa, and it has come to my attention that the company failed to apply for the necessary rental license for my property. All of my notices about this situation were from the town and *NOT* Vacasa. This failure has resulted in the accumulation of three violations and the subsequent loss of the property's rental license. I contacted Vacasa, *to no avail*, prior to the second **and** third violations requesting them to stop the listing but the property still remained live.

I want to emphasize that this situation is unprecedented for me. I am a property owner with multiple holdings, and I have consistently adhered to all local regulations and guidelines governing rental properties. Throughout my history of property ownership, I have never encountered such a failure to comply with legal requirements by any property management company, until now with Vacasa. This incident has left me grappling with financial implications and a sense of uncertainty. I have never faced such issues before, and this incident has disrupted my confidence in both Vacasa's capabilities and the overall system in place.

Trust is paramount in the relationship between property owners and management companies, and this incident has seriously eroded my confidence in Vacasa's ability to responsibly manage my property. The financial implications, uncertainty, and unnecessary stress that I am now facing are simply unacceptable.

While I understand the importance of enforcing regulations, I believe it is equally vital to ensure that homeowners do not bear the brunt of a property management company's oversight and neglect.

I am aware that Vacasa has put other homeowners into a similar predicament. I believe it is crucial for the Town Board to address this matter in a way that holds Vacasa accountable and prevents such occurrences from affecting property owners in the future.

I respectfully request that the Town Board takes swift and effective action to address this issue. I believe it is within your power to ensure that homeowners are protected from the ramifications of property management company negligence.

I wish to assure the Town Board of my willingness to assist in any way possible to resolve this situation. If there is any information or documentation I can provide to aid in the investigation, please do not hesitate to reach out. I believe that together, we can work towards a resolution that not only rectifies the current issue but also prevents its recurrence in the future.

Thank you for your time and consideration. I look forward to updates about the steps that will be taken to resolve this situation and prevent its recurrence.

With appreciation,

Solomon David, MD MBA

Jan Fox

From:

Jan Fox

Sent:

Monday, May 22, 2023 11:16 AM

To:

Heidi Leech

Cc:

Matt McChesney; Mark Frisch; Luick, Missy

Subject:

Still advertising

Heidi,

I sent an email on 5/16/2023 about these properties being advertised without a rental license and as you see as of today they are still up and being advertised as per our STR Ordinance we can issue an citation for every day these are not in compliance.

Sec. 14-508. – Liability (a) Any person violating any provision of this ordinance shall be subject to a fine of up to \$500 plus required statutory assessments or imprisonment for not more than 30 days, or both, upon conviction. Each day of violation shall be considered a separate offense. Punishment for the violation shall not relieve the offender of liability for delinguent taxes, penalties, and any other costs.

I will be issuing citations again today.

https://www.vacasa.com/unit/15686?checkIn=02-03-2024&checkOut=02-10-2024 https://www.vacasa.com/unit/33196?checkIn=02-03-2024&checkOut=02-10-2024 https://www.vacasa.com/unit/78274?checkIn=02-03-2024&checkOut=02-10-2024

https://www.vacasa.com/unit/15697?checkIn=02-03-2024&checkOut=02-10-2024 https://www.vacasa.com/unit/33181?checkIn=02-03-2024&checkOut=02-10-2024

Jan Fox

Short-Term Rental Compliance Clerk

4475 Betsy Kerrison Pkwy

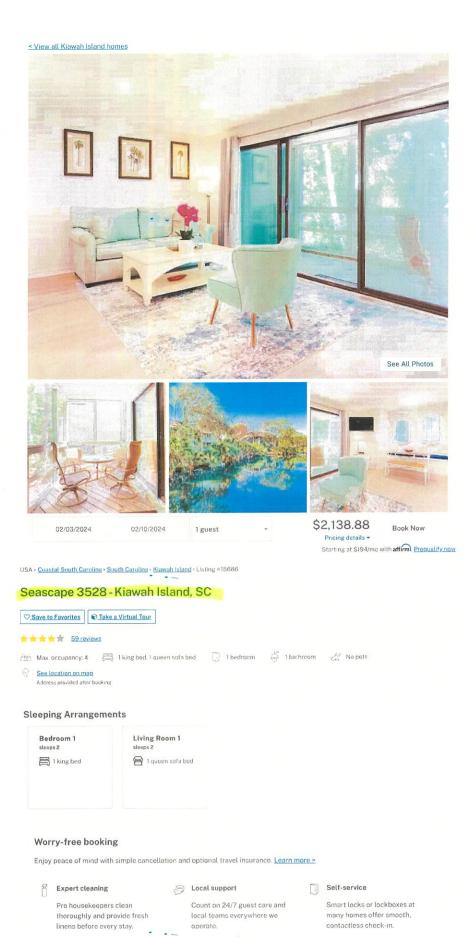
Kiawah Island, Sc 29455

Phone: 843-768-5119

Cell:

843-666-1455

Email: Yox@kiawahisland.org



Inviting villa with shared basketball & central AC, - near golf courses & beach

This charming first-floor villa is only steps away from the beach! Located in West Beach Village, 3528 Seascape is within walking distance to Cougar Point Golf Course, tennis facilities, the West Beach convention center, the Cougar Point Golf Course, and a short drive to Freshfields Village with a variety of shopping and dining.

Sec. 14-507. - Violation of Rental Regulations

- (a) It shall be a violation of this chapter to:
- (1) Operate a rental property without complying with the requirements of this chapter and the Town code of ordinances;
- (2) Make a misrepresentation on a short term rental business license application;
- (3) Advertise, offer, or otherwise make available, a property as being available as a rental without first complying with the requirements of this chapter; excluding properties exempt from these provisions of the rental program not exceeding 14 calendar days on an annual basis;
- (4) Expand the allowable occupancy or parking of a rental unit without obtaining a new license:
- (5) Advertise a rental property as being available for more overnight occupants than have been permitted pursuant to this chapter;
- (6) Advertise or rent separate guest houses or pool houses as an independent rental

Uniform Ordinance Summons Town of Kiawah Island

	Vers	us						
Business Name:		/ />		VA-1				
Vacasa SC		4						
Last Name: First	Name:			Middle Name:				
Address: 146 Skin On the Ci	ردرار	Kiaci	ah	Tiske in SC				
SSN:	Driver's Lic	ense Number		31472				
YOU ARE SUMMONED TO APPEAR E	BEFORE T	HE KIAWAH	ISLAN	ID MUNICIPAL COURT A				
4475 Betsy Kerrison				SC 29455				
	ne of Trial:		[]'ÁM	Base Ticket \$ 30000				
6-37-33	91.	30	[] PM	Assessment 1 \$ 315 くび Assessment 2 \$ 50 ん				
FOR TRIAL FOR VIOLATION OF TOWN ORDINANCE								
Ordinance No: Iss	ue Date:		7	Total Bond amount:				
20 14 507(a)(3)	5~,	/J 3 <u>-3</u>	1	\$ 46500				
Description of ordinance		. 4	n .	27 3				
Charles This	10-1	2001	نظن	Tout Lee				
	FAM]PM	Place of viola	tion:	Carrier S.				
Name of officer:	ŭζ	Title:	- (· 1)1	Diexen Cler				
Option to Pay Bond Amount Prior to T	rial Date:							
			4 h					
If you decide to pay the bond amount li The issuing officer cannot accept payme	ont of the	e, you go no	et Dave	to appear in court for trial				
mailed to 4475 Betsy Kerrison Parkway	Kiawah	Island SC 20	DASS V	ou cap also pay enline o				
www.kiawahisland.org. Payment must b	e made h	w cash char	k man	ou can also pay online a				
copy of this summons should accompan	v your pay	ment.	ing stitus	iey order, or cledit card. A				
Consequences of Failure to Appear for	r iriai ir Bo	na is Not Pa	aid in P	dvance of Trial Date:				
If you don't pay the bond amount in advabsence. If you are found guilty, the penthe bond amount. A higher penalty cou addition, you should know that such fai prosecution for the additional crime of carrying a maximum penalty of a \$500 fi imprisonment for up to 30 days.	ialty which Id be imp ilure to ap f failure to	n can be imposed up to to pear for trial of appear in	osed is he max I can a respon	s not necessarily limited to simum provided by law. In Iso subject that person to Ise to a lawful summons,				
Signature of Defendant								

Date

Vacasa Sc LLC Attn: Heidi Leech 140 Gardeners Circle Kiawah Island, SC 29455

May 12th, 2023

c.c Solomon David One Sweet Hollow Rd Huntington, NY 11743

Dear Defendant

Ordinance Summons 7319 has been issued by the Town of Kiawah Island STR Enforcement Office, charging you with a violation of Sec 14-507 (a)(3) advertising without a rental license

This summons has been sent to you by certified mail. Failure to accept the certified letter does not absolve you of the responsibility to appear in court. Be aware that each day of violation shall be considered a separate offense

You are required to appear before the Municipal Court for the Town of Kiawah Island located at 4475 Betsy Kerrison Pkwy Kiawah Island SC 29455, to answer the such charge on the following date

June 27th, 2023 at 9:30 am

As a defendant, you may choose to pay the fine in the amount set forth in the above-referred ticket prior to your scheduled court appearance, or you may appear in court and contest the charges However, should you fail to either timely pay the amount of the fine or appear in court on the above date, you will be tried in absentia.

Sec. 14-509(2)

Any property with three violations of this ordinance during any 12-Month rolling period and found guilty by admissions or by the Municipal Judge will be considered cause for license revocation. The owner or agent may reapply for a new STR license no sooner than twelve months after revocation subject to all provisions contained herein

Should you have any questions please contact the Enforcement Office at (843)768-9166

Sincerely.

Van Fox

STR Code Complaince Town of Kiawah Island 843-768-5119 Jfox a kiawahisland org Sec. 14-502. – Rental Business License Application

The town shall not grant a rental business license for a STR until the following conditions are satisfied: (1) An Owner or the Authorized Agent on behalf of the owner is required to obtain an annual Class 7 Rental Business License from the Town for each STR property prior to advertising or renting

Candace Jaroszyński 3528 Shipwatch Road
Name of Renter

Vacasa
Rental Agency

Please display in front windsniets

05/23/2023 2:08 PM

Uniform Ordinance Summons Town of Kiawah Island

Versus	7330
Business Name:	
Vacasa Sc. LLC	
Last Name: First Name:	Middle Name:
Address: 140 Sarana Circle Keniwal	Island SC
SSN: Drivef's License Number:	39455
YOU ARE SUMMONED TO APPEAR BEFORE THE KIAWAH I	
4475 Betsy Kerrison Parkway, Kiawah Is	- 12 / 17
	Base Ticket \$500.00 Assessment 1 \$3.715 Assessment 2 \$50.00
FOR TRIAL FOR VIOLATION OF TOWN	ORDINANCE
Ordinance No: Issue Date:	Total Bond amount: \$ 108750
Description of ordinance Revoteine without acte	re Restal lec
Date of violation: Time of violation: HAM Place of violation: 11PM 3525	Seas Corpe
Name of officer: Title: STR Ce	maliona clark
Option to Pay Bond Amount Prior to Trial Date:	
f you decide to pay the bond amount listed above, you do not	have to appear in court for trial.
The issuing officer cannot accept payment of the bond amoun	
nailed to 4475 Betsy Kerrison Parkway, Kiawah Island, SC 294	
vww.kiawahisland.org. Payment must be made by cash, check copy of this summons should accompany your payment.	;, money order, or credit card. A
Consequences of Failure to Appear for Trial if Bond is Not Pai	id in Advance of Trial Date:
f you don't pay the bond amount in advance and fail to appear bsence. If you are found guilty, the penalty which can be imposed be bond amount. A higher penalty could be imposed up to the ddition, you should know that such failure to appear for trial prosecution for the additional crime of failure to appear in rearrying a maximum penalty of a \$500 fine (a total of \$1,087.50) apprisonment for up to 30 days.	osed is not necessarily limited to e maximum provided by law. In can also subject that person to esponse to a lawful summons,
ignature of Defendant Date	

* Aleksan Toba Laberala

> TOWN ADMINISTRATOR: Stephanic Monroe Tillerson

TOWN ATTORNEY: Joseph Wilson TOWNOF

TOWN COUNCIL MI MBLRS:
John Moffitt
Bradley D. Belt
Michael Heidingsfelder
Russell A. Berner



Vacasa Sc LLC Attn: Heidi Leech 140 Gardners Circle Kiawah Island, SC 29455

May 24th, 2024

cc Solomon David 1 Sweet Hollow Rd Huntington, NY 11743-6530

Dear Defendant,

Ordinance Summons 7330 has been issued by the Town of Kiawah Island STR Enforcement Office, charging you with a violation of Sec.14-502 (1) renting without a active rental license. This is the second citation, if there is 1 more issued to this property the owner will lose their rental license.

This summons has been sent to you by certified mail. Failure to accept the certified letter does not absolve you of the responsibility to appear in court. Be aware that each day of violation shall be considered a separate offense.

You are required to appear before the Municipal Court for the Town of Kiawah Island located at <u>4475</u> Betsy Kerrison Pkwy. Kiawah Island, SC 29455, to answer the such charge on the following date:

July 10th, 2023 at 9:30 am

As a defendant, you may choose to pay the fine in the amount set forth in the above-referred ticket prior to your scheduled court appearance, or you may appear in court and contest the charges. However, should you fail to either timely pay the amount of the fine or appear in court on the above date, you will be tried in absentia.

Sec. 14-509(2)

Any property with three violations of this ordinance during any 12-Month rolling period and found guilty by admissions or by the Municipal Judge will be considered cause for license revocation. The owner or agent may reapply for a new STR license no sooner than twelve months after revocation, subject to all provisions contained herein.

Should you have any questions please contact the Enforcement Office at (843)768-9166.

Sincerely,

Van Fox

STR Code Compliance Town of Kiawah Island 843-768-5119 jfox@kiawahisland.org

Jan Fox

From:

Jan Fox

Sent:

Thursday, June 1, 2023 3:37 PM

To:

Heidi Leech

Cc:

Matt McChesney; Todd Kaminski; Dorota Szubert; Solomon David

Subject:

RE: advertising without a rental license

Hi Heidi,

I just want you to understand even after me telling you the property did not pass inspection and you were advertising last week, and receiving a citation for both advertising and renting. There has not even been a request to get this reinspection take care of. As per our STR Ordinance, we are able to give you a citation for every day you rent that property without a rental license which will result in the loss of the rental license for the owner. There have already been two issued one more and you will have jeopardized the owner's rental license. Thank you

Jan Fox

Short-Term Rental Compliance Clerk

4475 Betsy Kerrison Pkwy

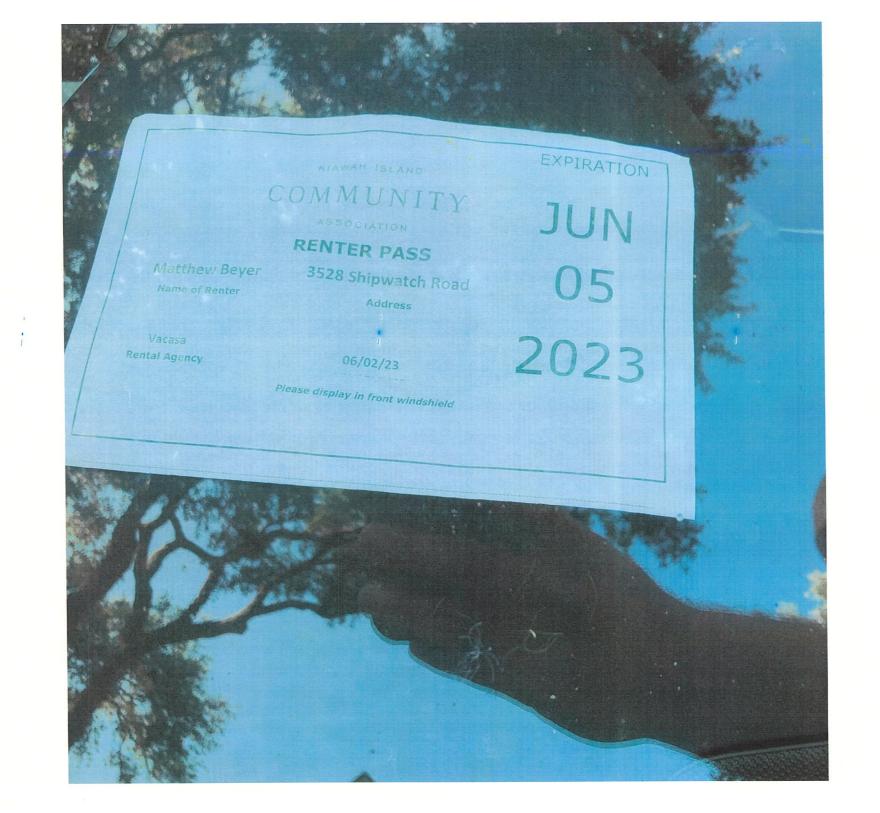
Kiawah Island. Sc 29455

Phone: 843-768-5119

Cell:

843-666-1455

Email: Yor (1) kiawahisland. org



Uniform Ordinance Summons Town of Kiawah Island

Versus	7341
Business Name: Last Name: Address: J C C C C C C C C C C C C C C C C C C	Middle Name: Kick Of Standard Standard Number:
YOU ARE SUMMONED TO APPEAR BEFORE THE K 4475 Betsy Kerrison Parkway, Kia Date of Trial: Time of Trial: FOR TRIAL FOR VIOLATION OF Ordinance No: Description of ordinance Date of violation: Time of violation: Time of violation: Time of officer: Title	awah Island, SC 29455 Base Ticket \$50000 Assessment 1 \$537.50 Assessment 2 \$50.00 TOWN ORDINANCE Total Bond amount: \$ 108750 Refer to the control of t
Option to Pay Bond Amount Prior to Trial Date:	K' Compliance (Cage
If you decide to pay the bond amount listed above, yo The issuing officer cannot accept payment of the bond mailed to 4475 Betsy Kerrison Parkway, Kiawah Islandwww.kiawahisland.org. Payment must be made by calcopy of this summons should accompany your payment Consequences of Failure to Appear for Trial if Bond in	d amount. Payment must be delivered or d, SC 29455. You can also pay online at sh, check, money order, or credit card. A at.
If you don't pay the bond amount in advance and fail to absence. If you are found guilty, the penalty which can the bond amount. A higher penalty could be imposed addition, you should know that such failure to appear prosecution for the additional crime of failure to apcarrying a maximum penalty of a \$500 fine (a total of \$100 imprisonment for up to 30 days.	up to the maximum provided by law. In refor trial can also subject that person to pear in response to a lawful summons,
Signature of Defendant Date	

Jetor

6/5/23
5/24/23
5/15/23



Vacasa SC LLC Attn: Heidi Leech 140 Gardner Circle Kiawah Island, SC 29455

June 5, 2023

c.c. Solomon David 1 Sweet Hollow Rd. Huntington, NY 11743-6530

Dear Defendant,

Ordinance Summons 7341 has been issued by the Town of Kiawah Island STR Enforcement Office, charging you with a violation of Sec. 14-502 (1). Renting without a rental license.

This is the 3rd citation on this rental, if found guilty of all 3 the rental license will be lost for 12 months.

This summons has been sent to you by certified mail. Failure to accept the certified letter does not absolve you of the responsibility to appear in court. Be aware that each day of violation shall be considered a separate offense.

You are required to appear before the Municipal Court for the Town of Kiawah Island located at 4475 Betsy Kerrison Pkwy. Kiawah Island, SC 29455, to answer such charge on the following date:

July 10th, 2023 at 9:30 am

As a defendant, you may choose to pay the fine in the amount set forth in the above-referred ticket prior to your scheduled court appearance, or you may appear in court and contest the charges. However, should you fail to either timely pay the amount of the fine or appear in court on the above date, you will be tried in absentia.

Sec. 14-509(2)

Any property with three violations of this ordinance during any 12-Month rolling period and found guilty by admissions or by the Municipal Judge will be considered cause for license revocation. The owner or agent may reapply for a new STR license no sooner than twelve months after revocation, subject to all provisions contained herein.

Should you have any questions please contact the Enforcement Office at (843)768-9166.

Sincerely,

Van Fox

STR Code Compliance Town of Kiawah Island 843-768-5119 jfox@kiawahisland.org

4475 Betsy Kerrison Parkway | Kiawah Island, SC 29455 | (843) 768-9166 | Fax (843) 768-4764 | www.kiawahisland.org

LICENSE PROJECT FILE #: 22-004058 3528 SHIPWATCH RD KIAWAH ISLAND SC 29455 THERE IS AN ACTIVE RENTAL LICENSE ON THIS PROPERT

THERE IS AN ACTIVE RENTAL LICENSE ON THIS PROPERTY. VACASA LLC

10/10/2	(2///majobe)					
		=	:=			
SOUR(v	FILE NAME	LICEN: V	CREAT ~	CREATED V	SIZE	
Email	.htm	RBL22-0 00291	Jan Fox	06/08/2023	3 KB	Ō
Merge d ocument	Rental License Certificate.htm	RBL22-0 00291	Jan Fox	06/08/2023	7 KB	
System E mail Noti fication	Online Payment Received.htm	RBL22-0 00291	System User	06/08/2023	3 KB	Ô
Email	Outstanding TOKI Rental License Fee. htm	RBL22-0 00291	Jan Fox	06/07/2023	4 KB	
Photo	IMG_1224.jpeg	RBL22-0 00291	Todd Ka minski	06/07/2023	2,254 KB	(4)
System E mail Noti fication	Your inspection has been completed.h tm	RBL22-0 00291	Todd Ka minski	06/07/2023	. 2 KB	Ō
Email	Rental Inspection Scheduling or Resch eduling.htm	RBL22-0 00291	Todd Ka minski	06/06/2023	1 KB	
System E mail Noti fication	Online Inspection Requested.htm	RBL22-0 00291	System User	06/05/2023	3 KB	
Docume nt	3528 Seascape letter and citation 3rd pdf	RBL22-0 00291	Jan Fox	06/05/2023	203 KB	
System E mail Noti fication	Your inspection has been completed.h tm	RBL22-0 00291	Todd Ka minski	06/05/2023	2 KB	
Email	Rental Inspection Accepted.htm	RBL22-0 00291	Todd Ka minski	06/02/2023	3 KB	
System E mail Noti fication	Online Inspection Requested.htm	RBL22-0 00291	System User	06/01/2023	3 KB	
Docume nt	3528 Seascape letter and citation 2.pd f	RBL22-0 00291	Jan Fox	05/24/2023	66 KB	
Docume nt	3528 Seascape letter and citation.pdf	RBL22-0 00291	Jan Fox	05/15/2023	61 KB	
Email	Rental Inspection Accepted.htm	RBL22-0 00291	Todd Ka minski	04/20/2023	3 KB	
System E mail Noti fication	Online Inspection Requested.htm	RBL22-0 00291	System User	04/20/2023	3 KB	Ô



3528 SHIPWATCH RD KIAWAH ISLAND SC 29455

THERE IS AN ACTIVE RENTAL LICENSE ON THIS PROPERTY. VACASA LLC



INSPECTION TYPE V	ASSIGNED 7 V	LICENSE# v	DUE	COMPLETED	STATUS	v		
Rental Inspection	Todd Kamînski	RBL22-000291	04/24/2023		Fail/Reinspec Required	ction [Ī	access
Rental Inspection	Todd Kaminski	RBL22-000291	06/07/2023	06/07/2023	Completed		Ī	
Rental Inspection	Todd Kaminski	RBL22-000291	06/05/2023	06/05/2023	Fail/Reinspec Required	tion T	Ī	
					20 to 0			

I of 1



TOWN COUNCIL HEARING



MAYOR: John Labriola

TOWN ADMINISTRATOR: Stephanie Monroe Tillerson

TOWN ATTORNEY: Joseph Wilson

TOWN OF

Kiawah-Island

ESTABLISHED

1988

TOWN COUNCIL MEMBERS:
John Moffitt
Bradley D. Belt
Michael Heidingsfelder
Russell A. Berner

TOWN OF KIAWAH ISLAND TOWN COUNCIL AMENDED RULING ON REQUEST TO REVOKE BUSINESS LICENSE RBL 22-000291, HELD BY SOLOMON DAVID

September 7, 2023

This matter came before the Town Council of the Town of Kiawah Island (the "Town") on September 7, 2023, at 10:30 a.m. at the Town's Council Chambers located at 4475 Betsy Kerrison Parkway, Johns Island, South Carolina. The hearing before Town Council was set to consider the decision of the Town's Short-Term Compliance Clerk, Jan Fox, to suspend and seek revocation of the Town of Kiawah Business License Number RBL 22-000291, held by Solomon David ("Owner"), said business being a short-term rental located at 3528 Shipwatch Road (the "Property"). Town staff's actions and the hearing before Town Council were taken pursuant to §§ 4-315, 4-316, and 14-509(2), of the Code of Ordinances of the Town of Kiawah Island. All Council Members were present for the hearing. All decisions made by Town Council were agreed to unanimously by the Council Members.

FINDINGS OF FACT

Owners were given notice of the revocation of the subject Business License for having multiple violations of Section 14-506(d) of the Code of Ordinances – Maximum number of vehicles. The Notice set forth the grounds for staff's suspension and proposed revocation of the License:

The Short Term Rental Property [3528 Shipwatch Road] has been found guilty of three violations of the Town of Kiawah Island's Code of Ordinances within the last 12-month rolling period. Each violation was sent by email to the authorized agent either on the night it occurred, or the following morning.

- First Offense
 - 0 05/12/2023
 - o Citation Number: 7319
 - o Ordinance 14-507(a)(3) Advertise, offer, or otherwise make available, a property as being available as a rental without first complying with the requirements of this chapter

Second Offense

- 0 05/23/2023
- o Citation Number: 7330
- Ordinance 14-502(1) An owner or the Authorized Agent on behalf of the owner is required to obtain an annual Class 7 Rental Business License from the Town for each STR Property prior to advertising or renting

Third Offense

- 0 06/05/2023
- o Citation Number: 7341
- Ordinance 14-502(1) An owner or the Authorized Agent on behalf of the owner is required to obtain an annual Class 7 Rental Business License from the Town for each STR Property prior to advertising or renting

The Notice also included a copy of the applicable provisions of the Town Code of Ordinances.

Owners appealed the decision, and a hearing before Town Council on the appeal that was held on September 5, 2023.

At the hearing, Ms. Fox presented testimony and exhibits to the Council showing that Owner had committed the above three offenses, found guilty in Municipal Court of the first two offenses, and the fine for the third offense was paid by Vacasa South Carolina, LLC, admitting guilt of same.

Ms. Fox read into the record a letter from the Owner. Mr. Matt McChesney represented the Property Manager, Vacasa South Carolina LLC., did not contest the underlying violations but did contend that Vacasa was undertaking all efforts to comply with the relevant ordinances.

APPLICATION OF THE STANDARDS

Pursuant to the Town of Kiawah Island Code of Ordinances Section 14-509(2), a short-term rental business license issued by the Town may be suspended and revoked on the following grounds:

(2) Any property with three violations of this chapter during any 12-month rolling period and found guilty by admissions or by the municipal judge will be considered cause for license revocation. The owner or agent may reapply for a new STR license no sooner than 12 months after revocation, subject to all provisions contained herein.

Based on the evidence presented, Town Council has unanimously concluded that Owners have been found guilty of three violations of Chapter 5, governing short-term rentals, over a 12-month rolling period.

ORDER

Town Council has unanimously agreed that Business License Number RBL 22-000291, held by Solomon David ("Owner"), be revoked for a period of for a period of twelve (12) months effective September 8, 2023.

IT IS SO ORDERED by unanimous vote of Council:

John D. Labriola, Mayor

Dated: September 8, 2023



TOWN COUNCIL HEARING

Revocation Appeal

Solomon David, MD MBA

3528 Seascape

1 Sweet Hollow Rd.
Huntington, NY 11743

SolomonDavidMD@gmail.com
917-370-1291

Town of Kiawah Island 4775 Betsy Kerrison Parkway Kiawah Island, SC 29455

Subject: Appeal Regarding Vacasa Property Management Company's Failure to Comply with Rental License Regulations and License Revocation

Dear Town of Kiawah,

I am writing to respectfully appeal the recent decision made by the Town Board to revoke the rental license for my property at 3528 Seascape. While I understand and respect the Town Board's commitment to upholding regulations, I believe there are critical aspects of my situation that were not fully considered during the revocation process.

As I previously communicated in my letter dated 8/05/2023, the root cause of the violations leading to the rental license revocation was the negligence of Vacasa Property Management Company, which was responsible for managing my property. Vacasa failed to apply for the necessary rental license and neglected to address the violations promptly, despite my repeated attempts to rectify the situation. My notifications about the violations all came from the town authorities, and not from Vacasa.

I want to reiterate that I have consistently adhered to all local regulations and guidelines governing rental properties in the past. The current situation is entirely unprecedented for *me and the town itself*, and I have taken every possible action to resolve it. It is crucial to emphasize that the failure to comply with legal requirements was solely attributable to Vacasa's actions, and not my own. **Unfortunately, the board and the town itself has sent the burden of punishment solely upon me. This was very surprising considering this action came from fellow homeowners.**

I believe it is essential to consider the following points in my appeal:

- 1. Vacasa's Negligence: The primary reason for the violations and subsequent rental license revocation was Vacasa's failure to fulfill its management responsibilities. Their negligence in applying for the rental license and addressing violations is well-documented.
- 2. **Prompt Action**: I reached out to Vacasa before the second and third violations occurred, explicitly requesting that they cease the listing of my property until the licensing issue was resolved. Unfortunately, my pleas went unanswered, and the listing remained active.

3. **Previous Compliance**: Throughout my history as a property owner, I have always been diligent in complying with all relevant regulations. The current situation is an anomaly and does not reflect my usual approach to property management.

I kindly request that the Town Board reconsider its decision to revoke my rental license considering Vacasa's culpability and my previous compliance with all regulations. I believe that it would be fair and just to reinstate the rental license for my property without restriction.

I remain committed to cooperating fully with the Town Board and will provide any additional information required.

I will visit the island on October 23-25 as my schedule allows.

I trust that the Town Board will carefully review the facts of this case and make a decision that considers both the need to enforce regulations and the circumstances that led to this unfortunate situation.

Thank you for your attention to this matter, and I look forward to a favorable resolution.

Sincerely,

Solomon David, MD MBA 3528 Seascape



TOWN COUNCIL HEARING

Hearing Notice for February 6, 2024

MAYOR: John Labriola

TOWN ADMINISTRATOR: Stephanie Monroe Tillerson

TOWN ATTORNEY: Joseph Wilson TOWN OF



TOWN COUNCIL MEMBERS:

John Moffitt

Bradley D. Belt

Michael Heidingsfelder

Russell A. Berner

January 22, 2024

VIA EMAIL

Solomon David, MD MBA 1 Sweet Hollow Road. Huntington, NY 11743 SolomonDavidMD@gmail.com

Re:

License Revocation Hearing

Dr. David:

The requested hearing before the Town Council to consider your appeal of the revocation of License No. RBL 22-000291, for the short-term rental of 3528 Shipwatch Road (Seascape Court), Kiawah Island, will be on <u>February 6, 2024, at 11:00 am</u> at the Town of Kiawah Island Municipal Center located at 4475 Betsy Kerrison Parkway, Kiawah Island, South Carolina.

The procedure for the hearing is governed by Section 14-316(b) of the Town of Kiawah Island Code of Ordinances:

At the hearing, all parties shall have the right to be represented by counsel, to present testimony and evidence, and to cross-examine witnesses. The proceedings shall be recorded and transcribed at the expense of the party so requesting. The rules of evidence and procedure prescribed by the Council, or its designee shall govern the hearing. Following the hearing, the Council, by a majority vote of its members present, or the designee of the Council if the hearing is held by the designee, shall render a written decision based on findings of fact and conclusions on the application of the standards herein. The written decision shall be served, by personal service or by mail, upon all parties or their representatives and shall constitute the final decision of the municipality.

The Town will arrange for the hearing to be recorded but not transcribed.

If you have any questions or concerns, please contact me at 843-768-9166 or email me at preynolds@kiawahisland.org.

Sincerely,

Petra S. Reynolds

Town Clerk

The Town of Kiawah Island



TOWN COUNCIL HEARING

Additional Evidence provided by Dr. David
 From:
 Solomon David

 To:
 Petra Reynolds

 Subject:
 Fwd: 1

Date: Friday, February 2, 2024 12:26:08 PM

Attachments: Doc 05-21-2023 23-57-00.pdf

Good morning,

Based on what you said in your previous message, I think it's better if I just resend everything. I was trying not to be repetitive, but I think your suggestion is appropriate.

Thanks again, Solomon

From: Solomon David <solomonadavid@hotmail.com>

Sent: Monday, May 22, 2023 12:54 AM **To:** Kelli Brown <kelli.brown@vacasa.com>

Cc: Matt McChesney <matt.mcchesney@vacasa.com>; meg.johnson@vacasa.com

<meg.johnson@vacasa.com>

Subject: 3528 Seascape

I received a summons for not having a rental license. This is unacceptable and I expect Vacasa to handle and settle this matter.

I still have unresolved issues that have remained for more than 8 weeks. I am frustrated. My listing remains with the old reviews from the previous owner even after a Complete renovation of the unit with new appliances. Once again, I have taken the unit down to the studs and rebuilt kitchen, bathroom, floors, walls, and all. The reviews from the old unit and owner should've been removed weeks ago.

There has been significant efforts to improve the unit quality and I no longer want pets in the home. I have asked Vacasa to inform the guest who booked the unit for 4 weeks next spring (2024) with a dog. He booked the old unit and is unaware of the new pricing as well. I reached out to your company soon after the booking was made. Has anything been done for this?

Also, the listing still has many errors about the property and surrounding area and the pictures could be better, especially the stock photos of the island used in the listing. I am no where to be found on VRBO or booking.com as I was listed prior to renovation. Most of April/May had a construction hold that I was not able to remove but requested several times. This has caused a loss of bookings and I'm experiencing a growing frustration with Vacasa.

Very interested in the "dynamic" pricing matrix used for my unit with Vacasa; there is essentially no difference in rate between now and the busiest part of the summer.

Very disappointed at this point compared to prior experience. I understand there are recent staffing changes but these corrections for my unit with Vacasa is not a massive undertaking. I expect all issues mentioned to be addressed before the end of this month.

Solomon David Owner, 3528 Seascape

Sent from my iPhone

Uniform Ordinance Summons Town of Kiawah Island

	Versus	/319			
Business Name:	SC ILC				
Last Name:	First Name:	Middle Name:			
Address: Harvener		awah Island, SC			
SSN:	Driver's Licénse Nu	Imper: 29472			
YOU ARE SUMMONED TO APPEAR BEFORE THE KIAWAH ISLAND MUNICIPAL COURT AT 4475 Betsy Kerrison Parkway, Kiawah Island, SC 29455 Date of Trial: Base Ticket S 200 CO					
Date of Trial: 6 - 27 - 23	Time of Trial: 9'. 30	Base Ticket \$ 50000 [] PM Assessment 1 \$ 51500 Assessment 2 \$ 5000			
FOR TRIAL FOR VIOLATION OF TOWN ORDINANCE					
Ordinance No: Sep 14-507(a) (Issue Date: 5-/2-	23 \$ 465 00			
Description of ordinance without Bontal Lic					
and the same of th	00 IJPM 35	of violation: Sendage			
Name of officer: Jan	FOX STR	2 Compliance Clerk			
Ontion to Pay Rond Amount E	Prior to Trial Date:				

Option to Pay Bond Amount Prior to Trial Date:

If you decide to pay the bond amount listed above, you do not have to appear in court for trial. The issuing officer cannot accept payment of the bond amount. Payment must be delivered or mailed to 4475 Betsy Kerrison Parkway, Kiawah Island, SC 29455. You can also pay online at www.kiawahisland.org. Payment must be made by cash, check, money order, or credit card. A copy of this summons should accompany your payment.

Consequences of Failure to Appear for Trial if Bond is Not Paid in Advance of Trial Date:

If you don't pay the bond amount in advance and fail to appear for trial, you can be tried in your absence. If you are found guilty, the penalty which can be imposed is not necessarily limited to the bond amount. A higher penalty could be imposed up to the maximum provided by law. In addition, you should know that such failure to appear for trial can also subject that person to prosecution for the additional crime of failure to appear in response to a lawful summons, carrying a maximum penalty of a \$500 fine (a total of \$1,087.50) with automatic assessments or imprisonment for up to 30 days.

From: Solomon David
To: Petra Reynolds

Subject: Fwd: Message 2: Second summons 3528 Seascape

Date: Friday, February 2, 2024 12:26:44 PM **Attachments:** Doc 05-31-2023 20-22-41.pdf

From: Solomon David <solomonadavid@hotmail.com>

Sent: Wednesday, May 31, 2023 8:37 PM

To: Kelli Brown <kelli.brown@vacasa.com>; matt.mcchesney@vacasa.com

<matt.mcchesney@vacasa.com>

Cc: meg.johnson@vacasa.com < meg.johnson@vacasa.com >

Subject: Second summons 3528 Seascape

Dear Vacasa,

This is very concerning!!

I have reached out several times to Vacasa and I have not had a satisfactory response. My most recent email was last week and it seems as if everyone thinks someone else will handle the situation but no one actually has taken charge or have been successfully assigned to address these issues.

These issues continue to escalate to the point where if I receive one more summons I am in jeopardy of losing the rental license for one year. This is a breach in the contract that I have with the company. Vacasa is responsible for obtaining a valid rental license. This has not been done and 3528 Seascape has been summoned twice, just in one month!

The most recent is attached below. This came in the mail today. I expect to be made whole and have both summons addressed by Vacasa. There is essentially no excuse for this to happen again.

- -I would like to know what is going on and be updated with Vacasa's assessment.
- -I request to be notified of a specific plan to handle and address this situation.
- -I expect to hear a plan on better property management

I have also had an inadequate response to several of the issues that I have tried, addressing with Vacasa in previous communications.

A full resolution of these issues is expected.

Uniform Ordinance Summons Town of Kiawah Island

Versus	7330
Business Name:	7 1
VARADA SC. LLC	amer
Last Name: Middle N	aine.
Address:	050
140 Jananes Cucle Leaune Sta	-015
SSN: Driver's License Number:	39 10.
YOU ARE SUMMONED TO APPEAR BEFORE THE KIAWAH ISLAND MUNIC	IPAL COURT A
4475 Betsy Kerrison Parkway, Kiawah Island, SC 2945	
Date of Trial: Time of Trial:	277 57
7/10/23 9:30 []PM Assessme	. 当日午的作品。 ————————————————————————————————————
FOR TRIAL FOR VIOLATION OF TOWN ORDINANCE	
Ordinance No: Issue Date: Total Bond	amount:
Sec 14-502 (1) 5-24-25 \$ 108 Description of ordinance	1.50
Resting without arting Rout	al lie
Date of violation: Time of violation: HAM Place of violation:	w suc
5-23-22 7:00 []PM 3528 SOCS	ape
rame of officer: Title: TR Com a li à.	100 000
Option to Pay Bond Amount Prior to Trial Date:	Me Con
기계들은 소리에 가는 것이 아무워 얼마나 되는 가지만 하고 있었다면 살 때마다 수 있는 것이 하는 것이 되었다.	
f you decide to pay the bond amount listed above, you do not have to appear	in court for trial
The issuing officer cannot accept payment of the bond amount. Payment must	be delivered or
mailed to 4475 Betsy Kerrison Parkway, Kiawah Island, SC 29455. You can als	o pay online at
www.kiawahisland.org. Payment must be made by cash, check, money order, copy of this summons should accompany your payment.	or credit card. A
Consequences of Failure to Appear for Trial if Bond is Not Paid in Advance of	Trial Date:
If you don't pay the bond amount	
absence. If you are found guilty, the penalty which can be imposed is not neces addition, you should be imposed up to the	be tried in your
The solid amount & Lie	carily limited to
carrying a maximum additional crime of failure to appear in	that person to
prosecution for the additional crime of failure to appear for trial can also subject carrying a maximum penalty of a \$500 fine (a total of \$1,087.50) with automatic	wful summons,
carrying a maximum penalty of a \$500 fine (a total of \$1,087.50) with automatic	assessments or
Signature of Defendant	

TOWN OF

TOWN COUNCIL MEMBERS:

John Moffitt Bradley D. Belt Michael Heidingsfelder Russell A. Berner

Kiawah Island.

ESTABLISHED
1988

TOWN ATTORNEY: Joseph Wilson

TOWN ADMINISTRATOR:

Stephanie Monroe Tillerson

MAYOR:

John Labriola

May 24th, 2024

Vacasa Sc LLC Attn: Heidi Leech 140 Gardners Circle Kiawah Island, SC 29455

cc Solomon David 1 Sweet Hollow Rd Huntington, NY 11743-6530

Dear Defendant.

Ordinance Summons 7330 has been issued by the Town of Kiawah Island STR Enforcement Office, charging you with a violation of Sec. 14-502 (1) renting without a active rental license. This is the second citation, if there is 1 more issued to this property the owner will lose their rental license.

interest and characteristical enterest and the control of the cont

This summons has been sent to you by certified mail. Failure to accept the certified letter does not absolve you of the responsibility to appear in court. Be aware that each day of violation shall be considered a separate offense.

You are required to appear before the Municipal Court for the Town of Kiawah Island located at <u>4475</u> Betsy Kerrison Pkwy. Kiawah Island, SC 29455, to answer the such charge on the following date:

July 10th , 2023 at 9:30 am

As a defendant, you may choose to pay the fine in the amount set forth in the above-referred ticket prior to your scheduled court appearance, or you may appear in court and contest the charges. However, should you fail to either timely pay the amount of the fine or appear in court on the above sec. 14-5000

Any property with three violations of this ordinance during any 12-Month rolling period and found guilty by admissions or by the Municipal Judge will be considered cause for license revocation. The owner all provisions contained herein.

Should you have any questions please contact the Enforcement Office at (843)768-9166.

Van fox

STR Code Compliance Town of Kiawah Island 843-768-5119 jfox@kiawahisland.org

etra Reynolds wd: 3 riday, February 2, 2024 12:27:15 PM

From: Heidi Leech <heidi.leech@vacasa.com>

Sent: Thursday, June 1, 2023 5:02 PM To: Jan Fox <jfox@kiawahisland.org>

Cc: Matt McChesney <matt.mcchesney@vacasa.com>; Todd Kaminski tkaminski@kiawahisland.org; Dorota Szubert dszubert@kiawahisland.org; Solomon David

<solomonadavid@hotmail.com>

Subject: Re: advertising without a rental license

Good Afternoon Jan,

I completely understand I am waiting on the local team to provide me with an updated lockbox code for the inspector as it seems the one that was previously provided to me wasn't accurate which resulted in a failed inspection due to the lockbox code

While I am waiting on the lockbox code I went ahead and requested an inspection to be completed on Monday.

I will pass along the lockbox code once it is provided to me.

Thank you

Heidi Leech

Compliance Team Lead - East Coast | Legal Department

m: 412-251-9945

vacasa.com

My normal days off are Saturday and Sunday

On Thu, Jun 1, 2023 at 3:37 PM Jan Fox < ifox@kiawahisland.org > wrote:

I just want you to understand even after me telling you the property did not pass inspection and you were advertising last week, and receiving a citation for both advertising and renting. There has not even been a request to get this reinspection take care of. As per our STR Ordinance, we are able to give you a citation for every day you rent that property without a rental license which will result in the loss of the rental license for the owner. There have already been two issued one more and you will have jeopardized the owner's rental license.

Thank you

Jan Fox

Short- Term Rental Compliance Clerk

4475 Betsy Kerrison Pkwy

Kiawah Island. Sc 29455

Dhous: 843-768-5119 Cell: 843-666-1455

Email: fox@kiawahisland.org

From: Heidi Leech < heidi.leech@vacasa.com > Sent: Thursday, June 1, 2023 2:20 PM To: Jan Fox <i fox@kiawahisland.org>

Cc: Matt McChesney <matt.mcchesney@vacasa.com>; Todd Kaminski <table by the company that the company is the company in the company in the company is the company in the company in the company is the company in the company is the company in the company is the company in the company in the company is the company in the com

Thank you

Heidi Leech

Compliance Team Lead - East Coast | Legal Department

m: 412-251-9945

My normal days off are Saturday and Sunday

On Thu, Jun 1, 2023 at 2:11 PM Jan Fox <jfox@kiawahisland.org> wrote:

Hi Heidi,

When I issued you the first citation I had it because you did not have an active rental license to be renting or advertising, at the time I reached out to you to tell you that you did not have a license and the ad will have to be removed. The following week one of our code enforcement officers took a picture at the address of 3528 Seascape that was issued from 5/20 to May 27th which was after I contacted you about not having a rental license and you still rented it. The second citation is for renting the property without a rental license.

Thank you

Jan Fox

Short-Term Reutal Compliance Clerk

4475 Betsy Kerrison Pkwy

Kiawah Island, Sc 29455

Phone: 843-768-5119

Cell: 843-666-1455

Email: Yox@kiawahisland.org

From: Heidi Leech < heidi.leech@vacasa.com >

Sent: Thursday, June 1, 2023 1:35 PM

To: Matt McChesney <matt.mcchesney@vacasa.com>; Jan Fox <jfox@kiawahisland.org>Subject: Re: advertising without a rental license

Good Afternoon Jan,

Hope all is well. I was just informed that the owners of 3528 Seascape received another citation for operating without a business license. This unit was taken down from advertising on May 22nd and the citation was issued on 5/24. Are we able to void that second summons being that we took down the advertisement? I also want to mention that this unit did have an inspection and failed due to the lockbox code not working but we were never notified of the failed inspection. We had no idea that the inspection failed.

License Reviews Documents Inspections

Date	Туре	File Name	Description
05/24/23	Document	3528 Seascape letter and citation 2.pdf	citation and letter 2
05/15/23	Document	3528 Seascape letter and citation.pdf	letter and citation
04/20/23	Email	Rental Inspection Accepted.htm	Rental Inspection Accepted
04/20/23	System Email Notification	Online Inspection Requested.htm	Online Inspection Requested
04/20/23	Email	Rental Inspection Required.htm	Rental Inspection Required
02/10/23	Email	Local Contact Information Needed.htm	Local Contact Information Needed Address of local contact is Boise ID

Heidi Leech

My normal days off are Saturday and Sunday

On Tue, May 23, 2023 at 2:35 PM Matt McChesney <<u>matt.mcchesney@vacasa.com</u>> wrote:

Hi Heidi.

Just got to this email. Exactly what I was calling you about the other day but hadn't seen this yet. I'll ask the team to get the info together you need.

On Mon, May 15, 2023 at 4:47 PM Heidi Leech < heidi.leech@vacasa.com > wrote:

Good Afternoon Matt and team,

We need to get this taken care of as soon as possible. We will need to take these units down as they are operating without an active business license.

I have asked for the required data to get these inspections taken care of but haven't gotten a response.

4352 Sea Forest failed inspection and trash needed to be updated to rental. - I need a lock box code for this unit to request another inspection.

400 Green Winged Teal failed inspection. - this unit failed due to the egress window and will either need to be replaced or the room shut off and not be used as a bedroom. The owner will need to make a decision on how they would like to proceed.

3544 Seascape failed - I requested a lock box code for this unit and didn't get a response.

3522 Seascape failed - from my understanding this unit is going through renovations and can't have an inspection until the renovations were completed.
3522 Seascape failed - from my understanding this unit is going through renovations and can't have an inspection until the

3522 Seascape failed - from my understanding this unit is going through renovations and can't have an inspection until the renovations were completed.

4552 Parkside needed an inspection - I have asked a few times for the lockbox code so I can request an inspection

Jan,

3522 Seascape failed - from my understanding this unit is going through renovations and can't have an inspection until the renovations were completed.

we never received a report that this inspection for the following unit didn't pass, and it failed for the lockbox not working

3528 Seascape

We were just notified on the 11th that the garbage was not paid and notification went to the local team to notify the owner. tts only be 3 days including the weekend. 1412 West Beach trash bill needs to be paid.

Thank you

Heidi Leech

vacasa.com

My normal days off are Saturday and Sunday

On Mon, May 15, 2023 at 2:13 PM Jan Fox <jfox@kiawahisland.org> wrote:

Hi Heidi,

We have issued tickets for advertising without an active rental license with the Town of Kiawah:

4352 Sea Forest failed inspection and trash needed to be updated to rental.

400 Green Winged Teal failed inspection.

3544 Seascape failed.

3522 Seascape failed.

4552 Parkside needed an inspection.

3528 Seascape failed

1412 West Beach trash bill needs to be paid.

All of these rental properties are being advertised on the Vacasa platform, with no rental license. These ads need to be removed immediately and you can not rent out these properties to guests without an active license. A citation is possible for every day this is not brought into compliance with the Town of Kiawah's STR Ordinance.

Sec. 14-508. - Liability

(a) Any person violating any provision of this ordinance shall be subject to a fine of up to

\$500 plus required statutory assessments or imprisonment for not more than 30 days, or both, upon conviction. Each day of violation shall be considered a separate offences

Punishment for the violation shall not relieve the offender of liability for delinquent taxes, penalties, and any other costs.

(b) An owner may authorize an agent or property management firm to comply with the requirements of

Thank you

Jan Fox

Short-Term Rental Compliance Clerk

4475 Betsy Kerrison Pkwy

Kiawah Island. Sc 29455

Phone: 843-768-5119

Cell: 843-666-1455

Email: Yox@kiawahisland.org

<~WRD0000.jpg>

Matt McChesney General Manager | Kiawah - Seabrook - Folly SC m: 843-693-5808

Vacasa.com

Date: Friday, February 2, 2024 12:27:33 PM

From: Solomon David <solomonadavid@hotmail.com>

Sent: Friday, June 2, 2023 4:39 PM

To: Kelli Brown <kelli.brown@vacasa.com>

Cc: matt.mcchesney@vacasa.com <matt.mcchesney@vacasa.com>;

meg.johnson@vacasa.com <meg.johnson@vacasa.com>

Subject: Re: Second summons 3528 Seascape

Thank you for your update. Please make sure they have the appropriate door code. This whole situation is very disappointing.

Meg has not reached out. Also, there are other issues that I'm not gonna dress from previous emails.

Solomon David

Sent from my iPhone

On Jun 2, 2023, at 11:52 AM, Kelli Brown kelli.brown@yacasa.com wrote:

Hi David,

I am not sure if Meg has already reached out to you but I wanted to make sure you knew where we are with this. Matt is out of the office this week. I checked with our compliance manager and the Town of Kiawah inspection is scheduled for Monday, 6-5. From my understanding, the inspection was never set up by a previous employee and that is why the license was revoked and the summons served. It's very unfortunate but Vacasa will be paying these fines.

I hope you have a good weekend!

Thank you, Kelli

On Wed, May 31, 2023 at 8:37 PM Solomon David <<u>solomonadavid@hotmail.com</u>> wrote:

Dear Vacasa,

This is very concerning!!

I have reached out several times to Vacasa and I have not had a satisfactory response. My most recent email was last week and it seems as if everyone thinks someone else will handle the situation but no one actually has taken charge or have been successfully assigned to address these issues.

These issues continue to escalate to the point where if I receive one more summons I am in jeopardy of losing the rental license for one year. This is a breach in the contract that I have with the company. Vacasa is responsible for obtaining a valid rental license. This has not been done and 3528 Seascape has been summoned twice, just in one month!

The most recent is attached below. This came in the mail today. I expect to be made whole and have both summons addressed by Vacasa. There is essentially no excuse for this to happen again.

- -I would like to know what is going on and be updated with Vacasa's assessment.
- -I request to be notified of a specific plan to handle and address this situation.
- -I expect to hear a plan on better property management

I have also had an inadequate response to several of the issues that I have tried, addressing with Vacasa in previous communications.

A full resolution of these issues is expected.

Sent from my iPhone



Kelli Brown | Sales Executive

m: 843.343.4414

vacasa.com

Vacation rental management, elevated.

Solomon David From: Petra Reynolds To:

Subject:

Date: Friday, February 2, 2024 12:28:02 PM

From: Solomon David <solomonadavid@hotmail.com>

Sent: Friday, June 9, 2023 7:47 PM

To: Matt McChesney <matt.mcchesney@vacasa.com>

Cc: Heidi Leech <heidi.leech@vacasa.com>; Kelli Brown <kelli.brown@vacasa.com>;

meg.johnson@vacasa.com <meg.johnson@vacasa.com>

Subject: Re: Third violation 3528 Shipwatch

Vacasa,

It looks like I'm about to become the first property to have the license lost.

Knowing the gravity of the situation and also knowing the number of citations within the short period of time, Vacasa should've had a representative present for the inspection. This is your duty. It's very obvious that the town was looking at the property.

When was this planned on being communicated? If I didn't reach out several days after they scheduled inspection; I still would be unaware. This is very poor customer service. Communication is essentially nonexistent at this point. If it weren't for the certified letters from the town of Kiawah, I would have no communication from the island.

The reason the unit did not pass is because they could not get entry into the unit. Since the same situation occurred, I seriously doubt the unit passed this time. Both inspectors were not able to access the unit, unsure as to why anyone would think that it would pass this time around.

In summary, the end result is that reservations have been canceled, causing revenue loss to me, and there still is no license for the unit. I also question the after hours response to my message from yesterday.

Solomon David

Sent from my iPhone

On Jun 9, 2023, at 5:24 PM, Matt McChesney matt.mcchesney@vacasa.com wrote:

Hi Solomon,

Your property was supposed to be inspected on last Monday, from what I understand when the Kiawah Rep showed up at 10am the guests were still in the property and told the Rep he couldn't come in. I believe the inspection was set for 11am but they showed up early. The part I'm having difficulty understanding is why they didn't call our office or property manager - they have all our numbers. We could have overridden the guest's request at that point or we could have come out to the property right away. We don't get immediate word on whether it passed or not so the next guest was not moved. We also wouldn't have had many (if any options) to move the guest to, which adds to the difficulty this causes.

We're trying to get these issues resolved and comply but we're getting close to the point where our attorneys may need to get involved.

I do apologize that a citation was issued, we'll pay it. We've also never had a property lose their BL for a year so if we need to go to court and explain the situation we will.

On Thu, Jun 8, 2023 at 10:37 PM Solomon David <solomonadavid@hotmail.com> wrote:

This notice arrived by certified mail today.

What is going on??

What happened to the inspection that was supposed to be completed last Monday?

Why was the property not taken down from the live listing as requested by me AND the town of Kiawah?

This places me in jeopardy of losing the rental license for a year. This is Vacasa's responsibility. This is what as hired management company is supposed to do.

Why is no one from the company leading this process?

I have reached out and called so many times.

Solomon David

Date: Friday, February 2, 2024 12:29:02 PM

From: Solomon David <solomonadavid@hotmail.com>

Sent: Monday, June 26, 2023 9:51 PM **To:** Heidi Leech <heidi.leech@vacasa.com>

Cc: Matt McChesney <matt.mcchesney@vacasa.com>; meg.johnson@vacasa.com

<meg.johnson@vacasa.com>

Subject: Court date 6/27 for 3528 Seascape

Dear All,

What is the plan for all 3 scheduled court dates? First one is tomorrow.

I remember in previous emails, it was stated that the company would settle affairs with the town. This is unpaid as of today.

Does Vacasa plan to have an attorney involved for these hearings?

Solomon David 3528 Seascape

Sent from my iPhone

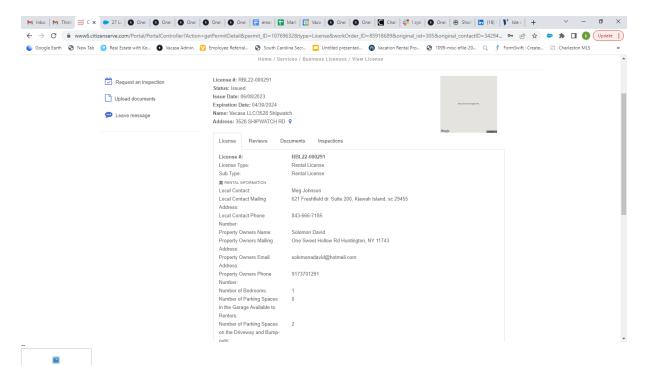
From: Kelli Brown <kelli.brown@vacasa.com> Sent: Saturday, June 10, 2023 1:44 PM

To: Solomon David csolomonadavid@hotmail.com>; Matt McChesney <matt.mcchesney@vacasa.com>; Megan Johnson <megan.johnson@vacasa.com>; Heidi Leech <meidi.leech@vacasa.com> Subject: 3328 Shipwatch

Hi David,

I checked on Friday and the business license was issued on 6-8, see below the screen shot from the TOKI portal. I also checked your listing and it was not displayed. I am waiting to hear back from Heidi on why you would have been issued a 3rd citation. They issued a BL though so I do not see that you will lose your license. If I don't hear back from our compliance manager on Monday, I will call the town myself and see why this was issued and let you know what I find out.

Thanks, Kelli



Kelli Brown | Sales Executive

m: 843.343.4414 vacasa.com

Vacation rental management, elevated.

Sent from my iPhone



Matt McChesney

General Manager | Kiawah - Seabrook - Folly SC m: 843-693-5808

Vacasa.com

Date: Friday, February 2, 2024 12:29:31 PM

From: Solomon David <solomonadavid@hotmail.com> **Sent:** Tuesday, June 27, 2023 10:29 PM To: Jan Fox <jfox@kiawahisland.org> Subject: Re: 3528 Seascape Thank you. What about the other two? Any information? Sincerely, Solomon Sent from my iPhone > On Jun 27, 2023, at 10:43 AM, Jan Fox <jfox@kiawahisland.org> wrote: > Hello Mr. Solomon, > Vacasa has paid the citation. > Thank you > Jan Fox > Short-Term Rental Compliance Clerk > 4475 Betsy Kerrison Pkwy > Kiawah Island, Sc 29455 > Phone: 843-768-5119 > Cell: 843-666-1455 > Email: Jfox@kiawahisland.org > > -----Original Message-----> From: Solomon David < solomonadavid@hotmail.com> > Sent: Tuesday, June 27, 2023 9:11 AM > To: Jan Fox <jfox@kiawahisland.org> > Subject: 3528 Seascape > > Dear Ms. Fox, > Thank you for including me on some of the email chain.

> Sent from my iPhone

From: Solomon David
To: Petra Reynolds

Subject: additional evidence Vacasa knew the lic. was in jeopardy

Date: Friday, February 2, 2024 12:30:39 PM

Attachments: Scanned from a Xerox Multifunction Printer (004).pdf

From: Jan Fox <jfox@kiawahisland.org>
Sent: Wednesday, June 28, 2023 1:32 PM

To: Solomon David <solomonadavid@hotmail.com>

Cc: Matt McChesney <matt.mcchesney@vacasa.com>; Misty Nelson <misty.nelson@vacasa.com>; Heidi Leech <heidi.leech@vacasa.com>

Subject: RE: 3528 Seascape

Good Afternoon Mr. Solomon,

They did pay for the citation this month, and that was running an advertisement without a rental license, and as you can see from the emails I did remind them not to be renting until they have a license on May 15th, I have attached copies of passes issued to your rental property after my warning, the 2nd and 3rd citations are for the renting they did for the two weeks after. This has jeopardized your rental license and if found guilty may result in losing your rental license.

On Mon, May 15, 2023, at 2:13 PM Jan Fox <jfox@kiawahisland.org> wrote: Hi Heidi,

We have issued tickets for advertising without an active rental license with the Town of Kiawah:

4352 Sea Forest failed inspection and trash needed to be updated to rental.

400 Green Winged Teal failed inspection.

3544 Seascape failed.

3522 Seascape failed.

4552 Parkside needed an inspection.

3528 Seascape failed

1412 West Beach trash bill needs to be paid.

All of these rental properties are being advertised on the Vacasa platform, with no rental license. These ads need to be removed immediately and you cannot rent out these properties to guests without an active license. A citation is possible for every day this is not brought into compliance with the Town of Kiawah's STR Ordinance. Sec. 14-508. — Liability

(a) Any person violating any provision of this ordinance shall be subject to a fine of up to

\$500 plus required statutory assessments or imprisonment for not more than 30 days, or both, upon conviction. Each day of violation shall be considered a separate offense. Punishment for the violation shall not relieve the offender of liability for delinquent taxes, penalties, and any other costs.

(b) An owner may authorize an agent or property management firm to comply with the requirements of

Thank you

Jan Fox Short-Term Rental Compliance Clerk 4475 Betsy Kerrison Pkwy

Jan Fox Short-Term Rental Compliance Clerk 4475 Betsy Kerrison Pkwy Kiawah Island, Sc 29455 Phone: 843-768-5119 Cell: 843-666-1455

Email: Jfox@kiawahisland.org

----Original Message-----

From: Solomon David <solomonadavid@hotmail.com>

Sent: Tuesday, June 27, 2023 10:30 PM To: Jan Fox <ifox@kiawahisland.org>

Subject: Re: 3528 Seascape

Thank you.

What about the other two? Any information?

Sincerely, Solomon

Sent from my iPhone

> On Jun 27, 2023, at 10:43 AM, Jan Fox <jfox@kiawahisland.org> wrote:
> Hello Mr. Solomon,
> Vacasa has paid the citation.
> Thank you
>
> Jan Fox
> Short-Term Rental Compliance Clerk
> 4475 Betsy Kerrison Pkwy
> Kiawah Island, Sc 29455
> Phone: 843-768-5119
> Cell: 843-666-1455
> Email: Jfox@kiawahisland.org
>
> -----Original Message----> From: Solomon David <solomonadavid@hotmail.com>
> Sent: Tuesday, June 27, 2023 9:11 AM

Date: Friday, February 2, 2024 12:31:42 PM

From: Solomon David <solomonadavid@hotmail.com>

Sent: Wednesday, July 12, 2023 5:07 PM

To: karl.briggs@vacasa.com <karl.briggs@vacasa.com>

Cc: Matt McChesney <matt.mcchesney@vacasa.com>; Kelli Brown

<kelli.brown@vacasa.com>; meg.johnson@vacasa.com <meg.johnson@vacasa.com>

Subject: Loss of Rental License

Dear all,

Vacasa has caused a loss of the rental license by booking/advertising 3528 Seascape prior to issuance of a license on three separate occasions.

I expect Vacasa to fully comply with the town ordinance. This has not been done in the past, which is why the license has been taken away. I expect this issue to be resolved. I also expect better communication which has been essentially nonexistent.

I also received a statement from Vacasa, charging me for the \$1000 late fee for the application of the rental license that Vacasa ensued. This debit was listed as rental license fee which should've only been \$340. Not \$1340. I expect this to be credited back to me.

Obviously, I am very interested in Vacasa's course of action regarding these recent developments from the court appearance.

Sincerely, Solomon David Owner of 3528 Seascape

```
> To: Jan Fox <jfox@kiawahisland.org>
> Subject: 3528 Seascape
>
> Dear Ms. Fox,
>
> Thank you for including me on some of the email chain.
>
> Unfortunately, communication has not been the best with the Vacasa management company. I am surprised and disappointed at the same time.
>
> I just wanted to reaffirm that they are handling the summons appropriately. Can you please respond directly to me.
>
> With thanks and appreciation,
> Solomon David
> 3528 Seascape
>
> Sent from my iPhone
```

EXPIRATION

MAY

2023

Candace Jaroszyński 3528 Shipwatch Road

Address

Name of Renter

05/20/23

Rental Agency

Vacasa

Please display in front windshield

Arrival Date

05/23/2023 2:08 PM

Rental Agency Matthew Beyer Name of Renter COMMUNITY
ASSOCIATION
RENTER PASS Please display in front windshield 3528 Shipwatch Road 2023 N P P EXPIRATION

Date: Friday, February 2, 2024 12:31:14 PM

From: Solomon David <solomonadavid@hotmail.com>

Sent: Thursday, June 29, 2023 8:42 AM **To:** Jan Fox < jfox@kiawahisland.org>

Subject: Re: 3528 Seascape

Good morning Ms. Fox,

Very surprised to see this email chain. I'm glad you included me on that chain earlier in the month. I was totally unaware of the proceedings and would have taken down the listing after the first warning. By the fact three citations were handed out is unbelievable to me.

Do you have any suggestions on how I should proceed? Please feel free to call me if it is easier.

Solomon 917-370-1291

Sent from my iPhone

- > On Jun 28, 2023, at 1:32 PM, Jan Fox < jfox@kiawahisland.org> wrote:
- >
- > Good Afternoon Mr. Solomon.
- > They did pay for the citation this month, and that was running an advertisement without a rental license, and as you can see from the emails I did remind them not to be renting until they have a license on May 15th, I have attached copies of passes issued to your rental property after my warning, the 2nd and 3rd citations are for the renting they did for the two weeks after. This has jeopardized your rental license and if found guilty may result in losing your rental license.

>

- > On Mon, May 15, 2023, at 2:13 PM Jan Fox <jfox@kiawahisland.org> wrote:
- > Hi Heidi.
- > We have issued tickets for advertising without an active rental license with the Town of Kiawah:
- > 4352 Sea Forest failed inspection and trash needed to be updated to rental.
- > 400 Green Winged Teal failed inspection.
- > 3544 Seascape failed.
- > 3522 Seascape failed.
- > 4552 Parkside needed an inspection.
- > 3528 Seascape failed

```
> 1412 West Beach trash bill needs to be paid.
> All of these rental properties are being advertised on the Vacasa platform, with no
rental license. These ads need to be removed immediately and you cannot rent out
these properties to guests without an active license. A citation is possible for every
day this is not brought into compliance with the Town of Kiawah's STR Ordinance.
> Sec. 14-508. – Liability
> (a) Any person violating any provision of this ordinance shall be subject to a fine of
up to
>
> $500 plus required statutory assessments or imprisonment for not more than 30 days,
or both, upon conviction. Each day of violation shall be considered a separate offense.
> Punishment for the violation shall not relieve the offender of liability for delinquent
taxes, penalties, and any other costs.
> (b) An owner may authorize an agent or property management firm to comply with
the requirements of
> Thank you
> Jan Fox
> Short-Term Rental Compliance Clerk
> 4475 Betsy Kerrison Pkwy
> Jan Fox
> Short-Term Rental Compliance Clerk
> 4475 Betsy Kerrison Pkwy
> Kiawah Island, Sc 29455
> Phone: 843-768-5119
> Cell: 843-666-1455
> Email: Jfox@kiawahisland.org
>
> -----Original Message-----
> From: Solomon David < solomonadavid@hotmail.com>
> Sent: Tuesday, June 27, 2023 10:30 PM
> To: Jan Fox <ifox@kiawahisland.org>
> Subject: Re: 3528 Seascape
> Thank you.
> What about the other two? Any information?
>
>
> Sincerely,
> Solomon
>
>
> Sent from my iPhone
>> On Jun 27, 2023, at 10:43 AM, Jan Fox <ifox@kiawahisland.org> wrote:
```

>>

```
>> Hello Mr. Solomon,
>> Vacasa has paid the citation.
>> Thank you
>>
>> Jan Fox
>> Short-Term Rental Compliance Clerk
>> 4475 Betsy Kerrison Pkwy
>> Kiawah Island, Sc 29455
>> Phone: 843-768-5119
>> Cell: 843-666-1455
>> Email: Jfox@kiawahisland.org
>>
>> ----Original Message-----
>> From: Solomon David <solomonadavid@hotmail.com>
>> Sent: Tuesday, June 27, 2023 9:11 AM
>> To: Jan Fox <ifox@kiawahisland.org>
>> Subject: 3528 Seascape
>>
>> Dear Ms. Fox,
>>
>>
>> Thank you for including me on some of the email chain.
>> Unfortunately, communication has not been the best with the Vacasa management
company. I am surprised and disappointed at the same time.
>> I just wanted to reaffirm that they are handling the summons appropriately. Can you
please respond directly to me.
>>
>>
>>
>> With thanks and appreciation,
>> Solomon David
>> 3528 Seascape
>>
>> Sent from my iPhone
> < Scanned from a Xerox Multifunction Printer (004).pdf>
```

Date: Friday, February 2, 2024 12:32:22 PM

Attachments: image001.png

From: Matt McChesney <matt.mcchesney@vacasa.com>

Sent: Monday, July 17, 2023 5:00 PM

To: Solomon David <solomonadavid@hotmail.com>

Subject: Re: Loss of Rental License

Hi Solomon,

First and foremost, I want to share an apology for the situation. I did go to court in an effort to try and get the BL on probation but the judge was not lenient in this request. At this point, the only course of action would be for you to file an appeal in hopes of having a strike removed or possibly another attempt at a probation status. Below is from the Town Clerk and explains the process:

Good Afternoon,

I have attached a copy of Section 14-509 and 14-510 of the Town's Municipal Code that addresses the business license revocation/suspension and appeals process. The complete Section can be found on the Town's website or with the

link: https://library.municode.com/sc/kiawah_island/codes/code_of_ordinances? nodeld=COOR ART14GERE CH5REAPRE

Ms. Fox will send you a letter informing you that the Town has revoked or suspended the rental business license. At that time, you must stop all short-term rental operations as outlined in the last paragraph of 14-509.

You then have 30 days to submit an appeal to me by letter or email. I will schedule a Town Council Hearing for the appeal and send you a letter notifying you and the owner of the date and time of the hearing. The notification stays the revocation/suspension pending a decision on the appeal by Council as stated in 14-510.

If you have any other questions, please let me know.

Thank you,



There is no excuse for the events that led to the three strikes on our end, we simply did not perform our job duty to you the homeowner. I know there were other factors at play that may be worth mentioning in the appeal. I will get all the information together on my end and send it over to you asap. We've had issues with TOKI with the inspection process in the past which may have played into this situation but I won't be sure until I get the reports pulled on why the inspections were not completed when we had them scheduled.

I will be back in touch as soon as I can get the information on the inspection misses as I think it might change the outcome if presented correctly.

On Wed, Jul 12, 2023 at 5:07 PM Solomon David <<u>solomonadavid@hotmail.com</u>> wrote:

Dear all.

Vacasa has caused a loss of the rental license by booking/advertising 3528 Seascape prior to issuance of a license on three separate occasions.

I expect Vacasa to fully comply with the town ordinance. This has not been done in the past, which is why the license has been taken away. I expect this issue to be resolved. I also expect better communication which has been essentially nonexistent.

I also received a statement from Vacasa, charging me for the \$1000 late fee for

the application of the rental license that Vacasa ensued. This debit was listed as rental license fee which should've only been \$340. Not \$1340. I expect this to be credited back to me.

Obviously, I am very interested in Vacasa's course of action regarding these recent developments from the court appearance.

Sincerely, Solomon David Owner of 3528 Seascape

--



Matt McChesney

General Manager | Kiawah - Seabrook - Folly SC

m: 843-693-5808

Vacasa.com



Petra Reynolds

Town Clerk

Cell: 843-768-5101 Cell: 843-834-4146

- preynolds@kiawahisland.org
- www.kiawahisland.org
- 4475 Betsy Kerrison Parkway Kiawah Island, SC 29455

Date: Friday, February 2, 2024 12:32:30 PM

From: Matt McChesney <matt.mcchesney@vacasa.com>

Sent: Wednesday, September 6, 2023 1:09 PM **To:** Solomon David <solomonadavid@hotmail.com>

Subject: 3528 Seascape - Court Hearing

Solomon.

Yesterday at the hearing they voted against any probation or reversal on the three strikes for your property at 3528 Seascape. They did read your letter and it did not alter their decision to withdraw your Business License for 12 months. I was present in the courtroom when they asked if anyone was representing you and stepped up to the podium to try and explain the situations that occurred that got us to this point. In the end, they still felt like it wasn't enough to make any changes and at that point voted to revoke the BL.

I believe you're allowed another appeal if I understood correctly (this is new ground for me so I apologize for not knowing how all the processes work fluently).

Some of the points I was trying to make to the board members behind the property renting without a BL was that we did make an effort to try and get it passed. During the first inspection scheduled the inspection officer failed to open the door with the provided code, we were given no notice that he was having difficulty and never reached out to my office or team for assistance. It was just failed.

His second attempt was set for 11am after guests vacated the property. The inspector showed up early at 10am as guests were still there and denied him entry into the rental which he in turn failed the inspection. Again, no call or notice to our office to resolve the issue.

For these two reasons, I feel like that should have considered a probationary period or overturned two of the three strikes that caused the suspension. I can provide you with times, dates, and email correspondence if a second appeal is possible. I also can provide the correspondence from our Compliance Manager that may help build a case.

Due to this issue and similar elsewhere, we are now accompanying the Kiawah inspector with a Vacasa manager or representative to each of these inspections to help alleviate some of the past reasons for failure.



Matt McChesney

General Manager | Kiawah - Seabrook - Folly SC

m: 843-693-5808

Vacasa.com

Date: Friday, February 2, 2024 12:33:13 PM

From: Solomon David <solomonadavid@hotmail.com>

Sent: Wednesday, August 16, 2023 6:47 PM

To: ronald.taylor@vacasa.com <ronald.taylor@vacasa.com>

Cc: Kelli Brown <kelli.brown@vacasa.com>; meg.johnson@vacasa.com

<meg.johnson@vacasa.com>

Subject: Fwd: Loss of Rental License

Good Evening Mr. Taylor,

I want you to be aware of what is going on with 3528 Seascape.

It has been over a month since I sent this attached message and I have yet to receive a response. My hearing date for an appeal is set on September 5.

I also expect a full refund of the late fee to my account that Vacasa incurred. I was charged \$1000 extra for the rental license. This was different from the cost of last year. I called the town and they informed me that the additional thousand dollars was a late fee due to Vacasa's delay in finding the appropriate timely paperwork, not some thing that I was responsible for.

I have invested heavily into a complete renovation of the property including appliances and flooring; I was expecting much more from the company.

I also have many unanswered questions about the daily rate. The unimproved property was renting for significantly more than the improved property.

I am still anticipating to hear a plan of action from Vacasa regarding the property.

Solomon David 3528 Seascape

Sent from my iPhone

Begin forwarded message:

From: Solomon David <solomonadavid@hotmail.com>

Date: July 12, 2023 at 5:07:38 PM EDT

To: karl.briggs@vacasa.com

Cc: Matt McChesney <matt.mcchesney@vacasa.com>, Kelli Brown

<kelli.brown@vacasa.com>, meg.johnson@vacasa.com

Subject: Loss of Rental License

Dear all,

Vacasa has caused a loss of the rental license by booking/advertising 3528 Seascape prior to issuance of a license on three separate occasions.

I expect Vacasa to fully comply with the town ordinance. This has not been done in the past, which is why the license has been taken away. I expect this issue to be resolved. I also expect better communication which has been essentially nonexistent.

I also received a statement from Vacasa, charging me for the \$1000 late fee for the application of the rental license that Vacasa ensued. This debit was listed as rental license fee which should've only been \$340. Not \$1340. I expect this to be credited back to me.

Obviously, I am very interested in Vacasa's course of action regarding these recent developments from the court appearance.

Sincerely, Solomon David Owner of 3528 Seascape