

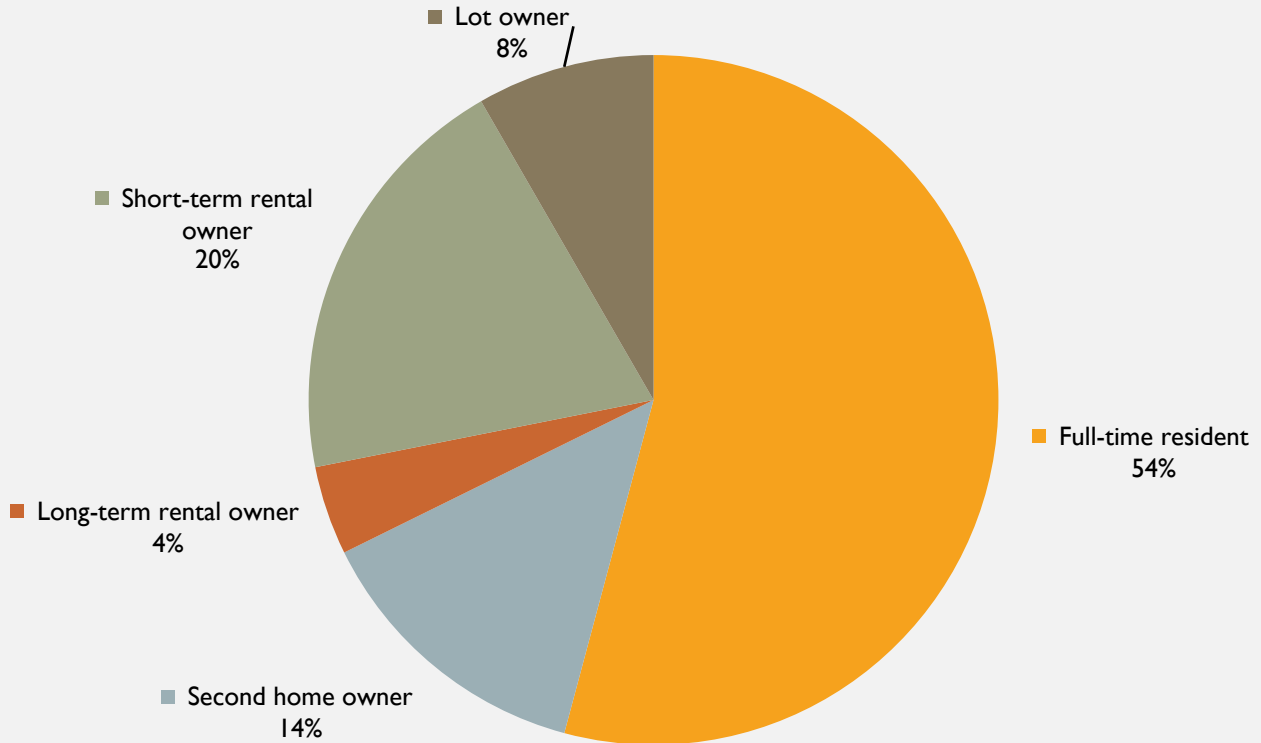
SPRING 2021 BAYSHORE MEMBER SURVEY

Likes and dislikes, livability, STRs impacts on the community,
property rights and the HOA role in overseeing STRs

PROCESS, SURVEY PARTICIPATION, BAYSHORE OWNERSHIP

- Survey distributed in the spring, before the annual members meeting.
- The intent is to use the outcomes from this survey to shape the work and priorities of the Good Neighbor Committee and related committees.
- Process summary:
 - Office received/validated surveys based on member info
 - Data entry (including comments) was done by Kathi Lenz, Jill Stone, and Erin Allman
 - Analysis and summary done by Good Neighbor Committee
- Survey Participation:
 - 96 respondents
 - FT and STR owners well represented
 - Margin of error +/- 10%

Q1 96 Spring Survey Respondents



QUESTIONS 2-8

BAYSHORE LIKES/DISLIKES/STRS/NEIGHBORS

Q2: What do you like about the Bayshore area?

29% Beach access; 26% coastal climate; 16% community setting; 15% affordability; 14% amenities

Q3: What do you dislike about the Bayshore area?

35 hostile climate; 25 no dislikes; 11 rentals; 11 BOD misrepresentation; 8 favoritism/lack of consistent enforcement; 7 lack of peaceful enjoyment; 6 intrusive HOA/committees; 6 crowds/traffic/speeding; 5 dogs/dog poop

Q4: Do you believe that STRs have affected your livability here? Yes = 44 No = 46

Negative affect – livability, noise & traffic

Positive affect - property value, economy, feasibility of owning 2nd home

Q5: Do you believe that STRs benefit the Bayshore community? Yes = 44 (Tourism and property upkeep) No = 36 (Livability) Unsure = 15

Q6: How do you feel about the number of short & long term rentals in Bayshore?

Too Many (34); Just right (31); Unsure (10); Too Few (7); Too Concentrated (7)

Q7: Feelings towards expansion of STRs?

No comments: should be stopped (18); detrimental to community (12); should be capped by %; rentals/mgmt. co not respectful (5)

Yes comments: No issues if licensed & well managed (14); STRs have always been in Bayshore (9); Property rights (6); Home values/safety (6)

Unsure comments: County's decision (14); Need more information (6); Building costs & space will determine (3)

Q8: Is knowing your neighbors important to you? Yes = 82 No = 10

Comments centered around the need for security and dependability and enjoying diversity of neighbors (ST, LT, 2nd home owners, visitors)

**QUESTIONS 9-15 CONSIDER MOVING; PROPERTY RIGHTS;
INTERACTIONS WITH PROPERTY MGMT. COMPANIES**

Q9: Would you consider selling if dissatisfied with Bayshore?

Yes = 48 No = 26 Unsure = 18

Q10: Do you feel that your property rights are at risk of being adversely affected?

Yes = 66 No = 21 Maybe = 1

80 comments. Main points: (28) said HOA is overstepping, not representing all, following personal agendas; (19) said homeowners should have the right to rent; (13) said STRs take rights & enjoyment away

Q11: If you have complained to a vacation management company, was your issue resolved timely?

Yes = 19 No = 21 N/A = 36

Q12a: If you own a rental, have you ever been contacted about a complaint?

Yes = 7 No = 20

75% of rental owners have not been contacted about a complaint. A number of comments indicated neighbors & STR owners work things out together.

Q12b & 13: Do you want to be notified about complaints from your management company?

Yes = 24 No = 2

Rental owners overwhelmingly want to be contacted about complaints, with over 90% indicating yes. Owners were not particular about how, but wanted to be contacted directly.

Q14: Should the HOA take on a larger role in developing, regulating, enforcing rules related to STRs in Bayshore?

Yes = 49 No = 37 Perhaps = 2

76 comments. Main points: Focus on enforcing current regulations (25); should be equal treatment for all (14); BOD over-reaching (10); County should control & enforce (9); Increase in fines and scrutiny of STRs (8)

Q15: Additional comments:

A number of additional comments were submitted, with the majority of responses consistent with earlier comments. Q15 comments have been provided to the board.