

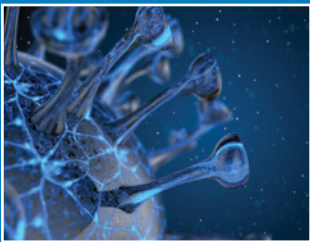
THE Seabrooker

VOL 24 • ISSUE 1 • JANUARY 2021

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2020 Alan Fleming Senior Clay Court Cancelled Due to Covid; Charitable Fundraising Goes Forward Breaking Record

While the 37th Alan Fleming Senior Open Clay State Champion Tournament (“the Fleming”) scheduled for October 2020 was cancelled due to the pandemic, organizers decided to go forward with the annual charity fundraising done in conjunction with the tournament. For the third consecutive year, the tournament committee’s designated charity was the Sea Island Hunger Awareness Foundation’s (“SHIAF”) Blessing Basket program.

SHIAF is a 501 (c) (3) nonprofit which supports charitable food-related (Blessing Basket) and drinkable water (Water Wellness) programs to those who do not have fresh water in their residences.

The Blessing Basket feeds over 300 families living on Johns and Wadmalaw’s Islands, the vast majority of which include seniors and children. Baskets typically include canned goods, rice, bread, cereal and other staples. Due to the fundraising efforts of the Fleming committee, fresh meat and produce are now being included in the Blessing Basket. In December, clients received both white and sweet potatoes, apples, bananas, a dozen eggs and a ham for their holiday dinner. Protein sources are criti-



(L-R) Mayor John Gregg, George Fleck and Krista Tillman presented a check to the Blessing Basket, this year’s Fleming designated charity. PHOTO BY JOHN CARPENTER

cal for nutrition and generally more expensive to provision.

Debbie Pickens, tournament chair, and Krista Tillman, fundraising chair, presented a check in the amount of \$43,575 to the charity on November 24th. Additional funds have been received bringing the total raised to a record breaking \$45,000. George and Mary Fleck represented the Blessing Basket. A special guest was the Honorable John Gregg, Seabrook Island’s Mayor.

“The clients we serve constantly tell us that they count on the food the Blessing Basket provides to get them through the month and often say they don’t know what they would do without our program,” Mr. Fleck said. “This month a gentleman came in who hadn’t picked up in a while and I asked him why we haven’t seen him. He responded that recently he hasn’t had enough money to purchase gas for his car and couldn’t drive over to get his Blessing Basket. We also had

a new client literally walk in because she had no means of transportation at all. We were able to give her food, but she had to make a second trip over and back home because she couldn’t carry everything at once. We see situations like this all the time and we are able to help these neighbors in need because of the support of the Alan Fleming fundraising campaign and the generous donations of everyone who contributes to it.”

“It was particularly gratifying to witness the generosity of Seabrook residents at such a challenging time for our country. Watching news reports of cars stretching miles down many roads for families in dire straits across the country waiting in line at food banks made this effort particularly meaningful and important,” said Ms. Pickens.

Ms. Tillman added “we were pleased that so many people generously stepped forward to support an important local charity. In all, we had 160 community members, both full-time and part-time, support this important effort. Our Seabrookers have incredible generosity and understand there has probably never been a more important time in the history of

FLEMING - Continued on page 3



FROM TOWN HALL

Skip Crane

Over the past year I have served as the Chair for two Town committees: the Public Safety Committee (PSC) and the Development Standards Ordinance (DSO) Advisory Committee. I am taking this opportunity to look back over the past year, a truly memorable one. We were fortunate that the 2020 hurricane season was a mild one for Seabrook Island—mild for us if not for others. All the while, we found ourselves in the midst of quite a different storm named COVID.

Public Safety

The PSC is primarily responsible for reviewing and recommending updates to the Town’s Comprehensive Emergency Plan (CEP). The CEP is the detailed set of protocols and procedures that our community leaders use to ensure we execute a coordinated response and recovery for any emergency situation. The Plan is used by officials and staff for the Town, SIPOA, the Club, and the various business entities in our community. It is designed to ensure we work effectively and efficiently with our local emergency service providers such as St. Johns Fire Department, Charleston County Law Enforcement, EMS, and our local Community Emergency Response Team (CERT). In short, the CEP is a roadmap used by officials to establish what must be done, when, by whom, what resources might be required, and how we will communicate with one another to make sure we are appropriately identifying and addressing priorities. Individuals representing all of these organizations comprise the Town’s Disaster Recovery Council (DRC).



Town Hall Christmas (L-R) Skip Crane, Pat Fox and John Gregg



Our Town Elves (L-R) Faye Albritton and Nichole Nettles



Santa’s Helpers (L-R) Barry Goldstein and Jeri Finke

Each year the DRC team participates in a tabletop exercise using the CEP within a specific emergency scenario designed by our outside consultant. The primary purposes of the exercise are to ensure our CEP and all other procedures we use for emergency response are sufficiently complete, to identify and address any “gaps” in the information we need or use in any emergency situation, and to ensure communication flows as it should to keep everyone on board.

Each June the Town (in conjunction with the Town of Kiawah Island) sponsors Disaster Awareness Day (DAD). The event features talks by a variety of subject matter experts on topics that are directly related to preparing for the approaching hurricane season, such as evacuation planning and key information sources to monitor. It is also a great opportunity for residents to speak directly with representatives from more than a dozen emergency management agencies. The 2020 event was cancelled due to the pandemic. However, plans for DAD in 2021 are already under way. Mark your calendars for June 10, 2021. More information about the location and planned agenda will be announced in the next few months through the usual communications

channels (town websites for Seabrook and Kiawah Islands, Twitter, Tidelines, The Seabrooker, the Island Connection, the SIPOA e-Blast, and SIPOA’s Currents monthly magazine).

Hurricane season might be over but, sadly, the COVID pandemic is not. While a vaccine is promising, it is difficult logistically to think our residents who want to be vaccinated will all be able to do so in the near term. Therefore, the Town continues to emphasize—for everyone, vaccinated or not—the importance of wearing masks in public areas, maintaining appropriate distancing from others, and washing hands frequently. Until the vaccine is broadly administered these steps are, and will continue to be, the most effective personal response to the virus.

Development Standards Ordinance (DSO)

In his remarks in this space last month, Mayor Gregg summarized the work of the DSO project and its linkage to the Town’s Comprehensive Plan. The DSO is used to guide development in accordance with existing and future needs in order to protect, promote, and improve the public health, safety, convenience, order, appearance, prosperity, and general welfare of the community. It provides the

means for the regulation of buildings, structures, and uses of land in order to facilitate the implementation of those elements in the Comprehensive Plan. Regulation under the DSO is intended to preserve the character of the natural environment of the Town of Seabrook Island.

Through the years the current DSO has become a patchwork of numerous ordinances relating to land use and development. In 2019 the Town engaged the services of an outside consultant to help us “renovate” our current DSO. An advisory committee of several residents has been working on the project for nearly 18 months. They have reviewed in detail, one by one, over many hours of meetings and discussions, each of the new or updated Articles. Early in 2021 the revised DSO will be available for the community’s review and comment.

I will end here as I end each of my committee meetings—by thanking the dedicated volunteers who serve on the PSC and the DSO Advisory Group: Wayne Billian, Katrina Burrell, Robert Driscoll, Frank Farfone, Art Jones, Ava Kleinman, Ed Maher, Elizabeth Murphy, Gary Quigley, Walter Sewell, Roger Steel, and Ed Williams. Your service is truly appreciated.▲

Please send correspondence to: TheSeabrooker@yahoo.com
"Communication is the beginning of understanding." The Seabrooker will report regularly on island happenings, as well as newsworthy events that affect property owners and residents.

Editor Michael Morris | Publisher Bernsteins Lash Marketing | Advertising & Layout Teri B. Lash

THIS MONTH'S SEABROOKER VOLUNTEERS

ARTICLE & PHOTO CREDITS
Faye Albritton, Barbara Burgess, Aija Konrad, Ed Konrad, Skip Crane, Joanne Fagan, Emily Horn, Ed Konrad, Parker Miller, Bob Leggett, Dale Leibach, Patti Leibach, Reagan Pasantino, Jerry Reves, MD

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Please send correspondence and inquiries regarding editorials to TheSeabrooker@yahoo.com or call 843.408.3707

The entry deadline for all items is the 15th of the month. Please limit Cap'n Sams letters to 400 words. Photos should be in high resolution (5"x7" at 200 dpi or more).

FOR ADVERTISING OPPORTUNITIES, PLEASE CONTACT Teri B. Lash • 843.747.7767 • TLash@BernsteinsLash.com



Dear Cap'n Sam, HOLIDAY THANK YOU!

The Mt. Zion Holiday Committee wants to say thank you to each person who made a donation to provide clothing, books, toys, and food gift certificates to the children at Mt. Zion Elementary School.

Sincerely, The Mt. Zion Holiday Fund Committee

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REFERENCES UPON REQUEST



A Gift for Charlene Follow-Up

Merry Christmas Charlene!

I posted a cryptic message on Nextdoor about a gift for a deserving person. It was cryptic to keep the effort a secret. But Thursday evening (December 17th) a small group gathered at the Club to give Charlene Stanley a mini birthday party and early Christmas gift.

Please read the article and pay special attention to this quote... "she hopes to save enough money to buy a new home." We hope Charlene sees that dream come true, and thank this lovely, hardworking lady for her years of dedicated service to the members of the Seabrook Island Club.

The small group got the ball rolling but there is a long way to go. Now that the secret is out, I can openly ask you to



help make her dream come true. Please contribute to her dream.

Send a check made payable to Ms Charlene Laboard Stanley. Send it to: M G Isaac 3027 Hidden Oak Dr Johns Island SC 29455

Maurice Isaac

Advertisement for Franke at Seaside, a retirement community. Includes text: 'Your Life. Our Mission.', 'A Non-Profit, Faith-Based Retirement Community', 'Independent Living Apartments & Patio Homes', 'Assisted Living & Memory Care', 'Short-term Rehab • Long-term Care', 'Choose to live your way.', '843.216.2222 or 800.940.7435', '1885 Rifle Range Rd. • Mt. Pleasant, SC 29464 • FrankeAtSeaside.org'



EXCHANGE CLUB NEWS

The Exchange Club of Kiawah-Seabrook is proud to announce the recipient of the 2020 Angel Oak Award is Mary Hill of Seabrook Island

Mary and her husband, James moved to Seabrook Island in 2014 and they have both been passionate in supporting local charities.

Mary is a graduate of Clemson University with a Bachelor of Science degree in Microbiology. She subsequently received an MBA from the University of South Carolina and went on to a successful career in the pharmaceutical and medical device industry.

Mary is being recognized for her work with the Sea Islands Hunger Awareness Foundation (SIHAF) and for her leadership in the mission and outreach ministry of the Wesley United Methodist Church on Johns Island. Mary became a member of the Board of Directors of SIHAF in 2016 and has served as Board Chairperson for the last two years.



and leadership this year in the face of the Covid 19 pandemic, she managed to replace a major fundraiser, the Gullah Festival with a virtual online auction that raised a significant amount of money for those charities. The members of the Wesley United Methodist Church on River Road on Johns Island are also the beneficiaries of Mary's expertise, energy and enthusiasm.

To Covid restrictions this program had to be modified and Mary was able to find a caterer to replace the home based cooking that was done previously. This outreach program continues to be successful because of her efforts.

Mary also actively participates in two other programs sponsored by Wesley United. One is Camp Hi Hope, which offers supplemental educational, recreational and nutritional services for neighborhood school age children during the summer months when schools are closed.

Volunteers in Mission team, which Mary helps coordinate, to assist church members with maintaining their homes and improving their living conditions. Finally, Mary is a member of the Board of Directors and currently serves as the Secretary of the Sea Island Habitat for Humanity.

We are so proud and thankful to recognize the great work that she has done in support of all the people of our community!



C.O.V.A.R. CORNER JOANNE FAGAN Secretary for COVAR

The Benefit of Performing a Reserve Study for Your Homeowners Association

onsite visit. While the needs of each regime and association will vary, our reserve study focused on projected replacement costs for asphalt replacement and sealcoating, exterior lighting replacements and a 3 phased landscape improvement project that comprise our common areas.

A Reserve Study will outline a proactive annual funding plan to offset your association or regimes long-term and often costly capital expenditures. It will also help protect your property values, increase fairness within member contributions, enhance & maintain your common areas and help you be financially prepared for scheduled expenses.

Currently, approximately two dozen states require homeowners' associations to perform a Reserve Study. This study has five tasks: Component Inventory, Condition Assessment, Life and Valuation Estimates, Funding Status and Funding Plan.

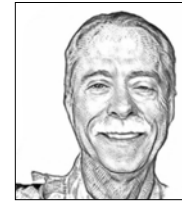
Study will provide a financial analysis, coordinated with the association or regime client.

Some of the states currently requiring Reserve Studies for Homeowner Associations include Virginia, Ohio, Illinois, Florida, Hawaii and Nevada. South Carolina does not currently require a reserve study. Study costs are reflected in the hours it takes to compile the necessary information to deliver a comprehensive study to the client.

So, what is the bottom line in deciding to perform a reserve study for your association or regime? "One of the primary business duties of community associations...is to protect, preserve, and enhance the property values of the residential units and the common property. The replacement reserve fund has a tremendous impact on an association's future, regardless of age, size or architectural type of the development."

Joanne Fagan Secretary for COVAR **A paraphrased excerpted from the Community Association Institute's Guide for Association Practitioners #24.

COVAR will be presenting a Zoom Seminar in early 2021 to present the benefits of conducting a Replacement Reserve Study.



Are Investor Expectations for 2021 Too Bullish?

A year ago, my 2020 Outlook column employed a humorous (?) approach of comparing the GHF outlook with a forecast derived by shaking a Magic 8-Ball (the MG8) and noting its answers to my questions.

Anyway, I promised to give an update on the MG8 vs GHF contest, and the laugh is on me. The MG8's randomly-generated answer to the Recession question was YES and the GHF answer was No.

Despite three huge shocks to the economy (the pandemic, civil unrest and contentious elections), my Outlook for the financial markets was pretty much on target - for the full year, at least.

Investors who stuck with the basics of the Glass Half Full perspective should have experienced reasonable financial asset gains in 2020. The GHF reflects the combination of subpar steady economic growth over time plus an overly-friendly Fed which keeps interest rates very low and creates a favorable environment for stocks.

My immediate task in discussing investment strategies for 2021 was reviewing the likely action of those factors. In 2020, I learned my lesson about competing with a randomly-generated forecast, so this year I took another tack.

Market Driving Assumption #1: "No double-dip Recession". My readers were worried that the economy would continue to be impacted by longer term damage to the services sector, even as they were hopeful vaccines might end the pandemic by this summer.

Assumption #2: "Inflation will remain subdued under 2%, the Fed will keep interest rates at zero and the Fed's QE (bond buying) will continue to suppress bond yields". My readers are worried the Fed's policies and the federal government's massive fiscal stimulus while eventually ignite inflation, but don't think it will be an issue in 2021.

Assumption #3: "S&P500 earnings will rebound sharply in 2021 and 2022". Earnings are expected to decline about 15% in 2020 and the current consensus expectation is for a sharp recovery to new record highs of \$170 in 2021 and \$193 in 2022.

Assumption #4: "The Bull Market continues". My readers were all over the map on this one, ranging from watching for a Melt-Up to neutral to expecting a correction to severely bearish.

The Blessing Basket feeds over 300 families living on Johns and Wadmalaw's Islands, the vast majority of which include seniors and children. Baskets typically include canned

goods and services price inflation that we are ignoring the potential impact of asset price inflation. Assumption #3: "S&P500 earnings will rebound sharply in 2021 and 2022". Earnings are expected to decline about 15% in 2020 and the current consensus expectation is for a sharp recovery to new record highs of \$170 in 2021 and \$193 in 2022.

Assumption #4: "The Bull Market continues". My readers were all over the map on this one, ranging from watching for a Melt-Up to neutral to expecting a correction to severely bearish.

Here's the bond market arithmetic: You can be certain that if you buy a US 10 year Treasury Bond with a 1.0% yield, that your nominal (before inflation) return will be 1%.

The bottom line is that neither stocks nor bonds are particularly attractively priced at this time. For stocks to reward us with a 10%+ total return this year, the S&P500 P/E ratio MUST remain at the higher end of the range and forward (2022) earnings MUST be expected to increase 10%-15% over the 2021 estimate.

I expect we are in for another very volatile year in the financial markets. Stay well! Invest wisely!

IMPORTANT DISCLOSURES The opinions voiced in this commentary on current economics and markets are my own and not the opinions or positions of any entities or organizations with which I may be affiliated or associated.

FLEMING - Continued from page 1

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("SHIAF") Blessing Basket program. SHIAF is a 501 (c) (3) nonprofit which supports charitable food-related (Blessing Basket) and drinkable water (Water Wellness) programs to those who do not have fresh water in their residences.

The Kiawah Seabrook Group

May Each Day of the New Year Bring You Joy, Happiness and Prosperity.

Happy 2021 from Our Family to Yours!



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KIDS on Seabrook

A Time of Giving



class, we read 'A Long Walk To Water' by Linda Sue Park, a book about a boy named Slava and a girl named Nya. This short novel talks about the water crisis and its effects specifically in Africa. It is a great easy read and I would recommend it to anyone who is interested!

Thankfully, most of us are given the privilege of simply going to our fridge and pouring a cup, or getting a bottle. But some aren't so blessed and have polluted water, no access to water, or even have to walk miles from their homes to get the water they need for their families.

This is where you come in! You can make a difference in helping these people across the globe, and specifically in Sudan and this is part of my Service Learning Project. For everyone who wants to help, I will be performing a short violin concert on this YouTube channel I have created to bring awareness for this great cause. <https://youtube.com/channel/UC-kDQI24mMTqabkKulpAR9Q>

I hope you enjoy the music and are moved to donate, instructions to contribute will be on the site. The donations collected will be gifted fully to the organization and will be going to a good cause. Water for South Sudan mission is To Deliver sustainable quality-of-life services to and with the people of South Sudan by efficiently providing access to clean, safe water, and improving hygiene and sanitation practices in areas of great need.

Now if music isn't your thing, that's okay. You can still help by donating to me (which I will be giving to Water for South Sudan). Just go to the channel to find out more! You can also make a difference by spreading this article around, teaching people about the water crisis, or even just telling a friend to donate. It helps more than you think, and you will be contributing to the world in a great way.

If you are a new family on the island, we would love to give you a proper Seabrook welcome! Please contact us at kidsonseabrook@gmail.com to share with us your story and what you love most about the Seabrook community. If you are considering the move to Seabrook, we would be happy to answer any questions you have.
Reagan Passantino



Seabrook Island Village – My Great Experience

Sally Kimball and I started Seabrook Island Village some three years ago. Little did I think then I would be using it myself.

I've been on the Board of the Village since we first started getting organized in 2017. Last year, I chose to become a member of the Village and I was hesitant to do so, because my image of the Village was that it existed to represent the elders in our population, those that needed some help taking care of themselves. That I might one day use it myself, just never occurred to me. Then I was diagnosed as needing a root canal.

To say I'm slightly emotional about dentistry is to underestimate reality. Also, I needed a ride as I wasn't going to drive myself home after having that unnerving experience. So, I called the Village and they came to the rescue.

I had asked to have Kathy Maher be the volunteer to take me to my dental appointment and luckily, I got her. I wanted Kathy because I know her well and have

found her to be a very soothing person, someone who would help me get over the emotion of this appointment.

Kathy was outside my house well ahead of time, on the designated day. We made getting back-together talk at first, but Kathy did give me a lot of help, particularly with small things I could do to relax, like controlled breathing, as well as some imaging work. Plus, she said she was sending me lots of energy.

She found the Dentist's office for me as it was well tucked away. So, I left Kathy and faced what lay ahead. (How many of you have faced root canals without any of the drama I experienced. My problem is I had had many root canals in the past and they had all been painful, but luckily dentistry has changed since my earlier experiences.)

Just as the dentist stuck the drill in my mouth, I heard myself saying to myself, "This isn't going to be bad". That was Kathy, sending her energy to me.

When I got out, I called Kathy and she

was waiting in the car park where I left her. I told her the dentist wanted to see me in 2 weeks, so Kathy took out her calendar and said she could do that trip as well.

Driving home, I realized I had had nothing to eat all day, and my mouth was quite sore, so asked Kathy if she would stop at Earth Fare so I could run in and get a muffin, something soft and squishy that wouldn't be hard to eat. Kathy was out the door herself to get that muffin for me.

If there is a way the systems put in place by Seabrook Island Village could have been improved, via a visit my trip to the dentist, I don't know what that would be. Everything went off seamlessly. The volunteer arrived on time, waited for me, put me in a clean and orderly care and as they say, took care of me.

Thank you to the many people at Seabrook Island Village for all their efforts in making my experience a memorable one.
Barbara Burgess



Ed Gillen is a very happy 95-year-old, who has lived on Seabrook for many years. He grew up in Swampscott, Massachusetts. When he turned 18, he went directly into the Army. The year was 1943 so the 2nd World War was raging. He served for 26 months when he received a medical discharge.

He was only 20 when he left the service so he thought college would be a good idea. He chose Bowdoin where he played sports, sustaining some injuries such as a broken collar bone. He also met his wife Jacquelyn

at Bowdoin. They were married right out of college.

He worked for several shoe companies in Maine and ended up at one that made shoes in volume, selling shoes that were already made, a new idea at that time.

He went to visit Pawley's Island and dropped by Seabrook to play some golf. He liked it and quickly became a part-time Seabrooker.

But there are two things you should know about Ed. He and his wife have celebrated their 72nd anniversary. How many

people do you know who have been lucky enough to have their spouse around for 72 years? Ed himself says he doesn't know anyone else in this category. The 2nd thing you should know, is he is planning his 100th birthday and a friend has told him if he makes it to 100, the friend will pay for his birthday. Now Ed's problem is to keep the friend alive long enough to pay for his birthday.

I wondered what aspect of Ed's life had afforded him 95 years of health. Also how come he got so lucky as to have his spouse around for 72 years. Was it genes? That has to have something to do with it. But I noticed that as Ed talked, he would beam if he was discussing his children. He sees them often. One son bought a second home in Seabrook, so that keeps him close. The other son visits regularly. Is it the closeness between father, mother and sons, that keeps this family constantly growing? That has to be a part of it.

How lucky Ed is. He has had his spouse with him for 72 years, his family all around him and he's planning his 100th birthday. That's what I call living the good life.
Barbara Burgess

Erratum: In my last article on Dieter Lantini, the following corrections are noted. Dieter was born in Poland, but never lived there, he speaks 5 languages, not 6, and it costs 40 million to outfit the inside of a plane for business class.



On WINE
Michael Morris - Vintage Wine

New Year's Eve Celebration of Food, Wine, and 2021



Wine and food recommendations to enter the new year.

Once we get past Boxing Day, our thoughts will focus on New Year's Eve and the menu to finally say good-bye to 2020 and a welcome greeting to 2021! Of course Champagne is synonymous with New Year's Eve, now that Guy Lombardo and Dick Clark are a distant memory. Champagne is widely considered to be "the" premium bubbly in the world. But I will save my choice until midnight.

To begin the New Year Celebrations, let's pour a glass of Mumm's Napa Brut from California (\$27.49). Its bouquet reveals a yeasty bread dough bouquet with apple fruit and honey. On the palate there's baked apple and a squeeze of lemon with toasted nuts. Having tasted this years ago, it's a much better sparkling wine now with it's California roots saluting its Champagne heritage.

Serve this bubbly as a toast to the New Year Eve's dinner as well as a match to the prawn cocktail. Prime rib is the main course, with Yorkshire pudding and this begs a delicious Bordeaux at an affordable price, the 2016 Chateau La Gorce from the Medoc (\$26.99). It's a Cru Bourgeois from the Left Bank. La Gorce is made from the traditional Cabernet Sauvignon with Merlot which allows it to be ready to drink earlier than more expensive Chateaux.

I love its dark ruby colour and its Bordeaux bouquet of licorice, cherry, plum, cassis and blackberry with vanilla, toast, and violets. The La Gorce is full bodied with flavours of black and red fruits, forest floor, and polished tannins. A classy inexpensive red for the main course, which should impress everyone at the table.

After some English Trifle, we'll bring out the Stilton Cheese, which begs for another Bordeaux, a sweet chilled Sauternes. It's a great buy, the 2015 Chateau d'Arman (\$29.99 375 mL)

made from Semillon, Sauvignon Blanc and Muscadelle. This golden elixir has a gorgeous bouquet of honey and citrus and peach from botrytis (noble rot) on the grapes. Although the sweetness of 10 is at the top of the scale, it is balanced by the natural grape acid and the creamy body which produces a delicious balanced unctuous dessert wine with a long finish.

As a finale, uncork the Taittinger Brut Reserve (\$64.99). To be labeled Champagne, it must be from the Champagne district northeast of Paris. Like most Champagnes, it is non-vintage which means it's a blend of wines made from different years. Some years are better than others so by blending a variety of different vintages, Champagne producers can maintain a consistent style in their luxury wine. Customers adore consistency!

Not only is the Taittinger Brut a blend of different years, it's also a blend of different grapes: Pinot Noir (a red), a Pinot Meunier (another red) and Char-

donnay (a white). Brut means it's a dry wine. The Taittinger is a great buy and an elegant Champagne with a higher percentage of Chardonnay than many of its competitors. The result is restraint with its profile. Toast but not too toasty, apple and lemon fruit but not too fruity, acid but not too acidic. In other words, well balanced and refined. The bubbles are a smooth mousse which adds a kiss of creaminess, nuttiness, and minerality. Delicious!

I would save the Taittinger for midnight when we kick 2020 out the door and welcome with great expectations, 2021! Happy New Year. All of the wines reviewed are available in government liquor outlets and some private stores.

This column was sent to me by Eric Hanson. Although we may be late for New Year's Eve, there are some nice notes on wine that can be applied all year!
▲

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~ Renee & John H.



The Kiawah Seabrook Group

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Charleston Distilling and Brewery/Roaster Estuary Opening on Johns Island

Charleston Distilling Co. opened the doors to its 10,000-square-foot Johns Island location on Monday, November 30 and days later, Estuary Beans & Barley debuted its brewery/coffee roaster next door on Meek's Farm Road. Estuary fills its more than 30 taps with IPAs, lagers, seltzers, nitro cold brew and more, all brewed in-house.

Charleston Distilling Co. announced it would move from King Street to Johns Island in 2019, investing \$4.2 million in the property. Its new location serves gin, vodka, bourbon and more Monday through Saturday, owner Steve Heilman said. "We have two different stills here, and we're going to come up with some new products. We can do seven barrels a day, and [on King Street] we were doing three barrels a week," he said.

The move to Johns Island was two years in the making, and the new facility features a spacious bar and outdoor patio.

"We had the building next door — that's where our barrels were," said Heilman, who also owns the 3538 Meeks Farm Road property. "We were always renting trucks bringing barrels out, so it was just easier putting [the distillery] next door."

Heilman even found a tenant for the other half of the building — Estuary Beans & Barley. Owner Scott Harrison is a part owner of Vail Brewing Company in Colorado, but the Charleston native looked for a



place to open a brewery in the Lowcountry for nearly two years.

Charleston Distilling and Estuary will collaborate when possible — Heilman even pushed his opening back a few months while Harrison completed construction next door.

Harrison and head brewmaster Ronnie Fink are making Estuary an all day destination, serving coffee in the morning and beer at night.

"Our roaster's right upstairs — right now we have four or five different blends, and then we'll probably do some single origin as well," Fink said. "Every morning we'll be open for coffee, and everyone we hire will be a barista and a bartender."

The brewery will also serve wine and food from their brand new truck outside. Kinfolk — a Johns Island eatery specializing in Nashville hot chicken — helped Estuary get its

food program off the ground, and moving forward the brewery will invite local pop-ups to host events in the truck, Fink said.

For beer, Estuary will serve all the classics, with a focus on IPAs. "We want everyone who comes in here to find at least one or a couple beers that they like," Fink said. "Scott and I both really love IPAs, so it will be IPA driven. We also have a pilot system, so we'll try to do a bunch of special taps like smoothie beers, pastry stouts and seltzers."

Charleston Distilling Co. is open Monday through Friday from 3-7 p.m. and Saturday from 12-7 p.m. Estuary Beans & Barley officially opened on Dec. 5. For more information, visit charlestondistillingco.com and estuarybeansandbarley.com.
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Water Wellness Mission has installed 198 new wells that have given over 530 people clean water. These folks no longer have to buy their water in jugs.

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HEALTHY AGING

Jerry Reves, MD

Before We Get Our Shot at it: Compare the COVID Vaccines



Friday, December 11 the FDA approved the first of what promises to be several highly effective COVID-19 vaccines. And on Friday December 18, the FDA approved the second Moderna vaccine. The Pfizer - BioNTech Vaccine was approved and is already in use in this country, Canada, Great Britain and soon to be many other countries. Likewise the Moderna vaccine has just been shipped and in early distribution. The creation, testing and manufacture for distribution of this highly effective vaccines in less than nine months after the virus genome was published is a tribute to the evolution of medical science and the partnership of government and industry unparalleled in history. The U.S. Operation Warp Speed to produce vaccines shows that when the world wants to work together to solve a catastrophic problem, it can. The U.S. Federal Government and the U.S. and German Companies, Pfizer and BioNTech, respectively, and the NIH and the Boston Company, Moderna, have done what many thought impossible — produce a safe, effective and mass produced vaccine in under a year!

When will the general public get their vaccine?

Because the vaccine has just been invented, tested, and approved it will take months to mass produce it for use in the general world population. There are many logistical challenges with rolling out a limited supply of a vaccine that has a limited shelf-life and requires deep freezing for its integrity. Nevertheless, the first vaccine is going into frontline workers and next into the vulnerable population in nursing homes. After that it will be systematically available to others and finally to everyone. It is probably a year until the vaccine is fully available to everyone who wants it including pregnant women and children. When that time comes herd immunity should

be achieved as we have written about previously. In the meantime, while we all wait for our turn to get vaccinated it is important to consider the main candidates for your vaccination so that when your time comes you can select the one you want or at least understand why you are being offered a particular one.

Comparison of the Candidate Vaccines

The previous article in this series, "COVID-19 Vaccines, Promise, and Place in the Pandemic" explained how vaccines work by triggering the body's immune system mechanisms to respond to COVID-19. This is done not using live virus as many vaccines do or killed virus as others do, but by introducing genetic messages that cause the body to produce internally a fragment of protein that is in the COVID-19. So when the real virus comes along through our exposure, we mount and immediate response to blunt or block its effect on us. There are over 100 candidate vaccines in the world.

The table lists seven comparison variables for each of the major vaccines under consideration at this time. Two of the vaccines use messenger RNA to create proteins internally that mount an immune response. The three other viruses use fragments or genetically altered weakened common cold viral material to trigger an immune response. All of the vaccines require 2 shots that can be thought of an initial action followed by a booster to make sure the response to the real virus is robust. All of the vaccines should be available by summer. The estimated price for each varies from \$3 to \$37, and as of this writing they would be "free" to U.S. citizens although there could be a slight cost for the administration of the injections. The apparent effectiveness of all vaccines is very high. Most are in the 90% range, meaning that they would produce pro-

tection/immunity to 9 out of 10 people who are vaccinated. All are safe so far in the phase III clinical trials have shown. The usual side effects are soreness at injection site, short-lived fatigue, occasional fever, headache, chills, aches and pains, but generally very mild reactions similar to the influenza vaccines administered each year.

The biggest difference in the vaccines is an important logistical one. Pfizer-BioNTech requires extreme cold for storage while the AstraZeneca may be transported and stored at normal refrigeration temperatures of 35-46o F. Thus the AstraZeneca vaccine will have greater utility around the world since few countries have the ability as the U.S. does to keep vaccines at the very cold required. This advantage to the AstraZeneca vaccine is significant as its

relatively low cost to produce. There is one issue with the AstraZeneca vaccine and that is that the lower dose seemed to confer greater protection than the higher second dose. This issue will be the subject of a great deal more study before it is released.

Russia's Sputnik V Vaccine is a bit more mysterious than the others and there are more questions marks about it than those of the West. It is very unlikely that Sputnik V will ever be used in the U.S. since there are other vaccines about which a great deal more information is known. The Russian virus will be used in the Eastern block of countries and possibly in India, Korea, Brazil, China and Hungary.

The Bottom Line

Most of us are in a long waiting line before we will receive one of the vac-

cines. The great news is that one is already being used and most of the others will be approved by late Spring. The bad news is that it will still be some time before the general public can receive one of these vaccines. In this waiting period it will be prudent to keep a keen eye on which vaccine seems to be the most effective with the least side effects. Certainly during this waiting period a great deal more information will come out such as which age groups seem to benefit most from each vaccine. As a consumer, we should ask which vaccine we are offered and why. In effect while we wait we get to continue to evaluate which vaccine seems best suited to us. When we get to the front of the line we should be prepared to ask our doctor which vaccine is recommended for us and why. ▲

Table 1 Comparison of COVID-19 Vaccines

Vaccine	Type	Doses (days apart)	Available	Storage (°F)	Price (\$'s)	Efficacy (%)	Safe
Pfizer-BioNTech	m-RNA	2 (28 days)	Dec. 14, 2020	-94	\$19.50	95%	yes
Moderna	m-RNA	2 (28 days)	Dec. 21 2020	-4	\$25-37.00	95%	yes
AstraZeneca - Oxford	Adenovirus-based	2 (28 days)	2021	36-46	\$3.00	62-90%	yes
Johnson & Johnson	Adenovirus-based	1	March or April 2021	?	\$10.00	?	yes
Sputnik V	Adenovirus-based	2 (unknown)	NA	?	\$10.00	92-95%	?

The information for this table may be found at: <https://www.biospace.com/article/comparing-covid-19-vaccines-pfizer-biontech-moderna-astrazeneca-oxford-j-and-j-russia-s-sputnik-v/>

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TOWN OF SEABROOK ISLAND

PUBLIC HEARING MINUTES
November 17, 2020

The November 17, 2020 Public Hearing was conducted as a video conference using Zoom and was simultaneously made available to the public via YouTube live stream and by conference call, all in keeping with practices adopted to address the ongoing coronavirus pandemic. Mayor Gregg, Councilmembers Crane, Finke, Fox and Goldstein, Town Administrator Cronin and Town Clerk Allbritton participated in the meeting. Mayor Gregg called the meeting to order and confirmed with the Town Clerk that notice of the meeting had been posted and the requirements of the SC Freedom of Information Act had been met.

The Public Hearing was scheduled to hear comments on the following:

•Ordinance 2020-10: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 16, Design and Improvement Standards; Section 16.10, Subdivision Design Standards; Subsection 16.10.50.160, Street Names; so as to amend the naming requirements for new streets; and to create a new section called Section 16.50, Street Naming Policy; so as to adopt a policy and procedures for the naming of new streets and the renaming of existing streets within the town.

•Ordinance 2020-11: An ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 147-03-00-119, containing approximately 0.50 +/- acres located at 3095 Baywood Drive, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District.

•Ordinance 2020-12: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 20, Planning and Development; Article II, Flood Damage Prevention; Section 20-22, County Ordinance Adopted by Reference; Administration of Article; so as to adopt the most recent version of the Charleston County Flood Damage Prevention and Protection Ordinance.

•Ordinance 2020-13: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Article 8, Businesses and Business Regulations; Section 8-27, Proof of Insurance; so as to delete the requirement for contractors and subcontractors to submit proof of insurance as a precondition to the issuance of a business license.

•Ordinance 2020-14: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 2, Definitions and Interpretation of Terms; Section 2.10, Definitions; so as to add definitions for "Dwelling, Accessory," "Short-Term Rental Unit," "Vacation Club Unit," "Vacation Time sharing Lease Plan," and "Vacation time sharing plan;" to delete definitions for "Dwelling, Rental" and "Guesthouse;" and to modify the definition for "Family;" Article 5, Zoning District Specifications; Section 5.20, Agricultural-General (AG); Subsection 5.20.30, Conditional Uses; so as to amend the requirements for Accessory Dwelling Units and to establish Short-Term Rental Units and Vacation Club Units as allowed conditional uses in the AG zoning district; Section 5.30, Single-Family Residential District (SR); Subsection 5.30.30, Conditional Uses; so as to amend the requirements for Accessory Dwelling Units and to establish Short-Term Rental Units and Vacation Club Units as allowed conditional uses in the SR zoning district; and Section 5.40, Planned Development District (PDD); Subsection 5.40.50, PDD Conditional Uses; so as to establish Accessory Dwelling Units, Short-Term Rental Units and Vacation Club Units as allowed conditional uses with in PDD zoning districts; and Article 8, General Development Requirements; Section 8.70, Restricted Uses; Subsection 8.70.30, Time Sharing; so as to amend the prohibition on Vacation Time Sharing Plans.

•Ordinance 2020-15: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 21, Fees; so as to amend the fee schedule for various application and service fees.

•Ordinance 2020-16: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; so as to amend the general powers of the Mayor and members of Town Council; so as to amend the general powers of the Mayor and Town Council; so as to

amend the emergency powers of the Mayor; so as to clarify the role of the Mayor Pro Tempore; and other matters related thereto; and Chapter 12, Elections; so as to amend the commencement date for the terms of office for the Mayor and members of Town Council.

•Ordinance 2020-17: An ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 149-06-00-010, containing approximately 0.25 +/- acres located at 2726 Old Forest Drive, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District.

•Ordinance 2020-18: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 2, Definitions and Interpretation of Terms; Section 2.10, Definitions; so as to add definitions for "base flood elevation (BFE)," "Design Flood Elevation (DFE)," and "Freeboard," and to amend the definitions for "Building Height" and "Flood Hazard District;" and Article 7, Lot and Building Requirements; Section 7.90, Height Limitations; so as to amend the maximum height requirement for structures within the town.

Mayor Gregg stated that, under the State of Emergency, due to the pandemic, the Town is not holding in-person meetings and public comments are being received in writing, either through the Town's website, an email or delivered to the Town Hall in person or by mail.

The Town Administrator reported on comments that had come in by way of the website on each ordinance, giving the name of the person commenting, the date the comment was received and a short summary of the comment. The Town Clerk read out a list of people who commented by way of email, mail or delivery to the Town Hall, giving their address, when provided, and the date the comment was received. All comments had been passed along to Town Council for their review before the Public Hearing.

Mayor Gregg asked that a list of all the comments be posted on the Town's website as quickly as possible. A copy of all comments will also be attached to the approved minutes of the Public Hearing.

There being no further business, the meeting was adjourned at 2:34 p.m.

WAYS & MEANS COMMITTEE MEETING
November 10, 2020, at 1:00 p.m.

The November 10, 2020 Ways and Means Committee meeting was conducted as a video conference using Zoom and was simultaneously made available to the public via YouTube live stream and by conference call, all in keeping with practices adopted to address the ongoing coronavirus pandemic. Mayor Gregg, Councilmembers Crane, Finke, Fox and Goldstein, Town Clerk Allbritton and Town Administrator Cronin participated in the meeting. Mayor Gregg confirmed with the Town Clerk that notice of the meeting was properly posted, and the requirements of the SC Freedom of Information Act were met.

Mayor John Gregg:

•Update of Ordinance to Adopt Charleston County Flood Damage Prevention and Protection – Mayor Gregg reminded Council that Ordinance 2020-12, which was approved for first reading at the October Town Council meeting, was intended to adopt Charleston County's Ordinance for Flood Damage Prevention and Protection by reference. The Town has been informed that Ordinance 2020-12 must refer to the Charleston County Ordinance by number and have the date of adoption. Appropriate revisions have been prepared to allow amendment and approval of the ordinance for second reading at the November Town Council meeting.

•Public Comments Regarding the Proposed Short-Term Rental Regulation (Ordinance 2020-14) – The Mayor asked Council to take note of the public comments that have been received concerning the Town's proposed regulation of short-term rentals. Some comments express a concern that there was insufficient public notice of the proposed ordinance prior to first reading. The Town Administrator has sought advice from the Town Attorney concerning the Town's current process for receiving and consideration of public comments, which are now restricted to written comments due to the State of Emergency and suspension of in-person attendance of the public at Council meetings. The Town Administrator also forwarded additional comments to the Town Attorney earlier today. Although the ordinance is scheduled to be on the agenda for second reading at the November Town Council meeting on November 17, the Mayor suggested it might be necessary to put off second reading, beyond the November meeting, due to the high number of comments that have been received and the short time Council will have to consider the comments and the advice of the Town Attorney. The Mayor asked for comments from Council.

Councilwoman Finke stated that she thinks the Ordinance should be on the agenda for November 17; and, at that point, a motion could be made to defer to the December meeting or beyond. Since the intent was that the business license and the short-term rental permit were to be obtained at the same time, if deferred, that schedule might not be possible. Councilwoman Finke added that she did not want anyone to think that the committee had not conferred with legal counsel or done legal research prior to this but the questions that have now been referred to the Town Attorney have arisen because of comments and concerns that have just arisen. Councilman Goldstein added that, since this is such a major change for people who own rental property, it is prudent that we take the time to make sure we get it right. Mayor Gregg added that he did not think he has been able to give all the comments that have come in his full attention. He feels that there are concerns that need to be given further consideration but does not object to the ordinance being on the November Town Council agenda. He added that he does not feel that he will be ready to approve it for second reading by that time since there is so little time to get advice from Counsel and look into concerns that have been raised.

The Town Administrator commented that business licenses are due, without a penalty, by January 31, but beginning in 2022, business licenses will be uniform in the State and will be due by April 30. He stated that Council could consider a temporary amendment to the business license ordinance and have business licenses due as late as April 30. Town Administrator Cronin added that a change to the date the business license would be due would have to be done by ordinance and he would prefer to have it on the agenda at the November 17 Town Council meeting, if possible. Councilwoman Finke added that there are a lot of rentals in March and April and it might be better not to wait that many months to adopt a short-term rental ordinance.

Mayor Gregg stated that many of the concerns to Ordinance 2020-14 are repetitive and it might be a good idea to come up with a FAQ sheet rather than trying to address each comment. Councilwoman Finke agreed and volunteered to draft the FAQ sheet. Mayor Gregg added that all public comments will not be read in a meeting but there will be some sort of tabulation of the comments, as the Town Administrator has done previously, possibly on a spreadsheet, so that Council can determine the emphasis of the comments.

•Update of Discussion with Seabrook Island Property Owners Association Regarding Construction Challenges (Revised FIRM) – The Mayor reported that the Town Administrator had a meeting with representatives from the Seabrook Island Property Owners Association concerning the impact of the revised FEMA Flood Insurance Rate Maps (FIRM) on building designs that comply with the Town's building height limitation for residences. In consequence of that meeting, the Town Administrator has prepared a proposed amendment, Ordinance 2020-18, of relevant provisions of the Town's Development Standards Ordinance to modify the reference height for building height limit and allow a grace period for reliance on the current FIRM base flood elevation for permits approved within the first six months following the effective date (January 29, 2021) of the revised flood maps.

Town Councilmembers:
Skip Crane – Councilman Crane stated that the Public Safety Committee met on Monday, November 9th.

Jeri Finke – No Report
Patricia Fox – No Report
Barry Goldstein – Councilman Goldstein reported that he and the Town Administrator had a meeting with ESP and Associates next week and, hopefully, they will have a proposal soon for the pathway.

Town Administrator Cronin:
Action Items for October 27, 2020 Meeting:

Town Administrator Cronin reported that the following items will have second reading at the Town Council meeting on November 17:

•Ordinance 2020-10: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 16, Design and Improvement Standards; Section 16.10, Subdivision Design Standards; Subsection 16.10.50.160, Street Names; so as to amend the naming requirements for new streets; and to create a new section called Section 16.50, Street Naming Policy; so as to adopt a policy and procedures for the naming of new streets and the renaming of existing streets within the town. The Town previously did not have a procedure for how and when renaming requests would be considered or approved and this ordinance addresses that issue. These requests will fall under the jurisdiction of the Planning Commission.

• Ordinance 2020-11: An ordinance amending the Zoning Map of the Town of Seabrook

Island so as to change the zoning designation for Charleston County Tax Map Number 147-03-00-119, containing approximately 0.50 +/- acres located at 3095 Baywood Drive, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District. This property has been acquired by the Greenspace Conservancy but has not yet been turned over to the Seabrook Island Property Owners Association (SIPOA). Councilman Goldstein commented that Greenspace Conservancy is applying for this zoning change because SIPOA does not want to take possession of the property (3095 Baywood Drive) until an issue with a neighboring property has been resolved but Greenspace Conservancy wanted to proceed with getting the property rezoned to reduce the property taxes.

•Ordinance 2020-12: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 20, Planning and Development; Article II, Flood Damage Prevention; Section 20-22, County Ordinance Adopted by Reference; Administration of Article; so as to adopt the most recent version of the Charleston County Flood Damage Prevention and Protection Ordinance. Because the Town contracts with the Charleston County Building Department to serve as the Town's Floodplain Coordinator, the Town is required to adopt and enforce the County's Floodplain Ordinance. South Carolina DNR has advised that the Town's Ordinance must contain the County's ordinance number and the date adopted and the change has been made since this ordinance had first reading. In the future, if the County amends their Floodplain Ordinance, the Town would have to amend by ordinance, not resolution.

•Ordinance 2020-13: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Article 8, Businesses and Business Regulations; Section 8-27, Proof of Insurance; so as to delete the requirement for contractors and subcontractors to submit proof of insurance as a precondition to the issuance of a business license. This ordinance deletes the requirement that contractors must provide the Town with proof of insurance before getting a Town business license. The Town Administrator added that, by requiring proof of insurance from just one business license class, it could appear as being discriminatory and treating one type of business differently than other types of businesses.

•Ordinance 2020-14: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 2, Definitions and Interpretation of Terms; Section 2.10, Definitions; so as to add definitions for "Dwelling, Accessory," "Short-Term Rental Unit," "Vacation Club Unit," "Vacation Time sharing Lease Plan," "Vacation Time Sharing Ownership Plan," and "Vacation time sharing plan;" to delete definitions for "Dwelling, Rental" and "Guesthouse;" and to modify the definition for "Family;" Article 5, Zoning District Specifications; Section 5.20, Agricultural-General (AG); Subsection 5.20.30, Conditional Uses; so as to amend the requirements for Accessory Dwelling Units and to establish Short-Term Rental Units and Vacation Club Units as allowed conditional uses in the AG zoning district; Section 5.30, Single-Family Residential District (SR); Subsection 5.30.30, Conditional Uses; so as to amend the requirements for Accessory Dwelling Units and to establish Short-Term Rental Units and Vacation Club Units as allowed conditional uses in the SR zoning district; and Section 5.40, Planned Development District (PDD); Subsection 5.40.50, PDD Conditional Uses; so as to establish Accessory Dwelling Units, Short-Term Rental Units and Vacation Club Units as allowed conditional uses with in PDD zoning districts; and Article 8, General Development Requirements; Section 8.70, Restricted Uses; Subsection 8.70.30, Time Sharing; so as to amend the prohibition on Vacation Time Sharing Plans.

Councilwoman Finke commented that, although the original wording of the ordinance was not in conflict with State law, a change is being made, due to concerns, to the "Inspections" section of the ordinance that will provide for 24-hour notice for most types of inspections. The Town Administrator commented that, with random spot checks or compliance checks, there will be no reason to request access to a rental unit on two hours' notice. If an inspector determines that a condition exists that endangers public health or safety, the inspector will provide a minimum of two hours' notice.

Due to numerous concerns, Mayor Gregg also recommended looking into a "Public Complaint" and how it might arise, and Councilwoman Finke agreed to address this on her FAQ sheet.

•Ordinance 2020-15: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 21, Fees; so as to amend the fee schedule for various application and service fees. Town Administrator Cronin

stated several comments the Town received concerning Ordinance 2020-14 expressed the view that the proposed fee amount for the Short-Term Rental Permit was excessive.

•Ordinance 2020-16: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; so as to amend the terms of office for the Mayor and members of Town Council; so as to amend the general powers of the Mayor and Town Council; so as to amend the emergency powers of the Mayor; so as to clarify the role of the Mayor Pro Tempore; and other matters related thereto; and Chapter 12, Elections; so as to amend the commencement date for the terms of office for the Mayor and members of Town Council. This ordinance changes the commencement date of a new Council's term, from three days after the election, to the first Tuesday after the first Monday in January following the election.

Town Administrator Cronin reported that the following items will have first reading at the Town Council meeting on November 17, 2020:

•Ordinance 2020-17: An ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 149-06-00-010, containing approximately 0.25 +/- acres located at 2726 Old Forest Drive, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District. This property has been obtained by Greenspace Conservancy, has been transferred to SIPOA and an application has been filed to rezone the property from SR Single-Family Residential District to AGC Agricultural-Conservation District.

•Ordinance 2020-18: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 2, Definitions and Interpretation of Terms; Section 2.10, Definitions; so as to add definitions for "base flood elevation (BFE)," "Design Flood Elevation (DFE)," and "Freeboard," and to amend the definitions for "Building Height" and "Flood Hazard District;" and Article 7, Lot and Building Requirements; Section 7.90, Height Limitations; so as to amend the maximum height requirement for structures within the town. Town Administrator Cronin stated that, when the new FEMA flood maps become effective, most property owners will have a lower base flood elevation. One of the main issues caused by the new flood maps is how the height of the structure is measured. Due to the effect of the new flood maps, this ordinance has been written so that, from January 29, 2021, until July 31, 2021, as long as the flood elevation requirements now are higher than they will be under the new flood maps, for the purpose of determining building height, it can be measured from the design flood elevation required by the flood maps currently in effect. If the base flood elevation is going up, structures can be built according to the new flood maps. The Town is in the process of rewriting the Development Standards Ordinance (DSO) and there should be a permanent solution in the DSO when it is completed, which is expected to be before July 31, 2021.

•Ordinance 2020-19: An ordinance to adopt a budget for the Town of Seabrook Island, South Carolina, for the Fiscal Year beginning January 1, 2021, and ending December 31, 2021. Town Administrator Cronin stated that Council should have a copy of the draft 2021 budget. He is still working on items that are primarily related to cell phone and data service and items that will be affected by whether Ordinance 2020-14 is adopted and effective at the beginning of 2021.

Items for Information/Discussion

•Update on Annual Town Christmas Party – Town Administrator Cronin reported that he has been working with Suzanne Strehle to come up with an alternate plan for the Town's annual Christmas party. It is anticipated that this year the event will be an evening drive-through where residents can bring a contribution for Toys for Tots, if they wish, and they will be given a treat of some kind. The Town Administrator stated that he would like to bring in a lighting contractor to make Town Hall look more festive than usual. And the quote for the lighting and decorations is a little over \$6,000. The Town Administrator has gotten a quote from an electrical contractor for running power to other areas of the Town Hall property. This would be an enhancement that could be used year-round and not just in December. The quote for running electrical around the sides of the parking lot and in the front of the building would be around \$6,500. If the electrical were run into the median and along the driveway, it would add about \$4,000 to bore under the pavement. After discussion, Council agreed to spend approximately \$6,500 for electrical work and Mayor Gregg will sign off on the contract for the event contractor for the Christmas display.

There being no further business, the meeting was adjourned at 3:20 p.m. ▲



LAURIE MEYER

To Hold a Two Day Workshop at the Oyster Catcher Community Center - January 25-26th



Colorist, Laurie Meyer will be holding a workshop in January. The cost is \$200 for Seabrook Island Artist Guild members and \$250 for non-members. Class is limited to 12 students so if interested, don't delay in signing up. Register at rodney@gmail.com (Bob Le Fevre).

Ms. Meyer was first introduced to the Artist Guild as a guest presenter in February 2015. Ms. Meyer teaches color theory and fundamental workshops in her studio and also travels internationally with painting students. She has lived and painted in Charleston for over thirty years. A lover of light and color effects in oil paint and watercolor, Laurie challenges herself to create magical elements in each painting she completes. A primarily self-taught artist, Laurie has also stud-

ied with many local and nationally recognized master artists who subscribe to the concept of creating atmosphere and depth in an alla prima method.

Laurie has won many awards for her paintings, First Place at Piccolo Spoleto, Second Place for her entire body of work, and Third Place in 2014. Laurie is represented in Charleston, South Carolina by Hagan Fine Art and the Meyer Vogl Gallery, as well as in Beaufort, SC, and in New Bern and Greenville, NC. You can find her work at www.lauriemeyer.com. ▲

The Seabrook Island Artist Guild has over 80 members. To learn more about the Seabrook Island Artist Guild, events, workshops and membership visit the website at www.seabrookislandartistguild.com



www.seabrookrealestate.com
843.768.3921

3906 Betsy Kerrison Pky
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\$2,400,000

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2609 Jenkins Point Rd
3BR/3F & 2H BA, marsh front with dock on tidal creek
\$1,975,000

2909 Atrium Villa
2BR/2BA, golf & lagoon views, across from beach club/ ocean
\$429,000

Seabrook Island Holiday Lights Winners!



The Seabrook Island Garden Club is happy to announce that the winner of the Seabrook Island Holiday Lights contest is: The McCurry Family of 2540 Bent Twig. It was a family affair as Cindy, Eric and their daughter Bella Gray turned the disappointment having to cancel a planned trip to Alaska to see the northern lights into a joyous presentation of holiday lights

for their neighbors in the Seabrook Island community. 2nd place was awarded to 3004 Baywood Drive and 3rd place went to 1136 Ocean Forest Lane. Honorable mentions also went to 3460 Deer Run, 2525 Pelican Perch, 1404 Dune Loft Villas, 3274 Privateer Creek and 3310 Coon Hollow. As our judges drove around the island, they were very

impressed that the number of Seabrook homes with lights increased exponentially from years past. Every house was beautiful and it's heart-warming to see so many embrace the holiday spirit. Email the Seabrook Island Garden Club at seabrookislandgardenclub@gmail.com for the full list of addresses entered. Happy Holidays from the Seabrook Island Garden Club! ▲

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Winter Birding on Seabrook – Look Closely!

Our birding theme this month is "look closely". It may be winter, but there are many interesting and unique behaviors and species to observe. Our photographers "looked closely" when taking the shots featured this month.

Dean Morr photographed not just an American Robin (1), but nine frolicking in his backyard birdbath. The winter population of robins grows in SC as they move from northern climates looking for berries. We can have large flocks in the hundreds, even thousands. Patricia Schaefer captured another birdbath shot with eleven stunning Cedar Waxwings (2). They winter with us and then return north to breed. You can often hear the waxwings high pitched whistles before you see them. They are almost always in flocks, devouring berries anywhere they can find them, often with robins.

Winter can be drab, but Patricia found the color orange with this Baltimore Oriole (3). This beautiful larger orange and black bird winters in the Low Country and loves to feed on grape jelly or fruit. There are not many on Seabrook, but in Mt Pleasant, a birder friend has over a dozen coming to his feeders. Patricia's shot of a Pine Warbler (4) also adds striking color to a winter day, this one photographed during a rare SC snowstorm.

The community garden is a wonderful place to "look closely" for birds. Aija and I spent some enjoyable mornings birdwatching at the garden in December. The bird baths were busy, enjoyed by this American Goldfinch (5), with bluebirds and even a straggler female Painted Bunting. Goldfinches return to us in winter and then most depart to breed further north.

Winter ducks are a treat. You can't help but look closely at the playful Hooded Mergansers (6) at Palmetto Lake and Jenkins Point. Sometimes the Hoodies' cousins show up, Red-breasted Mergansers (7). Aija and I spotted these beauties in the North Beach tidal pool and "old inlet". The old inlet is an excellent place to view winter ducks, including large flocks of Bufflehead (8). A real treat is looking closely for a rarity. Aija spotted this rare Long-tailed Duck (9) at the water treatment plant last winter.

One of our favorite winter arrivals on North Beach is the graceful Bonaparte's Gull (10), seen at Captain Sam's Inlet. This gull never dives into the water, but flies over the ocean picking prey from the surface. You can spot it by the reddish pink legs and distinctive dark ear patch. We can't write an article without mentioning our wintering Piping Plovers (11). Aija and I are always looking closely for banded plovers to report to the breeding region researchers, and it's neat to catch them feasting - this one on a wiggly marine worm.

The Northern Gannet (12) is a spectacular



1/ American Robin – Dean Morr



2/ Cedar Waxwing – Patricia Schaefer



3/ Baltimore Oriole – Patricia Schaefer



4/ Pine Warbler – Patricia Schaefer



5/ American Goldfinch – Ed Konrad



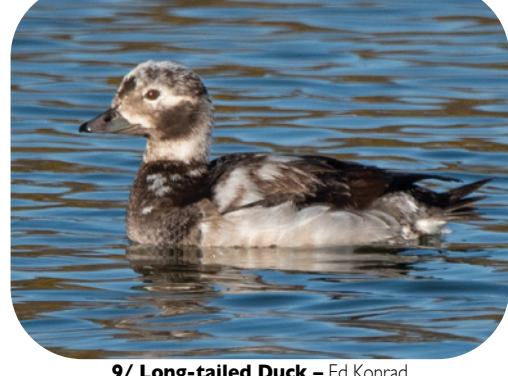
6/ Hooded Merganser – Patricia Schaefer



7/ Red-breasted Merganser – Ed Konrad



8/ Bufflehead – Ed Konrad



9/ Long-tailed Duck – Ed Konrad



10/ Bonaparte's Gull – Ed Konrad



11/ Piping Plover – Ed Konrad



12/ Northern Gannet – Ed Konrad



13/ Nelson's Sparrow – Ed Konrad



14/ Saltmarsh Sparrow – Ed Konrad



15/ Seaside Sparrow – Ed Konrad

winter bird you usually need a spotting scope to see. These are seabirds with a 7-foot wingspan, and breed on cliffs in Canada. They soar far out offshore searching for fish, then plunge straight into the ocean. This photo was taken on a memorable encounter Aija and I had off Pelican Watch boardwalk where we got a closer look.

Sparrows are abundant in the winter on Seabrook. But in North Beach salt marshes there are three special "salty" sparrows you need to look closely to find - Nelson's (13), Saltmarsh (14), and Seaside (15). These sparrows winter here, are very secretive and hard to find. We see them at the "old inlet" in the marsh grasses, sometimes scurrying on the wet sand along the grasses like little mice. Seeing all three is an amazing birding day!

We can have as many as 94 different bird species in the winter at Seabrook, as recorded by many SIB birders at last year's Christmas Bird Count. To help you learn, watch, and protect this wonderful diversity of birds, "look closely" at the many activities offered by Seabrook Island Birders.

In 2020 we had an active year for our 261 SIB members. 80 new members joined, and we had a record 140 participants at the January Birds of Prey evening program. With the challenges of COVID-19, we adapted to monthly virtual Zoom programs, with over 50 participants per program. Topics included Prothonotary Warblers, raptors, shorebird ID, birding the Lewis & Clark Trail, and hummingbirds. With social distancing and masks, we responsibly did Learning Together bird walks on the golf course and Bear Island WMA, as well as the Christmas Bird Count and Great Backyard Bird Count. A regular series of virtual movies was popular, as well as our website and Facebook blogs - over 140 posts with 400 followers.

Our "protect" mission in 2020 included resighting and reporting banded Red Knots and Piping Plovers to our research partners, and sharing Eastern Bluebird stats with the SC Bluebird Society. In the first quarter we developed our new SIB Shorebird Steward Program, and recruited and trained an enthusiastic team of volunteers. We had to cancel the program, but are excited we'll launch the Stewards again in March!

Check out our website (seabrookislandbirders.org/) for 2021 SIB activities and informative blogs. Email us (seabrookislandbirders@gmail.com) if you have questions, would like to join, or have an interest in helping with any of the many activities we do. Also let us know if you are interested to learn about and participate in the 2021 SIB Shorebird Steward Program.

Remember, when birding this winter, be sure to "look closely"! ▲
Ed and Aija Konrad



SIPOA

Administrative News from the Seabrook Island Property Owners Association

Meet the Candidates Night Save the Date! Wednesday, January 6, 2021 @ 5:00 pm via Zoom Webinar

Registration is required to attend the event, and is for Property Owners only. In addition, you will be given the opportunity to submit questions and comments prior to the meeting. You can include your questions on the registration form. To access the form link, please log into GateAccess.net. If you do not have your GateAccess login information, please email receptionist@sipoa.org. The deadline to submit your registration form, questions, and comments will be Wednesday, January 6, 2021, by 12:00 pm.

Note: Links do not work in the GateAccess app, so you must log in to the GateAccess website.

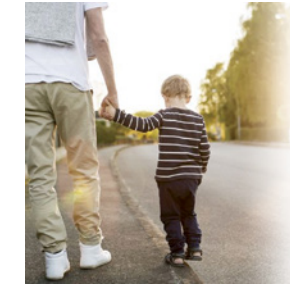
The Candidates are running for the following positions:

- Board of Directors, Three-Year Term (4 available positions) and Two-Year Term (1 available position)
- Board of Directors, One-Year Term (1 available position)
- Nominating Committee, Two-Year Term (2 available positions)

Biographies for each candidate are available for review on our website: sipoa.org/2021-sipoa-board-of-directors-nominating-committee-candidates/ or by scanning this QR code



Next SIPOA Board Meeting
Monday
January 11, 2021
@ 1:00PM via
Zoom teleconference



Reminder

Always remember to
**WALK or RUN
FACING TRAFFIC**



REMINDER!

Please dial 911
for emergencies or to contact Law Enforcement.
DO NOT CALL SIPOA SECURITY



Reminder

The speed limit on Seabrook Island is 25 MPH OR BELOW as posted. Speed limit at the gate and by the Island House is 15 mph. Please observe all signage, and drive safely, especially as the Summer months bring increased visitor and bicycle/pedestrian traffic.



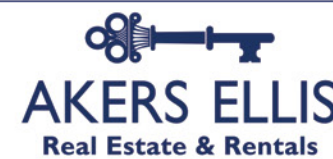
Brown & White Pickup

Next B&W pick-up: Friday, January 8, 2021

Brown & White pick-up is scheduled the first Friday of every month, except for February, it will be scheduled the second Saturday of the month. Bulk items can be left curbside by 7:00 am. Place items including furniture, appliances, grills, lawn furniture, or other similar household items where you would normally leave your trash and recycling. Hazardous waste such as old paint cans, batteries, fluorescent lights, and old yard or household chemicals can be taken to the Maintenance area (adjacent to the Community Garden) that morning between 9:00 am and 2:00 pm. Hazardous materials must be handed directly to the attendant on duty. The materials cannot be left on the ground.



Emery Macpherson 843.408.3143 emery@akersellis.com
Nick Macpherson 954.591.5741 nick@akersellis.com



2260 Bohicket Creek Place
Seabrook Island
4,000 SF | 3 BR, 3.5 BA
\$1,899,000



3122 Seabrook Island Road
Seabrook Island
3,480 SF | 4 BR, 3.5 BA
\$1,095,000



2618 Seabrook Island Road
Seabrook Island
3,560 SF | 4 BR, 2.5 BA
\$879,000*
***Under Contract in 4 Days!**



2958 Baywood Drive
Seabrook Island
3,645 SF | 3 BR, 2.5 BA
\$875,000*
***Under Contract**



2902 Atrium Villa
Seabrook Island
1,080 SF | 2 BR, 2 BA
\$479,000



3220 Privateer Creek Road
Seabrook Island
0.49 Acre Lot | Golf View
\$229,000



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2635 Seabrook Island Rd - \$1,295,000

Lagoon view | Crooked Oaks Golf Course | 3 BR | 3.5 BA



2420 Bateau Trace - \$1,125,000

Lagoon view | Crooked Oaks Golf Course | 3 BR | 2F & 2H BA



Build New on Seabrook - From the \$900s

New Home Collection | Multiple Floor Plans | 2,650 - 3,400 sq ft



3015 Hidden Oak Dr - \$795,000

Hidden Oaks | Crooked Oaks Golf Course | 5 BR | 5 BA



2909 Atrium Villa - \$429,000

Golf/Lagoon view | 2 BR | 2 BA



2935 Deer Point Dr - \$349,000

L21 B49 | Marshfront | 0.26 acre homesite



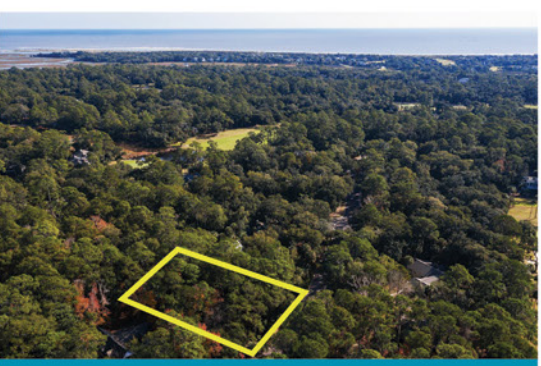
1219 N Jenkins Lagoon Dr - \$339,000

L28 B52 | Marsh/River view | 0.85 acre homesite



2931 Deer Point Dr - \$225,000

L20 B49 | Marshfront | 0.28 acre homesite



2617 Seabrook Island Rd - \$107,000

L7 B10 | Plans Available | 0.44 acre homesite



2747 Old Oak Walk - \$57,000

L12 B43 | Wooded view | 0.23 acre homesite