THE SUMMONEUT

INSIDE



Kids on Sebrook page 4



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Healthy Aging - page 9



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VOL 24 • ISSUE 2 • FEBRUARY 2021

Council of Villa Associations and Regimes

With passage of Town of Seabrook Island Ordinance 2020-14, a new Short Term Rental permit will be required for all rental units on Seabrook Island. This new permit is in addition to the previously required Business License and Tax Obligations.



Secretary for COVAR

This article is to remind our COVAR membership of the steps necessary to be in compliance for renting your unit.

If you rent out your property through a rental agency, your Business License, Short-Term Rental Permit and Tax Obligations may be handled by your rental agent. However, it is your responsibility to verify for which of them, if any, the agency is assuming responsibility. Any obligation for which the agency does not assume responsibility remains your responsibility as the owner. You must know the license and tax requirements of South Carolina, Charleston County, and the Town of Seabrook Island (TOSI). The license/permit/tax requirements apply if you (1) rent exclusively through an agency, but it does not assume responsibility for specified license and tax obligations, (2) rent both through an agency and on your own or (3) rent exclusively on your own.

Rental Properties

Effective July 21, 2018, all owners or agents placing advertisements offering a residential unit in the Town of Seabrook Island for rent or lease shall clearly display the current business license number for that residential unit in the text of such advertisement

Effective January 1, 2021, all residential dwellings which are rented or leased (or offered for rent or lease) as an overnight accommodation for periods of less than 30 consecutive days will be required to obtain an an-

nual Short-Term Rental (STR) Permit. Business License from TOSI

TOSI requires a business license for "every person who is engaged or intending to engage in any calling, business, occupation or profession within the Town limits." Property rentals are considered Class 7 licenses and the cost is based on the total gross income of the business for the preceding calendar year. Note that a business license only covers a single rental property. Multiple properties require a license for each property rented.

Further, "All owners or agents placing commercial advertisements offering a residential unit in the Town of Seabrook Island for rent or lease shall clearly display the current business license number for that residential unit in the text of such advertisement."

in the text of such advertisement." Contact Lynda Stearns, License & Permit Specialist, 843-768-9121 or lstearns@townofseabrookisland.org for further information, current costs, and license applications.

2021 Business License Renewal Deadline Extended to March 31st

Due to recent changes to the town's Business License Ordinance, the 2021 renewal deadline has been extended to March 31st. The 2021 Business License Application Form will be posted on the TOSI page by January 22, 2021.

Permitting Requirements for Short-Term Rental Units

Effective January 1, 2021, all residential dwellings which are rented or leased (or offered for rent or lease) as an overnight accommodation for periods of less than 30 consecutive days will be required to obtain an annual Short-Term Rental (STR) Permit.

Town of Seabrook Island Ordinance 2020-14 was passed by Town Council on November 17, 2020 and became effective January 1, 2021. Ordinance 2020-14 addresses Short Term Rentals (STR) on Seabrook Island.

This ordinance defines occupancy of a rental unit, with 2 people allowed per bedroom plus 2 for units under 2400 square feet while units over 2400 square feet are allowed 2 people per bedroom plus 4. Bedrooms are as defined in the homeowner's tax record on file with Charleston County. For example, occupancy for a 1250 square foot cottage with 2 bedrooms would have a permitted occupancy of 6 people.

Further, "All owners or agents placing commercial advertisements offering a residential unit in the Town of Seabrook Island for rent or lease shall clearly display the occupancy limit(number) for that residential unit in the text of such advertisement."

There are other specific requirements in the ordinance that will apply to each rental unit. These requirements can be found online on the TOSI website, along with the application for the new Short Term Rental Unit Permit Application and applicable fee. These forms should be active on the TOSI website by the end of January 2021.

Filing of SC State and Charleston County Taxes

There is currently a 12% tax, which is to be collected on all rental property by the State and County. 7% goes to the State and 5% goes to Charleston County. The breakdown is as follows:

IAV	FILED MONTHLI
State Sales Tax	5.00%
Local Option Sales Tax	1.00%
Charleston County School Dist./Ed	uca1.00%
Capital Improvement Tax	
Charleston County Transportation	Tax1.00%
State Accommodations Tax	2.0%
Charleston County Accommodatio	ns Tax2.0%

Charleston County Taxes. There is a consolidated license and account application to be completed for the County, which then issues coupon booklets for payment of taxes. Contact Britt Miller, Field Operations Manager, Charleston County Revenue Collections Department, at 843-202-6095 or bmiller@charlestoncounty.org for the application forms.

South Carolina State License and Taxes. To apply for a retail license to pay South Carolina Sales, Use and Accommodations Tax, use Form SCDOR-111, Tax Registration Application. Contact the local office of the SC Department of Revenue, 843-852-3600 or online at http://www.sctax.org. You will need to collect and remit the taxes monthly, either online at https://www. scbos.sc.gov or using Forms ST-388, ST-3T and ST-389. Taxes may also be filed through Avalara tax service online, http://www.avalara.com/contactus/. There is a fee involved, but this service will be responsible for paying all the taxes for you.

Rental Residential Property Return

In addition to the tax filings described, above, South Carolina law states that all items of personal property used to furnish a unit for the purpose of renting be assessed for property tax purposes. The SC Code of Laws also requires that an annual report of valuation of said personal property be filed by the owner between January 1st and April 30th of each tax year. This can be done by filing the annual report with the County or online at https://www.scbos.sc.gov. ▲



FROM TOWN HALL

Joe Cronin

Charleston County's new Flood Insurance Study (FIS) and corresponding Flood Insurance Rate Maps (FIRM) went into effect on January 29, 2021. These flood maps cover the entire geographic area of Charleston County, including its incorporated municipalities.

Community flood maps are updated periodically to account for changes in overall risk and environmental conditions, as well as improvements in available data. The new FIRM's were produced through a partnership between Charleston County, the South Carolina Department of Natural Resources (SCDNR), and the Federal Emergency Management Agency (FEMA).

Flood hazard areas identified on the FIRM's are classified into three categories:

Special Flood Hazard Areas (SFHA) are defined as areas that will be inundated by a flood event having a 1% chance of being equaled or exceeded in any given year. The 1% an-

nual chance flood is also referred to as the "base flood" or "100-year flood." The most common SFHA zones on Seabrook Island are the AE and VE

Moderate Flood Hazard Areas are located between the limits of the base flood elevation and the 0.2% annual chance (or "500-year") flood. Moderate flood hazard areas are labeled as Zone B or Zone X (shaded).

Low Flood Hazard Areas are located outside the SFHA and higher than the elevation of a 0.2% (or "500-year") flood. Low flood hazard areas are labeled as Zone C or Zone X (unshaded).

FEMA's Flood Map Service Center (MSC) is the official source of flood hazard information produced in support of the National Flood Insurance Program (NFIP). Residents are encouraged to visit the MSC website (msc.fema.gov) to view their new flood zone designation. Flood zones may also be viewed on the Charleston County website (www.charlestoncounty.org) under the "Online Services" tab.

The primary impacts of the new FIRM's will be felt in two areas: flood insurance rates and construction standards.

By law, federally regulated or insured mortgage lenders must require flood insurance on properties which are located in areas with a high risk of flooding. Damage caused by flooding is typically not covered by a standard homeowner's insurance policy and a separate flood insurance policy will be required.

Federally subsidized flood insurance is available through the NFIP for most properties located in Charleston County, including Seabrook Island. There is generally a 30-day waiting period for new flood insurance policies to become effective. Under Federal law, the NFIP may not issue flood insurance policies for structures built in Coastal Barrier Resource protected areas (or "COBRA" zones); however, private insurance options may be available. For tips on purchasing flood insurance, or to find an insurance provider, visit the NFIP website at www. floodsmart.gov.

In an effort to reduce insurance premiums for property owners, the Town of Seabrook Island and Charleston County participate in the NFIP Community Rating System (CRS). The CRS is a voluntary program that recognizes and incentivizes community floodplain management activities that exceed the minimum requirements of the NFIP. The Town of Seabrook Island is rated a "Class 5" community under the CRS program, which entitles property owners to a discount of 25% off their insurance premiums.

Construction-related work on properties located within a flood zone is

also subject to enhanced safety and design requirements, as provided in the Charleston County Flood Damage and Prevention Ordinance. Prior to the new FIRM's taking effect, an updated version of this ordinance was adopted by Charleston County and the Town of Seabrook Island.

Under the ordinance, all new structures within the Town of Seabrook Island must meet or exceed the county's minimum elevation and floodproofing requirements. In addition to the minimum base flood elevation, the town and county both observe a two-foot "freeboard" requirement. The freeboard requirement is a voluntary regulation which results in significantly lower flood insurance rates under the CRS system.

If the cost of reconstructing, rehabilitating, adding to, or otherwise improving a structure equals or exceeds 50% of the building's assessed or appraised value (either individually or collectively over a period of five years), the NFIP requires that the existing building be brought into compliance with current elevation and floodproofing requirements.

For more information about floodplain management within the Town of Seabrook Island and Charleston County - including a list of frequently asked questions - please visit www. townofseabrookisland.org/floodplainmgmt.html.

FEBRUARY 2020

"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 As Seabrooker volunteers with a common objective, we are committed to securing the facts and reporting to you in a forthright, honest and unbiased manner.

Red Ballentine.(1924-2006) Fred Bernstein (1924-2010) Co-Founder

Bernstein Lash Marketing Teri B. Lash

Fave Albritton Gary Bowers Barbara Burgess Joe Cronin

Joanne Fagan Mike Gorski Emily Horn

Bob Lawrence Bob Leggett

Michael Morris Reagan Pasantino Jerry Reves, MD

CONTACTING THE SEABROOKER 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@BernsteinLash.com



Death notices include basic information about the deceased: the person's name, age, occupation, date of death and place of death infor-



Vice Admiral Douglas C. Plate, U.S. Navy (Ret.) of Charleston, South Carolina, died at the age of 100. He entered into eternal rest Monday, December 21, 2020.

Douglas was born July 20, 1920 in New York, New York, son of the late Kenneth E. Fash and Edna Miner Plate. He graduated from The Choate School in Wallingford, CT in 1938 and was a December 1941 graduate of the U.S. Naval Academy.

Admiral Plate was aboard the USS Missouri during the Japanese surrender and would reflect on that day many times while at Bishop Gadsden. At the time, Lieutenant Plate, the junior Officer of the Deck was one of six sailors who was front and center a Master's Degree from Rutger's Uniduring the signing ceremony. In January of 1962, President Nixon assigned Rear Adm. Douglas C. Plate to become commander of the Second (Atlantic.) Fleet, headquartered in Norfolk, Va. Admiral Plate was awarded the Legion of Merit with gold star and the Distinguished Service Medal also with gold star. He retired from active Naval service in 1975 and joined the staff of The Citadel in Charleston, SC as Special Assistant to the President. Admiral Plate retired from that position in June 1981 and prior to "complete" retirement in 2005, served as a private consultant on a variety of civic committees and boards. These included: President of with whom he shared a loving ten The Charlestowne Neighborhood Association: Chairman of the first City * 2018. Throughout his life. Ron was a of Charleston Tourism Commission; kind and caring man who always put Trustee/Treasurer of the Historic • his family, friends, and anyone in need Charleston Foundation; President of before himself. He was a loving son, the Seabrook Island Property Owners * dedicated husband, and wonderful fa-Association; and Trustee/Treasurer • ther and grandfather to his six grandof the Lowcountry Open Land Trust. children. Admiral Plate was a member of the Carolina Yacht Club, The New York buff, which was reflected in his post-Yacht Club, The Surface Navy Associa- retirement activities, including serving tion, The U.S. Naval Academy Alumni • as a docent at the Middleton Planta-

Naval and civic organizations. moved to Bishop Gadsden. Peggy 1 loved to travel the world and visited died in May of 2007 following 62 years • dozens of countries on six continents of marriage, however, Admiral Plate during his life with both Carol and then continued his dedication to support- Mary Ellen. ing others thought his many volunteer roles within the Bishop Gadsden Com- . George and Lily Ritchie; his sister, munity. He is survived by his daughter, Margaret Deane Hahn of Thousand Oaks, CA; son, Douglas Weyand Plate ! len Ritchie. He is survived by his sons, of Merizo, Guam; sister, Jane Volin of Falmouth, ME; four grandchildren; and three great-grandchildren. ▲





mation. Notifications can be sent to theseabrooker@yahoo.com



Ronald (Ron) Ritchie. 80 of Mount Pleasant, South Carolina, passed away on December 30th, 2020, after a three-year battle with renal dis-

Ron was born on January 23rd, 1940, on Staten Island, New York. After graduating high school, Ron left New York to attend Otterbein University in Westerville, Ohio, where he met and later married the love of his life, Carol

After completing the ROTC program and graduating from Otterbein Ron was commissioned as a second lieutenant in the United States Air Force. After serving several years of active duty with the USAF, Ron earned versity. He was subsequently hired by Union Carbide Corporation, where he enjoyed a 30+ year career in human resources. Following active-duty service, Ron continued to serve his country in the Air Force Reserve. He was honor-

ably discharged as a Captain in 1970. During their time together, Ron and Carol had two children, sons Eric and Craig, and made their home in Delaware, West Virginia, Ohio, Texas, and Connecticut before retiring to South Carolina in 1997.

After his wife Carol passed away in 2005, Ron married his second wife, Mary Ellen Wieneke Keller Ritchie, years until Mary Ellen's passing in

Ron was an avid history and nature Association, The Military Officers As- tion, a volunteer on Kiawah Island's sociation of America and various other . Human Resources Committee, sea turtle patrol, and as an officer of Ki-In 2005, he and his wife Peggy awah Island's Exchange Club. Ron also

Ron was preceded by his parents, Brenda Ritchie; his first wife, Carol Ritchie, and his second wife, Mary El-Eric and Craig; his daughters-in-law, Suzanne and Amy; and his grandchildren, Alexander, Jordan, Savannah, Alan, Evan, and Andrew. ▲



Dear Cap'n Sam,

Mr. Leggett has laid out a reasonable way for investors to view 2021. However, he does not outline what may happen if corporate taxes are increased to pre-Trump levels. If this possibility occurs, corporate earnings will be impacted significantly and valuations should reflect lower earnings unless already high PE ratios move even

His thoughts would be appreciated.

THE SEADYOOKEY

Jim Kindley

Dear Cap'n Sam,

You might want to correct the table printed regarding the various covid vaccines. The Pfizer vaccine requires a 2nd dose 21 (NOT 28) days after the first. I tried to access this table and was unable

Lois Hessberg





Ron Chamberlain ron@akersellis.com

843-697-3504 AKERS ELLIS

Seabrook Island Village



Neighbors Helping Neighbors

Providing assistance in services to Seabrook Island residents using local, trained volunteers to empower our members to remain independent at home as long as it is safe to do so.

843-580-2088

www.SeabrookIslandVillage.org 130 Gardners Circle PMB 512 • Johns Island, SC 29455



PROVIDING CLEAN WATER...ONE "IN NEED" FAMILY AT A TIME



The Wyatt family on Wadmalaw Island

helps those "in need" residents on Johns Island and they no longer have to buy their water in jugs. Wadmalaw Island that do not have access to clean, able that in the 21st century this condition exists!

Water Wellness Mission was created in February, Water Wellness Mission celebrated it's 200th well 2016, as an outreach of the Sea Island Hunger Aware- installation in January, 2021. These families are now ness Foundation. This much needed organization able to enjoy what most others take for granted And

heathy water. Some have no water at all. It's unthink- 63 approved applicants are waiting for clean water. Please consider helping our neighbors get clean water.

To donate, visit: WaterWellnessMission.org

This ad is sponsored by Bill Britton and the New Home Collection at Seabrook Island

THE EADYOOKE

Annual Alan Fleming Tennis Tournament Will Be Held on Seabrook Island

COMPETITION SLATED FOR COLUMBUS DAY WEEKEND



The 37th annual Alan Fleming Senior Clay Court Tennis Tournament is back! Organizers of the tournament - for players 35 and older – announced the tournament will be held October 7-10, 2021 at the Seabrook Island Racquet Club.

The tournament was postponed and then cancelled in 2020 due to Covid-19 and concerns about player and spectator safety during the pan-

Laura Ferreira, Director of Racquet Sports and Tournament Director, said "In 2020, with the intention of making the tournaments structure and the awarding of points more approachable, the USTA (United States Tennis Association) went through some major changes which were implemented in early 2021. These changes impacted the number of tournaments awarded and how they are perceived levelwise, as well as the number of tournaments

available for clubs to sanction. The Alan Fleming Tournament encompasses two tournaments in one - the State Clay Open Championship level 1 and the Clay Mixed Doubles National level 1 which awards ITF points to senior play-Debbie Pickens, Fleming chair, said, "The national level designation is significant and an honor. It acknowledged all the prior efforts

tournaments in the country." The Fleming has been an important and popular competition. The tournament draws competitive | Fleck representing SIHAF.

players from across the country. In past tournaments, the Fleming has attracted players from two dozen states. More than 200 players have competed in past tournaments. Players have consistently ranked the Fleming as a top tournament in the Southeast United States. Three times the Fleming has been ranked as the best tournament in South Carolina.

Registration is set to begin in August. Additional information can be found on www.alanflemingtournament.net and www.usta.com.

The Fleming Serves a Dual Purpose; **Competitive Tennis and Helping Charities**

Each year the Fleming designates local charity to be the recipient. The past three years, the selected benefit has been the Sea Islands Hunger Awareness Foundation's (SIHAF) program, the Blessing Bas-

While the 2020 Fleming was cancelled, organizers went forward with a fundraising effort to assist the Blessing Basket. Because of the impact of the pandemic on residents on Wadmalaw and Johns islands, the Fleming committee decided that an extraordinary effort should be undertaken to help those in need. That effort resulted in 160 community residents, both full and part-timers, donating a record breaking \$45,000 which have gone into making the Fleming one of the best competitive to the program. The check was presented in November by Seabrook's Mayor, John Gregg, Fundraising chair, Krista Tillman, and George

Ms. Tillman said, "This was a year when we felt that the Fleming, even though the tournament was cancelled, could serve as a springboard to help Blessing Basket provide food to the more than 300 families the program serves." She added, "The community showed true generosity in making this happen. Donors and the committee felt the need could not have been greater than in the midst of the pandemic. The program helps many children and se-

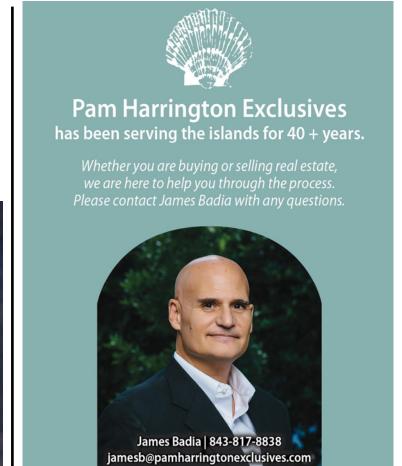
ity has not yet been selected as the 2021 recipient. The committee meets with charities to gauge needs and then a designee is selected. The committee will meet early this year and, according to Ms. Pickens, "Are laser focused on local charities and the local communities they serve. We are very open to recommenda

Ms. Pickens noted that a char-

The Fleming—Great Tennis; Seabrook Island Showcase

The Fleming not only draws hu dreds of players and their families and guests, it also draws hundreds





PAGE 3

FREE IN-HOUSE PICK-UP

DONATING TO HABITAT RESTORE HAS NEVER BEEN EASIER.



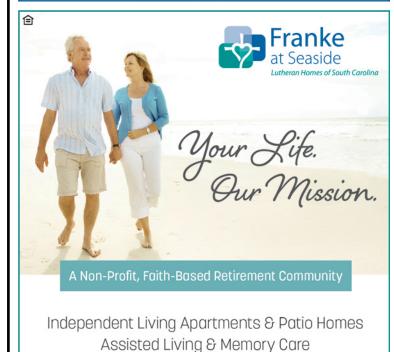
843-559-4009

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All proceeds benefit our mission to build simple, safe, decent homes for families that need a hand up, not a hand out.

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PAGE 4 THE Eabrooker



The Growth of Our Community on Seabrook



Throughout the pandemic, we have all missed hanging out with friends,

fives, hugs, birthday parties, and more. However, as a result of the pandemic and

parents having the flexibility to work remotely. Seabrook has seen an increase of new families.

When my family moved to Seabrook in the fall of 2017, we were one of only a few families with school-aged children. As a result of writing this column, I frequently receive emails from families on the island and families contemplating a move to the island. I do not have access to a specific number, but on average, I have met at least four new families each year, and these are iust the families I have met. When I go on an afternoon run, I see new families exploring the beach, and, while eating lunch at the Island House, I see new families eating on the terrace.

Over the holidays, I met a family while fishing at the Crabbing Dock, the Patterson family. They recently moved to Seabrook Island from Tega Cay, South Carolina, They have three children: Aribella (age 8), Ellerie (age 6), and Alister (age 4), all of whom are homeschooled, which gives them great opportunities to explore our beautiful community. Some of their favorite places to visit are Nancy Island,



the Six Ladies Trail, and Jenkins Point for birdwatching. They love riding their bikes, spending time outside, collecting seashells on the beach, and exploring the marshes by boat as well. In their short time here, they have spotted a bobcat on boardwalk 1, a favorite wildlife sighting! You may also find the Patterson family at The Hemingway and Kinfolk. During the summer, they enjoyed the ice cream at the Osprey Cafe, especially the chocolate dipped cones and vanilla ice cream with rainbow sprinkles.

People often dismiss Seabrook as a good home for families. However, Seabrook is the perfect home for the younger generations. We have our expansive beaches, diverse wildlife, close proximity to Freshfields Village, Charleston, and plenty of other young families to welcome the new ones. If vou are considering moving to the island, we would welcome you with open

If you are a new family on Seabrook, feel free to reach out to tell us your story and what you love most about our island community! You can contact us at <u>kidson seabrook@gmail.com</u> . We maintain a list of families we know living on Seabrook,

and we are happy to connect any new families with other families.▲

Reagan Passantino

Seabrook Island Village



Rates for Seabrook Island Village

Island know about the Village, but for ment of our neighbors, we have been those who don't it is a Neighbors Helping Neighbors Program, we provide services through a group of trained and vetted volunteers with the goal of helping community members of any age remain independent at home and

We are pleased to inform you that the rates for membership in the Vilage have changed quite dramatically.

Most people in Seabrook | Because of the generosity and commit- | an individual. It has been brought to able to substantially alter our charges downward. If you are joining as a new member in 2021, our rates are \$180 per person. If you need a short-term membership, perhaps because you've had a hip replaced or had a sports injury and need help for a limited time, we charge \$25 per month.

When we started in 2019, we were charging \$650 per couple and \$350 for our attention that some in Seabrook think our rates are substantially higher. We thank the many people who have made contributions to us, as they have allowed us to alter the rates on a downward projectory, which works well for all.

Our phone number is 843-580-2088 and our email is SIVillageMail@gmail

Barbara Burgess ▲

Barbara Burgess

FEBRUARY 2020



Jim Hudson has led a life most of us can only imagine. He started life in Baton Rouge but moved to Tallahassee when he was eight, a town he described as small and segregated. His was a privileged life as his father was Chair of the Department of Philosophy and Religion at Florida A&M University, one of only five black PHD's in his subject matter in the 1940's. Jim grew up on the college campus as the son of one of its tenured

He went on to study at Morehouse College at a time when son, an American writer and a different generation was on | founder of the Trans Africa Fothe rise. Julian Bond and John rum, established to influence

Professors.

US policies towards Af-rica and it's apartheid policies, and in the process free Nelson Mandela. Jim worked for this movement for many years, which led to the ulti-mate elimination of apartheid and the freedom of Mandela.

As his business grew, so did his wealth, and he went on to become a major fund-raiser for Democratic politicians. He describes Barack Obama as our best US President, but he is a big fan of Biden. He did a lot to support Obama in his campaigning for president. In 2009 he ac-cepted an Obama appointment with the European Bank for Reconstruction and Development, with offices located in London. He and his wife, Anne, moved to London while Jim worked for the bank, traveling through eastern and western Europe, central Asia, North Africa, Egypt, and Morocco to give financial aid to less developed countries to spur their economies and open these countries up to western style democra-cy. They lived there for four years, returning to their full time home in Washington, D.C

He has had a house in Seabrook for close to

It is not clear, as yet, what plans Jim has for the future, but if the past is prelude to the future, it's going to be something worth watch-

Erratum: In my last article on Dieter Lantin, the follow ing 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



2260 Bohicket Creek Place Seabrook Island



4,000 SF | 3 BR, 3.5 BA 1,899,000

SOLD



2416 Racquet Club Drive Seabrook Island 1,092 SF | 2 BR, 2.5 BA \$315,000* *Under contract before hitting the market!



equal rights for blacks. Louise

Day Hicks, who had opposed

bus-ing in Boston, served only

one term, and was ousted by Joe

Moakley, who supported busing

along with greater equality for

Jim went to Boston Univer-

sity and got a law degree. He

ended up in commercial real

estate spurred on by Federal

and local government lending.

He got involved in Democratic

foray was with Randall Robin-

politics along the way, his first

blacks. Times were changing.

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



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



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



3011 Seabrook Island Road Seabrook Island 0.46 Acre Lot | Golf View \$149,000

The \$100,000 Goal of the

"Mike Gorski and Friends 2021 Challenge" for



MORE FRIENDS than ever before! He will definitely need them because this year Mike has set the goal at \$100,000.

The Challenge directly benefits Backpack Buddies Seabrook Island and the Backpack Buddies Group of Kiawah Women's Foundation. Yes, that's right folks. \$100,000 for this great and very much-needed, worthy cause. 'Mike Gorski, Owner of Island Transportation, launched this

project 5 years ago to help raise additional funds for both Backpack Buddies' programs. Each year the Challenge has proven to be more successful for these 2 separate programs that serve so many children in need. Here is the yearly

2017 - \$ 8.800 2018 - \$28,000 2019 - \$40,000 2020 - \$80,000

Mike is back once again this vear with all 28 of last year's friends and many new ones. To achieve the goal of \$100,000, Mike needs to secure only 7 more new friends (sponsors) at \$1,000. His plan is to secure 50 total friends (sponsors) creating \$50,000 in matching monies. He will then ask the resi-

YES HE'S BACK AGAIN with | dents of the islands, as in the past, | currently providing approximately to donate. These gifts will then be matched by the sponsors' monies dollar-for-dollar. He only needs 7 more friends (sponsors) to help achieve this goal. Please call Mike if he can count on you to be 1 of the

Look in next month's Seabrooker issue for a complete friends (sponsors) listing. Many of them include Mike's clients, personal friends and fellow business owners. Their sponsorship is greatly appreciated and needed to make this Challenge a success. The Covid-19 Crisis has brought

unique challenges to every organization, especially to groups whose mission is to fight hunger like the Backpack Buddies Seabrook Island and the Backpack Buddies of Kiawah Women's Foundation. These two organizations are both 501(c) 3 nonprofits whose mission is to feed local, hungry school children on the weekends. These children receive breakfast and lunch at school but are food insecure on weekends and school holidays. As you can imagine, they have had to adjust their distribution efforts to provide weekly bags of food to hungry children to include in person students along with also trying to reach virtual students. They are

400 weekly bags to children on Johns and Wadmalaw Islands. At the request, of community social workers, they are also assisting 30 of the most "at risk" of hunger households with weekly large family bags of groceries. As more students begin to go back to school, we anticipate our weekly bag count to return to 600 plus level.

NOW FOR THE RESIDENTS OF KIAWAH, SEABROOK AND JOHNS ISLANDS, while Mike is finishing up securing a few more sponsors, he is starting to take donations NOW to obtain this lofty goal. As it was already stated, the friends are matching your donation made dollar-for-dollar It's a win-win for both Backpack Buddies' programs on the islands. All donations are tax deductible, as permitted by law.

Making a resident donation is very easy. Just call or text Mike Gorski at 864-316-3894 and tell him your donation amount. He will provide all of the details for the different ways that you can make your

support and please island residents don't forget to get your donation matched dollar-for-dollar by making your donation now!



We Need Your Help



I will remember the deeds of the Lord; yes, I will remember your wonders of old. ... You are the God who works wonders: you have made known your might among the peoples. Psalm 77:11-14

Throughout its storied history, St.

Christopher has survived many challenges that have shaken its financial viability A polio epidemic, multiple hurricanes, World War II, economic recessions and mold have all had their turn of impacting

the ministry of St. Christopher. Soon after its creation in 1938, a polio epidemic shut down the 1939 summer camp program. The very next year in 1940 a hurricane laid waste to many newly created structures including the original Chapel of the Palms. During the years of World War II, the U.S. Coast Guard took possession of Seabrook Island for military use, and forced the relocation of a summer camp program to Burnt Gin State Park near Sumter. In 2008, the discovery of debilitating mold caused the closure of half of the lodge buildings, precipitating numerous cancelations of groups that could no longer be hosted, on top of an economic recession that had already reduced the utilization of our Barrier Island ministry. In the consecutive years of 2016, 2017, 2018 and 2019, hurricanes and floods caused multiple week-long closures that severely impacted the bottom line. With all of these challenges, none

of COVID-19.

We are in unprecedented times. St. Christopher, as a ministry of the Anglican Diocese of South Carolina, has remained operational based on its ability to raise the capital needed to support its staff, facilities, and programs. Without the ability to host any guests we have no income means, thus we have no means of continuing support for any of our needs, the most critical being our 38 continuing employees, already reduced from a normal

Since March 16, all remaining staff of St. Christopher have been working at a 25% reduction in pay. That reduction will remain until April 12, at which time many will face dismissal, indefinite furlough or reduction by an additional 25%. Some staff, including myself and all other resident staff, will continue to work at no compensation. While I am heartened by the news that the recently signed CARES Act may well provide some relief for church employees and this ministry, the only guaranteed source of continuing financial resources are your gifts.

This ministry needs your financial support and prayers now more than ever. I do not want to dismiss any employee. For those that will be dismissed, I do not want to do so without at least some protection for continued health care coverage for some period of time. With all of the challenges before us, I have assured my employees that they are my priority. Please give generously now to help make that possible. When the time comes to reopen St. Christopher for the use and enjoyment of all of you, the staff will be needed then more than ever.

This ministry serves God's purposes. Our history clearly helps us remember God's faithfulness in a legacy of resilience. By His grace, and with your help, we will survive and flourish yet again. Of that, I am confident.

In His Mercy, Bob Lawrence, Executive Director

St. Christopher is a conference center operated by the Anglican Diocese of South Carolina on the Atlantic Coast just south of Charleston. Their staff, facilities and 300 acres of beach, marsh and maritime forest make it an outstanding destination.

A Note about donating by credit card: The Diocese is billed credit card processing fees when you use a credit card. You will avoid this when you use your checking account instead.

Or you may mail your check, made out to "ADOSC" to St. Christopher Camp and Conference Center, 2810 Seabrook Island Road, Johns Island SC 29455

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Directed by Dr. Bradley Aylor, PT, MD (Board-certified)

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FEBRUARY 2020

DUNES PROPERTIES WELCOMES TWO NEW AGENTS

Dunes Properties is pleased to announce the addition of **Nelson Lundberg** and **Heyward Bonner** to their team of professional REALTORS® at dunes properties.



After growing up in the mountains of northeast Tennessee. Nelson Lundberg decided to give up the Blue Ridge views and pursue his dream of living at the ocean. Nelson graduated from the College of Charleston with degrees n both Spanish and International

Studies, furthering his keen ability to communicate and connect with others. Nelson has been involved in real estate - both domestic and international - since a very young age. He has been a moving part in buying and selling commercial and residential properties as well as the turnover of investment properties. Outside of Charleston, he considers himself a local of Bristol, TN; Beech Mountain, NC; and Dominical, Costa Rica. As an agent, Nelson prides himself on being thorough, precise, and eager for the journey he and others will embark on through their buying/selling experience. Outside of the office, you may see Nelson running the beach/ Ravenel Bridge, spending time with his pets, or finding the best coffee in Charleston. Nelson will work at our Isle of Palms office at 1400 Palm Boulevard, Ste. M, and can be reached at nelson@dunesproperties.com or 423,383,6466.



Heyward Bonner is a Charleston native with 7 years of experience in Retail Banking. His banking background at a small local bank has given him an inimitable foundation in customer service, attention to detail, and time

management. Heyward holds a degree in Agricultural Mechanization and Business from Clemson University with an emphasis in Wildlife and Fisheries Biology, and is an avid outdoorsman with a love for his home. Hevward can be found hunting, fishing, surfing, or boating on his time off. He is also involved in the community as a member of numerous civic, social, historic, and conservation organizations. Heyward's endless contact base makes him a true networker that will be sure to find your Charleston dream home. Heyward will work at our Mount Pleasant office at 835 Coleman Boulevard Ste. 200, and can be reached at hbonner@dunesproperties. com or 843.345.6255.

Dunes Properties is a boutique real estate, vacation rental, and property management company serving the Charleston area since 1989 with offices in Downtown Charleston, Folly Beach, Mount Pleasant, Isle of Palms, and the Kiawah/Seabrook area. www.dunesproperties. com.



THE Eabrooker



What Version of "Normal" Will We See In 2021?

PRE-COVID "OLD NORMAL" TURNS INTO PANDEMIC "ABNORMAL"

Market returns were strong for 2020, but the path to those gains was different from every prior year experienced by anyone alive today. The year began with a continuing Old Normal, but that was derailed by the COVID-19 coronavirus pandemic. I can only describe what happened next as Abnormal!

Governments around the globe instituted an unprecedented economic shutdown, causing the steepest and quickest plunge into recession ever recorded. Trillions of dollars of financial aid (the CARES Act), trillions of dollars of liquidity provided by the Federal Reserve and the easing of the lockdowns sparked a V-shaped reversal. While US GDP is expected to shrink roughly -4% for the full year, the Q3-Q4 bounce from the depths of the recession was historically pow-

Financial markets were certainly not immune to the pandemic as fear gripped the markets in February-March. The incredibly steep plummet in prices ended the record long 11 year S&P 500 Bull Market. Despite the pandemic's horrific human costs in terms of lives and livelihoods, the stock market quickly looked through to the economic recovery, gained new heights as the year ended and finished with above-average annual returns. Bond markets were very strong last Spring and although returns flattened out after that, solid full year returns were achieved.

So 2020 was a very good year for investors, but the question is: should investors continue to be confident of a return to something resembling normal?

The pre-COVID Old Normal was slow but steady GDP growth, low unemployment, low inflation, low interest rates, low bond yields, the Fed on the sidelines, moderate earnings (EPS) growth, relatively high stock valuations, and US large cap leadership. Markets were ignoring political posturing and parti-

The Old Normal included the longest run of uninterrupted inflation-free US GDP growth in history. The multi-decade Fixed Income Bull Market (ie, lower bond yields) looked as if it would never end. EPS growth was solid due to economic growth, global-

across the yield curve lowered the discounting rate and made equities more valuable, so the Old Normal was also responsible for the lengthy Equity Bull Market.

The introductory paragraphs for this column reiterate the Pandemic Abnormal's sudden displacement of the Old Normal. Economic data, sentiment surveys, politics and financial market returns make a strong case for 2020 as the most volatile year in modern history. Although it was a good year for investors, we can only hope that the Abnormal is not the prototype of a New Nor-

PANDEMIC "ABNORMAL" MORPHS INTO POST-COVID "NEW NORMAL"

While I am fairly certain the developing post-COVID New Normal will not duplicate the Old Normal, I think the slow growth economic pattern is likely to return. Aging demographics for the developed world depress potential growth and will likely continue to produce a glut of savings seeking safe havens. Two factors to watch closely are globalization and digitization. If supply chain safety is more highly valued, reshoring could lead to more demand for domestic labor and shift the balance of power toward workers from corporations, thus lowering profit margins. However, margins may be enhanced by digitization of work, education and life in general, thus reducing the need for workplace, educational and retail real estate, among other things.

Many people worry that a New Normal will include resurgent inflation. One reason the massive monetary and fiscal stimulus policies and packages have not caused inflation thus far is that the economic shutdown kept much of that liquidity from circulating into the economy. This is reflected in the historically low velocity of money and the increased savings rate. Inflation may pick up when those savings are spent to satisfy pent-up demand for services and travel as economies fully reopen. So far, it seems the inflation is only apparent in asset prices.

I discussed a major inflation risk in an earlier column - the Fed has clearly stated it would like to see higher inflation. History suggests they will have a very difficult time controlling inflation if it begins to rise. Com-

ization and low inflation. Low interest rates | bined with a Congress that lacks discipline the inflation risk of excessive monetary and fiscal stimulus cannot be overstated, but that seems unlikely to be an issue in 2021.

Unfortunately, the US continues to experience rising COVID-19 infections, hospitalizations and deaths. If too many people refuse to be vaccinated or the virus mutates significantly, "herd immunity" may be postponed, leading to ongoing opening/closing cycles for the economy. The resultant disruption to businesses and consumers would eventually have to negatively impact the

Even assuming we attain "post-COVID' status, market volatility will likely continue into the New Normal. Civil unrest is a threat as the news media, social media, and politi cians inflame passions. If travel, dining out entertainment and other services take years to fully recover, high unemployment and a further widening of income and wealth disparities will be a growing issue. The Biden Administration will seek to "bring us together", but re-regulation, immigration, taxation and deficit spending have the potential to be divisive. And (sadly) political positioning and posturing for the 2022 midterm and 2024 presidential elections are already un-

The Glass Half Full bottom line: Good news on the vaccine front combined with new fiscal stimulus should strengthen the Vshaped recovery thesis and possibly ignite a stock market Melt-up to significant new highs. So, although stocks are relatively richly valued at this time, the direction of least resistance is to the upside. Since in vestors are expecting a healthy post-COVID New Normal economy, market leadership has broadened into the more-cyclical sectors, such as smaller stocks, value, international and natural resources. That leadership change could be a hallmark of the New

Stay well! Invest wisely!▲

MPORTANT 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. This column is for general enjoyment and not intended to provide specific advice or recommendations for any individua

2740 Seabrook Island Road 5 bed, 5 bath, 3400 ft²

Set amongst glorious live oaks and overlooking Crooked Oaks golf course, this magnificent home exudes southern charm, offers curb appeal galore, and is an easy stroll to the beach and Club amenities.

With 5 beds, 5 baths plus study/office and a year-round outdoor kitchen/porch/sunroom, this home would be a welcome gathering place for multi-generations of a family, out is also warm and inviting for more intimate living

The stunning Brazilian Koa flooring throughout sets the scene for this special property, and the custom oyster shell linear gas fireplace is exceptional. Amenities include two separate Russound sound systems, a three stop elevator, an infrared sauna, and electric car charging outlet.



Listed By: Joy Millar, REALTOR® 843.425.2816 millar@dunesproperties.com









The Kiawah Seabrook Group



The Seabrook Island Natural History Group (SINHG) has scheduled three virtual evening programs for the spring. Registration for these free online programs can be found at sinhg.org/events-page



The Low Country Marine Mammal Network Thursday, February 11th • 7:30PM

Executive Director Lauren Rust explores her organization's efforts to protect marine wildlife.



Charleston Harbor Pilots

Thursday, March 11th • 7:30PM Learn about Charleston's busy shipping traffic managed by this critically important marine team.



Lost Tales of Black Charleston Thursday, April 8th • 7:30PM

Explore the Holy City's rich and largely unknown African-American history.

The Seabrook Island Natural History Group is one of the island's oldest and largest special inter est groups dedicated to exploring the ecology, history and culture of the Carolina Lowcountry. We offer an annual schedule of educational SINHG Trips for members as well as six Evening Programs for the general public. Our mid-winter Soup Supper and our spring Annual Meeting have become much beloved island traditions. SINHG also maintains four walking trails on the island highlighting our unique maritime ecology.

REAL PEOPLE. REAL REVIEWS. ORDAN LASH

PAGE 7

CHARLESTON

BRIAN M.

 $\star\star\star\star\star$

Jordan and his team are as professional as they come. It's a nice place to go if you want to fill up your closet.



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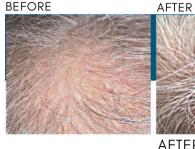
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@DrDennisSchimpf Kiawah Island in Freshfields Village



A Record Christmas Bird Count!

On January 4, 2021, Seabrook Island Birders participated on our most productive Christmas Bird Count ever - a record number 114 species with nearly 6,500 total birds counted! Ten teams of birders covered the Seabrook Island "hotspots", along with seven feeder watch homes. We walked 26 miles, drove 3.3 miles, and rode in golf carts 9.8 miles for 77 people hours of effort!

The Christmas Bird Count (CBC) is a census of birds in the Western Hemisphere, performed annually in the winter by volunteer birdwatchers and administered by National Audubon Society. The first count began on Christmas Day in 1900, when a NY ornithologist proposed it as an alternative to hunting birds. The data collected is used to assess the health of bird populations, and to help guide conservation action. Our Seabrook Island CBC is part of the larger Sea Islands CBC done on Seabrook, Kiawah, Johns, and Wadmalaw Islands.

Here are memorable moments from some of the Seabrook Island Birders. "It was a fun day, with the highlight being the sightings of so many Purple Finches on Seabrook." The teams texted nonstop between them to see if certain species were found, and asked "I just saw this bird but can't identify for sure, can anyone help???!!!"

"There was an almost non-stop river of







Pine Warbler - Dean Mo



The North Beach team walked 21000 steps and were "out on the beach by dawn, greeted y an exceptionally large buck! Large flocks f shorebirds were on the point at high tide - Black-bellied Plovers, Short-billed Dowitcher, Ruddy Turnstone, 250 Black Skimmers. The three Piping Plovers huddled in the sand at high tide provided a great photo moment."

American Robins all headed up the Stono

River. The numbers were astronomical and

undoubtedly the total count for the day is an

underestimate." "Wandering around, occa-

sionally lost, in Camp St. Christopher, some

treasured finds included Seaside and Salt-

marsh Sparrows, 12 Wood Ducks, and 7 spe-

At the feeders "We were most excited to

see both male and female Baltimore Orioles

- they've only recently started coming again

to our feeder. We were glad they showed up

for the count!" "I eagerly waited to see which

species would show up, first the usual visitors

Carolina Chickadees, Chipping Sparrows,

Carolina Wrens, Tufted Titmouse, Cardinals.

Then, a new visitor with brilliant orange and

yellow plumage underside and black and

white wings. A Baltimore Oriole - first time

cies of warbler."

ver at my feeder!"

Thanks to everyone that participated! You can see what a fun and productive time we all

Ed and Aija Konrad







SIB Presents

Seabrook's Amazing

Shorebirds!

Seabrook's amazing shorebirds! Red Knot, Piping & Wilson's

Plover, Least Tern, American Oystercatcher, and so many more we

see on North Beach throughout the year! What are their incredible

journeys, and where do they breed? Why are they in peril, and

Join us for Janet Thibault's discussion on these amazing birds.

protect them while they're our guests on North Beach?

how is SCDNR helping them survive? What can we do as hosts to

Janet, Wildlife Biologist with SCDNR Seabird & Shorebird Program,

Seabrook's Amazing Shorebirds!

Seabrook's North Beach wildlife is amazing – Bottlenose Dolphins strand feeding, and the Loggerhead Turtle nests! What about those large flocks of birds feeding along the ocean shore and tidal pool, or resting in the sand? The 1000s we walk, jog, or ride by every day on our way to the point? What ARE all those birds? They seem quite content. Surely, they're doing

Shorebirds are the third wonder on North Beach - with many challenges to thrive and survive. Aija and I have been birding and photographing on North Beach since 2012. Aija has recorded over 100 unique species on the beach. Wow, that's a lot of birds!

But wait you say, that's way too many birds, and they all look alike. The dolphins and the turtles are much easier to see and understand. Valid point, but soon migrating flocks headed north to breed will stop at North Beach, and later in the spring some species may nest in the dunes. So, let's just focus on four species that really need our help.

First, the Federally Threatened Red Knot. They're on their way, with as many as 5000 spotted in past years on North Beach shores! Undaunted in their 18000-mile roundtrip journey from the tip of South America to Northern Canada, they stop at Seabrook from February to April to rest and renourish. Many will head straight from here to their breeding grounds - a 5000-mile journey! They are striking in their reddish breeding plumage, but keep your distance please!

Most everyone knows about our wintering Federally Threatened or Endangered Piping Plover guests.

They're our responsibility to protect as a condition of the 2015 Captain Sams Inlet Relocation. We've written a lot about the plovers' "personal stories" and their challenges to survive. We usually see four to six Piping Plovers feeding along the tidal pool. In April, the numbers increase to 20 or more as they head north to breed from more southern beaches, stopping here to

Species three and four are the SC Threatened Least Tern and Wilson's Plover. They'll begin their courtship in April, and in past years have nested in the dunes. Last year weather and the crows were a threat to nesting. More on these birds later as we get into courting

Why understand these four shorebirds? Their populations are declining, Red Knots 85% since the 80s as an example, and they need our help to survive. Weather and predators are challenging enough, but human disturbance is one of their top threats. Being good stewards to help protect these four has an "umbrella effect" in protecting other at risk and declining species - American Oystercatcher, Black Skimmer, Willet, Whimbrel, Ruddy Turnstone, and Sanderling.

What can we do? Let the shorebirds feed and rest, give them plenty of space. If birds run or fly, you are too close! Keep out of posted areas where shorebirds are resting and possibly nesting. No dogs to the left of Boardwalk 1 per Seabrook's Beach Rules for Pets. These are amazing birds to observe - bring binoculars along and take a look. If you see us with spotting scopes stop and chat – from a distance!



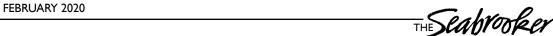


is a longtime partner with her dedicated work on Seabrook Island.

Date: Wednesday, February 17, 2021 Program Starts: 7:00 pm Location: Zoom Virtual Video, Fee: Free Please register on our Website:

SeabrookIslandBirders.org Questions? Email us at: SeabrookIslandBirders@gmail.com

Everyone is Welcome!





HEALTHY AGING

Jerry Reves, MD

COVID Vaccination Plan

Two COVID-19 vaccines have been approved since the end of December and are now being administered. As of this writing only about 30% of the vaccines sent to the states have been administered leading to a great deal of frustration, anxiety, and confusion - none helped by numerous news reports and political posturing that stoke the anxiety. The purpose of this article is to report the plans for vaccine distribution and comment on just a few of the hindrances to it.

CDC Recommendations

On December 20, 2020, the Centers for Disease Control and Prevention (CDC) published guidelines and recommendations for the national roll-out of COVID-19 vaccines. Their extensive report has been nicely summarized in an easy to understand PowerPoint presentation available at: https://scdhec.gov/ sites/default/files/media/document/ South_Carolina_COVID-19_Vaccina tion Plan 01-08-2021.pdf. The plan (See the table) is designed to protect the essential and most vulnerable populations and then to ultimately have the entire country vaccinated.

The table shows the proposed Phase I and 2 Allocation of Vaccine in December through Spring. This could change as conditions dictate. What is the rationale for this prioritization of the still limited supply of vaccine? There are three primary drivers of the CDC strategy. First is the safe and effective distribution of vaccines that are hard to manufacture and store. The second is getting the vaccine in those people who most need it because of their role in society (frontline medical providers) or extreme vulnerability (people in long term care facilities and those over 75). A third important principle is equity - reaching everyone in the population regardless of status since the vaccine was paid for by our government. Medical providers need to be in the first group because they are exposed to the virus daily in their work and if they are lost to the illness our hospitals and other clinical facilities are unable to attend to the sick. The highest mortality has occurred in long term care facilities and in the elderly, and thus this group is the most vulnerable

and needs early protection. Of note to readers of this column on healthy aging is the fact that all people 75 or older are in category 1b and will be among the first of the roughly 70 million Americans to receive the vaccine. Be sure to get your vaccine when offered to you. As of January 13, all people 70 years old or older are eligible in S.C. to receive the vaccine. Go to: https://scdhec.gov/ vaccine-appointments-start-wednesdayjan-13 for information on where to re ceive the vaccine or call 1-855-472-3432.

zational challenges.

The category 2 is people under 74 with priority given to those 65 to 74. This again s because the older you are the greater the risk of death from the virus. For example, the incidence of death is 1,118 per 100,000 in those 85 years of age or older. The incidence in the 50 to-64 year old group is 50 per 100,000. The youngest people, aged16 years or less, will be the ast to receive the vaccine because they have a very low risk of dying from it.

South Carolina DHEC Plan The CDC states "within the national guidelines, state and local jurisdictions should have flexibility to administer vaccine based on local epidemiology and demand." In keeping with our fragmented health delivery system, the vaccine is shipped to the states for them to distribute using the general guidelines in the table, but vaccination is up to the state and local jurisdictions. Thus we have seen statewide variability, for example, initially there was a "free for all in Florida" as the vaccine was made available on a first come first served basis to many while in South Carolina there is the determined effort to follow the CDC guidelines as

closely as possible. In South Carolina, the Department of Health and Environmental Control (DEHC) has identified 15 institutions in Phase 1a operations and they have been vaccinating eligible people as fast as possible. Early vaccination targets the population in Phase 1a and then will move to 1b, etc. With time more sites will be included and ultimately the general public will be able to get the vaccine from local pharmacy chains, physician offices, and hospitals. (See Figure.) Rigorous reporting is required by those administering the vaccine. Recipients will have their temperature taken and will remain for 15 minutes after the vaccination in case here is an immediate adverse response. The state of South Carolina vaccina-

tion plan is administered via the South Carolina DHEC. See: https://scdhec. gov/sites/default/files/media/docu ment/South Carolina COVID-19 Vacci nation_Plan_01-08-2021.pdf. The vaccine distribution is under a unified command structure with the Director of DHEC taking the lead but including the Director of the South Carolina Emergency Management Division (SCEMD), the Adjutant General, the South Carolina National Guard (SCNG), and the South Carolina State Epidemiologist, DHEC. DHEC is using the CDC COVID-19 Vaccination Program Interim Playbook for Jurisdiction Operations (see https:// www.cdc.gov/vaccines/imz-managers/ downloads/COVID-19-Vaccination-Pro gram-Interim Playbook.pdf) as a guide to the South Carolina roll-out. Of interest since the outbreak of the pandemic, the SCNG has been deployed around the state to assist in testing and undoubtedly will continue to be deployed because of the logistical assets including personnel well trained in massive, strategic organi-

As the figure shows, the number of

vaccinations will climb exponentially in Phase 1 and peak in Phase 2 and then slow down out into terminal Phase 2. It is not clear when specific populations can expect to be vaccinated in South Carolina at present, but the state as of the middle of January will be moving to Phase 1b. This means that by the time this article is published those over 75 will be eligible for vaccination barring no surprises in the vaccination roll-out. Access to vaccination will be through the health system one is affiliated with. For example, in the greater Charleston area this would be MUSC and Roper Healthcare. Individua physicians should have the information to give their patients regarding eligibility and sites for vaccination. It is anticipated that in Phase 3 (summer of 2021) practitioners, retail and wholesale pharmacies, healthcare facilities, residential care facilities, schools, and other sites will be vaccinating those who want the vaccine in an effort to get most of the entire population vaccinated

Distribution Difficulties Vaccination will be limited initially

because of several factors. The two approved vaccines require deep freezing and have limited shelf-life, meaning doses must be carefully stored and administered. Both these factors slow the administration. There are limited places where these two vaccines can be safely stored, transported, and administered to retain the effectiveness of the vaccine. Manufacture of enough vaccine for the entire population of the U.S. will take time and limit the early availability. Equitable distribution to some vulnerable populations that have been and remain underserved will present challenges. Two doses (given three to four weeks apart) are required per person for optimal efficacy which means there must be enough doses for two times the population number. This country has not undertaken a massive immunization in a very long time (arguably the last time was polio) and the infrastructure is not in place to do it. It is not inconceivable that massive vaccination sites in auditoriums will ultimately be required to get the public vaccinated. It takes money, personnel, and logistical expertise to organize the immunization of a country's entire population, and funds for this effort have only recently been approved by Congress Nevertheless, it looks like by the end of the summer America will be well on its way to immunizing its population.

The Bottom Line

The vaccines (roughly six of them) have been developed at warp speed. Getting the vaccines into people's arms is going require patience because of the priority administration to those most in

need and the limited supply and inevitable logistical challenges with the earliest approved vaccines. Everyone should be vaccinated by the end of the year at the latest. ▲

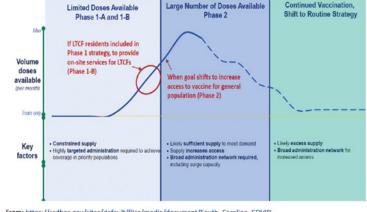
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Table 1. CDC Proposed Phase 1 and 2 COVID Vaccination

Phase	Groups to vaccinate	group (millions)	Previously Vaccinated (millions)	(millions)
1a	Healthcare and	21	21	24
	Long-term care personnel	3	3	
1b	Frontline essential workers*	30	30	49
	People ≥ 75 y.o	21	19	
1c	People 65-74 y.o.	32	28	129
	People 16-64 y.o.	110	81	V 414.00
	Essential workers not in 1b	57	20	9
2	All people > 16 not in Phase 1			

*Essential workers = workers who are in sectors essential to the functioning of society and at risk of virus exposure, e.g. police, firefighters, grocery store employees, teachers, etc. Modified From: https://scdhec.gov/sites/default/files/media/document/South Carolina COVID-19 Vaccination Plan 01-08-2021.pdf

Leveraging Pharmacy Partnerships to Increase Access



19 Vaccination Plan 01-08-2021.pdf modified from the original found at

Roper St. Francis Healthcare Information on the COVID-19 Vaccine

The arrival of the COVID-19 vaccine brings us to an exciting and hopeful time in he fight against the pandemic. We have had several questions about when the com nity will be able to get the vaccine. We are sending this email to clear up any mis nformation regarding vaccine distribution.

We are working closely with the South Carolina DHEC and the CDC in our vaccinan efforts. We are currently only vaccinating healthcare workers – which is group A. We do not have a waiting list at this time for our patients or the general public. For nore information on South Carolina phasing, visit the South Carolina DHĖC website. Targeted vaccination will continue throughout the winter and into the spring. We expect widespread availability in late spring. For the latest Roper St. Francis Healthcare vaccine information, visit www.rsfh.com/coronavirus.

ROPER ST. FRANCIS

Roper St. Francis Hospital is thrilled to officially open our COVID-19 Vaccination **Drive-Thru** at the North Charleston Coliseum. Thank you to the teammates and eaders who have helped pull off this incredible site in such a short time! Currently, the site offers COVID-19 vaccinations to those 70 and older who have an pointment. Patients can call their doctors' offices to schedule an appointment, call (843)727-DOCS or email cv19vaxreg@rsfh.com



Senator Scott Statement Celebrating Martin Luther King, Jr. Day

the following statement celebrating Dr. Martin Luther King, Jr. Day. "Dr. Martin Luther King, Jr., dedicated

his life to the noble cause of challenging a nation to call on our better angels, guiding us toward an America where we're not judged by race, gender, or where we were born," said Senator Tim Scott. "The Reverend's vision was that all God's children—no matter the color of their skin—would come

U.S. Senator Tim Scott (R-S.C) released | of a more perfect union. We are living in a time when the American family must unify behind that single purpose. "While there is still much work to be

done, we all owe Dr. King a great debt of gratitude for the incredible sacrifices he made, suffering he endured, and resilience he displayed to set us on the course toward iustice and opportunity. I hope people across the country join me in celebrating the life and legacy of Dr. King, one of the together to bring us closer to the concept | most important Americans in our history.▲



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TOWN OF SEABROOK ISLAND

linutes - December 8, 2020

MINUTES - Mayor Gregg called the meeting to order. The Public Hearing and the Council Work Session were 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 stated that Ordinance 2020-14, which is an ordinance to amend the Town's Development Standards Ordinance to implement regulation of short-term rentals within the Town, had a Public Hearing on November 17. The ordinance has since been revised and this Public Hearing will address the revised ordinance.

Mayor Gregg outlined procedures that would allow for video conference participants and telephone conference participants to make comments. The Mayor reminded participants that the Seabrook Island Property Owners Association (SIPOA) has exclusive control over its Security Gate and determines policies for allowing access through the gate and that the Public Hearing concerned only the proposed regulation of short-term rentals as set forth in the Town's Ordinance 2020-14 as revised.

Town Administrator Cronin indicated which participant would be speaking and allotted each approximately three

• Doyle George - 4013 Bridle Trail **Drive** - Mr. George stated that he felt the notice for this Public Hearing and the prior Public Hearing for Ordinance 2020-14 was inadequate because State Statute Sec. 6-29-760(a) requires that the notice be mailed and notice was also inadequate according to case law, Brown vs. the County of Charleston. Mr. George is concerned that violations of Ordinance 2020-14 are punishable as misdemeanors and, being convicted of a misdemeanor, could threaten the job security for some property owners. Mr George also commented that the Town does not have jurisdiction over the private streets owned by SIPOA and the Town cannot regulate on-street parking. He indicated that he felt the Town should work with SIPOA and ask them to change their parking rules and regulations since it does not make sense to have one set of restrictions pertaining to short-term rentals and different re strictions that would apply to residents of Seabrook Island. He feels this is an unfair ordinance that is attempting to solve a problem that does not exist, except perhaps in some regimes, and a better way to do this would be for regulation and enforcement to be done by SIPOA and the regimes, not by a zon-

ing ordinance. • Ralph Poirier - 2997 Hidden Oak Drive - Mr. Poirier stated that he has the same concerns as Mr. George and feels there are no wide-spread problems. If Ordinance 2020-14 is for safety, he questioned why there is concern just for renters and not all full-time residents. He also commented that most of the issues he has seen in comments are SIPOA related – noise level garbage overflowing, garbage cans left on driveways, etc., not Town related. He added that SIPOA would be able to get in touch with property owners and should address those issues. Mr. Poirier commented that, just because Kiawah has adopted a short-term rental ordinance, does not mean Seabrook Island has to adopt one.

• Nancy Buck (Owner of Coastal Getaways) - Otter Lane and Catesby Bluff - Mrs. Buck stated that Coastal Getaways manages about 180 rental properties and she had not had any calls in the last few years about issues covered in this ordinance. Mrs. Buck feels that only certain rentals cause problems; and, if there are problems at certain rental units, those problems should be addressed. She stated that she has no problem with the occupancy level and no problem with the fire extinguisher requirement but commented that, if the purpose of the ordinance is safety, it should apply to all homes on Seabrook Island. She stated that "misdemeanor" is removed from one part of the Ordinance 2020-14, but it remains in another section that is referenced. SI-POA handles traffic violations and Mrs.

close tabs on what is happening with the Buck feels violations of this ordinance should be handled the same way. She property and she considers this an invastated that it is the rental guest that will sion of privacy. She added that they fell be making issues, not the property ownin love with the peace and tranquility of er. Mrs. Buck added that occupancy Seabrook Island and want to share that with others while being highly selective can be limited; but, if gate passes can be called in by rental guests, the additional in who they allow to stay at their properpeople and cars seem to be the root of ty. The additional fees, taxes, etc., might many complaints. If the ordinance is make them reconsider their decision to passed, she feels that the \$250 permit have a rental property on Seabrook Isfee is too high for some rental properties. Business license fees are based on the amount of gross income derived from the property and perhaps the fee should be based on a similar scale. It

seems unfair to charge a flat fee since

rental income could vary greatly de-

pending on the size of the rental unit

Mrs. Buck thanked Council for keeping

the lines of communication open and

hoped it would remain so while this or-

Ted Flerlage - 3062 Baywood

Drive – Mr. Flerlage stated that he and

his wife had moved into their residence

in May of 2018 and have never rented.

They purchased a home on Baywood

Drive because it was a quiet, residential

street without many rental properties.

That now appears to be changing and

this is worrisome to them because they

wanted a nice, quiet community where

it would be safe for their grandchildren

to eventually ride their bikes. Mr. Fler-

lage stated that he had not received any

notice of the Public Hearing but heard

about the meeting from a neighbor. Mr.

Flerlage added that it appeared to him

as if rental of single-family homes had

previously been prohibited and the sec-

tions that have been removed from the

language of the ordinance (secondary

properties and secondary buildings on

the property) make it easier to rent a

home on a street like Baywood Drive.

He feels that the sections on parking

are entirely unenforceable and it also

does not resolve the issue of whether

you can park along Baywood Drive, Mr.

Flerlage also feels that the density, or

number of people allowed in the unit is

not enforceable after the change from

the previous wording. Mr. Flerlage ad-

vocated allowing 10-15% of the homes

on a street like Baywood Drive to be

used as rental units. He opposes the or-

dinance since he believes it will change

the character of the streets such as

Baywood Drive, that are zoned single-

Debra Lehman (President, Sum-

mer Wind Cottages Regime) - 1127

Summer Wind Lane – Mrs. Lehman

stated she had met with the SIPOA

Long Range Planning Committee re-

cently and determined that 25% of

Seabrook Island properties, which in-

cludes villas and single-family homes,

have rental business licenses. She

stated that there are 66 Summer Wind

Cottages and 22 of the units are rentals.

making the percentage of rentals there

almost 30%. Mrs. Lehman commented

that there have been a lot of problems

this past year in her area and she does

support this ordinance. She stated that

she was President of COVAR for two

years and heard many complaints from

various communities on issues with

renters. She added that COVAR has

been sending out notices about meet-

ings concerning this ordinance and has

also sent revisions to the ordinance as

they are made, to all 41 regimes and

association presidents and representa-

tives. Mrs. Lehman stated that it has

been her experience that, when resi-

dents support something, they are qui-

et: but, when information was solicited

from COVAR members, a large majority

of them did support this ordinance. She

added that she does not mind renters

that are enjoying their vacations, but

Lehman stated that she is the Fire Com-

missioner for Seabrook Island and she

totally supports the safety equipment

noted in the ordinance. Mrs. Lehman

does agree that all property owners

should have the safety equipment being

required of rental units, but we can at

Sheila Savageau – 723 Spinnaker

her husband are relatively new prop-

erty owners and currently rent their

property but are very selective as to the

type of renters they allow to use their

property. have no problem with the oc-

cupancy limit as they already have this

in place. She objects to the SC Retail Li-

cense. They already have the Seabrook

Island Business License and feels like

this is duplicative in nature. She objects

to annually furnishing evidence of pay-

ment of State and local taxes. The same

revenue is being reported to multiple

submitting additional documentation.

She does not object to an annual in-

spection but does have a problem with

someone entering the property with 24-

hour notice. Since they live nearby, they

are in the property frequently and keep

entities and does not see the value in

Mrs. Savageau stated that she and

least start with the rental properties.

family residential.

dinance is being considered.

• Jim Hattler - 784 Spinnaker - Mr. Hattler stated that he has owned a property on Seabrook Island for about 25 years and just started renting the property a little more than two years ago. Some of the concerns he has with the ordinance have already been mentioned. such as a violation being considered a misdemeanor. Mr. Hattler questioned why a unit would have to be inspected. He also guestioned how many problems had come up that indicate a need for this ordinance. Mr. Hattler stated he is against the ordinance and if the ordinance is passed, he and his wife may decide to sell their property.

THE Seabrooker

 Jim Edminston – 1111 Summer Winds - Mr. Edminston stated that he had owned and rented his property for 14 years. To help fund the property until his retirement, the property is currently being rented about 60 days per vear. He also remarked that he only received notice of this meeting by word of mouth. The safety equipment required by the ordinance is not a problem. Mr. Edminston objects to the requirement that he must live within 50 miles of the property, give away his property rights to a friend or relative or pay a property management company to be his point of contact. He feels the Town has provided no evidence that the ordinance is needed and asked for facts and figures that would support the need. He stated that the portions of the ordinance that conflict with other requirements within the Town need to be resolved. Mr. Edminston objects to the possibility of being charged with a misdemeanor for something someone else has done. He believes this ordinance will expose the Town to multiple lawsuits. Many similar ordinances have been struck down n surrounding areas and nationwide He believes the ordinance should be removed from consideration and not brought up again until appropriate facts and figures can be articulated. • Kat Holmes, operates Seabrook

Exclusives - Ms. Holmes strongly recommended that the Town try to work with SIPOA to establish better guidelines with the security gate for gaining access to Seabrook Island. Rules should apply across the board, not only to renters but to homeowners as well. She stated that often excess cars or occupancy of a property is not related to rental guests but to homeowners who might be hosting an event. The safety items mentioned in the ordinance should be required of all residents and not just to rental guests. Ms. Holmes added that our current rental guests could become future property homeowners and we want to convey a positive experience and one that is meaningful to everyone. She indicated that she appreciated that there was no language at all on the books of the Town that would address issues related to negative experiences presented by renters. She added that she does not disagree with the ordinance but asks that it be fine-tuned and thoughtfully applied to benefit everyone.

Karen Lowdermilk, 136 High Hammock - Mrs Laudermilk stated that she and her husband have owned a property on Seabrook Island property since 1996. She stated that it seems as if this ordinance has been created by very small group of Seabrook Islan officeholders and that input has not been sought from the community and property owners at large, the Seabrook Island Club SIPOA Seabrook Island Realty and other local realty companies, Seabrook Island Regimes, Property Management companies National Property Companies (VRBO, Airbnb, etc.) and neighboring towns that have similar restrictions for short-term rentals. In her opinion, it would be in the best interest of all property owners to have collected facts presented from all stakeholder groups and put this up to a referendum for a vote Mrs. Laudermilk noted instances in the ordinance which she considered might cause legal issues for the Town such as discrimination, breach of privacy, etc. She feels there has been a communication issue since a significant number of property owners are not, or were not until recently, aware that this ordinance was even being considered Mrs Laudermilk feels that if the effective date of this ordinance is to be implemented in the next 25 days, there is not sufficient time for affected property owners to comply. She stated that this ordinance will have financial

impacts to the Town's payroll, real estate

sales may be impacted, the Seabrook Island Club may be affected if there are fewer rental guests and there could be significant impact to short-term rental property owners.

• Lynn Copple - President of Tarpon Pond Cottages, 547 Cobby Creek -Ms. Copple said that she thought it was enjoyable to have renters, most of the time, but there have been problems from time to time. She commented that the committee, who worked on this ordinance, had two Zoom meetings for the presidents of the associations and regimes and she thought they had done a good job with communication. She stated that she was in favor of the ordinance and understood that it was not to do away with renters but to control the number of people that a property could accommodate in a safe way.

The Town Clerk then read a summa ry of email comments she had received. all of which had been forwarded to the Town Administrator and Town Council upon receipt Town Administrator Cronin gave a summary of comments that had been received through the website These comments will be attached to the approved minutes of the meeting.

Since there was additional time re naining in the Public Hearing portion of the meeting, the Town Administrator called on participants who had not spoken or had additional comments to

• Jim Hattler - 784 Spinnaker - Mr Hattler stated that he is opposed to Ordinance 2020-14. He does not want his guests calling in passes; and, if nothing else gets accomplished from this ef fort, he thinks that issue should be ad

dressed. • Doyle George - 4013 Bridle Trail Drive – Mr. George stated that he would like to see the data for the impact this ordinance would have on the Seabrook Island Club. He believes there will be a decrease in revenue to the Club, which would result in an increase in dues, and that would result in less people already living on Seabrook Island choosing to join. He suggested that a formal committee which would include the Club the Town and SIPOA, be established to consider the need for increased regula tions and determine what the impact of this ordinance will be. Mr. George also added that the issue as to whether the Town could regulate on street parking needs to be cleared up.

 Lisa Trimburger- 3733 Seabrool Island Road - Ms. Trimburger stated that she does rent her property for a portion of the year. She agrees that occupancy does need to be regulated for regimes and smaller units; but she feels that, from a single-family home perspec tive, the number of occupants allowed by the ordinance is too high. Ms. Trim burger has an issue with the number of pages that pertain to penalties, liabili ties, suspensions, revocations, etc. She stated that it seems like overkill when you look at the requirements and then look at the violations. She objects to violations being considered misdemeanors. If this is about occupancy, noise and nuisance, she questioned if there were other SIPOA or Town provisions that deal with those type issues. Ms. Trimburger feels that the ordinance is mov ing way to quickly and there needs to be more done to determine the long-term impacts of the ordinance

• Ralph Poirier, 2997 Hidden Oak **Drive** – Mr. Poirier stated that he is empathetic to some of the people that have made comments but most of issues raised should be addressed by SIPOA. He feels that his property generates a good bit of income for the Club; and, if people are discouraged from having ers the Club would be impacte He objects to violations being considered a "misdemeanor" and possibly af fecting someone's employment.

 Nancy Buck (Owner of Coastal Getaways) - Otter Lane and Catesby **Bluff** – Mrs. Buck stated that, after lis tening to the comments made previously, at least 90% of these issues cannot be controlled by the ordinance. Ms. Buck suggested working with the security gate and SIPOA would solve most of the issues associated to rental properties She encouraged not passing the ordinance today and continue to work on it. Debra Lehman (President, Sum mer Wind Cottages Regime) – 1127 Summer Wind Lane – Mrs. Lehman stated that COVAR is working with SI-POA on the issue of rental guests calling in guest passes and COVAR does realize

this is not a Town issue. Town Administrator Cronin stated that he had received a written comment. from Ryan Savageau saying there was not enough communication about the meeting and there were only 38 people participating remotely im Hattler indicated that he found out about the meet ing third hand, made a comment and. only then, did he receive a notice that the meeting was being conducted

The Public Hearing for Ordinance 2020-14 came to an end and the Council Work Session began.

FERRUARY 2020

Mayor John Gregg: Update of Ordinance to Adopt Charleston County Flood Damage Prevention and Protection (SCDNR **Notice)** – Mayor Gregg reported that the Town has been informed that, upon review, the South Carolina Department f Natural Resources has approved the Town's Ordinance 2020-12, which adopts the Charleston County Flood Damage Prevention and Protection Or dinance. Councilmember Role Changes Due to Councilman Crane's pending

relocation, Mayor Gregg stated that he had asked Councilwoman Finke to serve as Mayor Pro Tempore for the next year and he has asked Councilman Goldstein to serve as Public Safety Of ficial and chair the Town's Public Safety Committee Both are willing to serve in those roles, respectively, and their appointments will be confirmed at the December Town Council meeting.

Upcoming Appointments to Town Boards & Commissions - Mayor Gregg stated that the following terms of nembers of Town Boards and Commis sions expire at the end of this year:

o Planning Commission: Jim Newton Ken Otstot and Stan Ullner o Board of Zoning Appeals: John Fox

and Ava Kleinman o Accommodations Tax Advisory Committee: Randall Buck, Iim Eisenhauer, Sue Ingram (Chair).

Joseph Pontuti, Ron Schildge, Stuart Spisak and Patsy Zanetti The Town Administrator has asked all that are interested in being reappointed to complete a Town volunteer application that is now available on the

Town's website. The Town Administrator has also published an announcement soliciting residents that are interested in serving on one of the Town's boards and commissions to complete the application. Currently, he has received 15 applications with some of those being existing members who are applying for reappointment. If an individual is not appointed this year, all applications will be kept on file for future vacancies. Mayor Gregg added that he would be present ing nominations for open appointments at the December Town Council meeting.

Resignation of Utility Commis**sioner** – Mayor Gregg reported that he had received a letter of resignation from Tim Morawski, who is a member of the Seabrook Island Utility Commission The Mayor added that he had asked Annie Smith-Iones to advise him of qualifications to be considered for the replace ment. The Mayor and Town Council are authorized to fill any vacancy occurring in the Utility Commission for an unexpired term. Mr. Morawski's term would

have expired in November of 2025. <u>Incident Report - Dog Attack</u> Councilmembers had been provided materials related to a dog attack that occurred on a street inside the SIPOA security gate on November 26. This information has been provided to SIPOA which has, in the recent past, taken enforcement action in respect of owners of dogs involved in repeated infliction of injuries on other dogs and/or people. The Mayor added that Charleston County Sheriff's Office Animal Control contacted the owner of the dog that was attacked and gathered information from

Follow-up Concerning Support for Cessation of Use of SGA's - May or Gregg stated that he had received a handwritten note from a young lady expressing her knowledge of and conern about the threat to the local bobc: population posed by the use of Second-Generation Anti-Coagulant rodenticides (SGA's) for control of rats. He added that he had passed the letter to Council man Goldstein, but he will respond directly to the letter and hoped to be able to report to her soon the steps the Town has taken to reduce the use of SGA's within the Town. Town Councilmembers:

Skip Crane – No Report

Ieri Finke – No Report Patricia Fox – No Report

Barry Goldstein – No Report

Second Reading Items:

Town Administrator Joe Cronin -Action Items for December 15, 2020, Town Council Meeting:

o Ordinance 2020-14: An ordi nance 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 Own-

ership Plan," and "Vacation time

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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 within 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. Town Administrator Cronin recapped changes or clarifications that had been made to the ordinance since the November meeting. A copy of the ordinance with the changes highlighted will be posted on the Town website. Councilwoman Finke stated that she and Councilwoman Fox are reviewing all comments that have come in and she is still doing research on off-

street parking. Continued page 11 o 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

o Ordinance 2020-18: An ordi-

nance 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

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

requirement for structures within

Emergency Ordinances: Emergency Ordinance 2020-07: An Emergency Ordinance to modify and extend the requirement relating to the wearing of face coverings at al business establishments within the town; to modify the requirements for certain businesses; to extend requirements related to social distancing and group congregations; to extend emergency provisions related to town meetings; to extend the prohibition of temporary use permits; to extend the expiration date for active building permits; and other matters related thereto. Town Administra tor Cronin explained that the Town's current emergency ordinance will expire in about two weeks and Emergency Ordinance 2020-07 has been prepared, distributed to Town Council and will be on the agenda for the December 15 Town Council meeting.

Other Items: Resolution 2020-18, a resolution authorizing the temporary discharge of firearms by the Seabrook Island Property Owners Association (SI-POA) within the Town of Seabrook Island for the purpose of thinning the deer herd - The Town Adminis trator explained that this resolution has been prepared at the request of Heather Paton, director of SIPOA. If the SIPOA Board decides at their

next meeting that the deer herd | The Town Administrator added that should be thinned, the resolution will be on the agenda for the December 15 Town Council meeting.

2021 Town Meeting Calendar-Under State law, a calendar of the Town's meeting dates for the year must be posted. The calendar distributed to Town Council has meeting dates for Town Council, Ways & Means Committee, Public Safety Committee, Planning Commission and the Utility Commission. It is noted that the Board of Zoning Appeals and the Accommodations Tax Advisory Committee meet on an as needed basis as determined by the Chair. Councilman Crane asked that the time for the Public Safety Committee meetings be changed from 10:30 a.m. to 10:00 a.m. Councilwoman Fox remarked that December 21, the date for the December Town Council meeting, is awfully close to Christmas. It was decided to change the Ways & Means Committee meeting to December 7 and Town Council meeting to December 14. Those changes will be made on the final version of the meeting schedule that will be on the agenda for the December Town Council meeting.

2021 Town Holiday Schedule The Town Administrator read out the 2021 Town Holiday Schedule. A copy of the 2021 Holiday Schedule, which follows the State's holiday schedule, had been previously distributed to Estimates for Work at Crosswalks,

Town Hall Parking Lot and - Town Administrator Cronin stated that he would be asking Council at the December 15 Town Council meeting to approve several projects that can be completed before the end of the year The first four deal with the parking lot at the Town Hall:

• Repairs to pavement, cost estimate of \$1.950 • Fill and seal cracks, cost estimate

• Seal coating, cost estimate of \$6.558 · avement markings, cost estimate

of \$1,162

of \$2,500

these charges could be paid out of the Contingency line item since no money had been spent from that account i 2020 and \$24,886 had been budgeted for

that line item. Another project, which was budgeted for 2020, is the concrete pad for the roll carts for trash and a concrete pad for a bench that is being donated in memory of Ed Rooney's son. The cost for the two pads will be slightly over \$5,200. Town Administrator Cronin added that this is a budgeted item and will not require a

The last project pertains to continued improvements to the crosswalks The Town Administrator explained that there are two options. The contractor could just paint over what is there and that cost would be \$1,800. The second option would be to mill the top two inches of the crosswalks, put a fresh coat of asphalt and create a stamped pattern that would look like brick. Thermoplas tic bars could then be put on both sides of the crosswalks. The Town Administrator recommended the second longer lasting option which would cost \$7,769. This item will be on the agenda for the December 15 meeting. The Town Administrator added that Council could continue the safety improvements to the crosswalks in 2021 by considering the addition of the push button lighting that had been recommended in Reveer Group's proposal. If Council chose to move forward with that addition, the budget could be amended at the December 15 meeting when the Budget Ordinance will have second reading.

o Beach Patrol RFP Update - Town Administrator Cronin stated that he hoped to have a Beach Patrol RFP ready to distribute by the first week of January. o Drive-Through Christmas Party

Items for Information/Discussion

- Thursday, December 10 from 5:00 to 8:00 p.m.- Town Adminis trator Cronin reported that the lighting contractor has been setting up Christmas decorations in preparation for the Town's drive-through Christmas event. The cupcake treats for residents have been ordered Wildflour Pastry. The Town's collection of Toys for Tots will continue through the drive-through event. Town Council is encouraged to be at the Town Hall to greet residents and all who participate will be required to wear Discussion of Enforcement Op-

tions for Ordinance 2020-14 -

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The Town Administrator stated that he and Councilwomen Finke and Fox had discussed possible options for enforcement of the Ordinance 2020-14 They have spoken with Island Beach Services, who helps Kiawah with the enforcement of their short-term rental ordinance. Island Beach Services would be able to tailor days, times and hours according to the Town's budget. The Town currently has two part-time code enforcement officers, with each one working in the 15-20 hours per week range. The other option for enforcement of the ordinance would be to hire two or three more part-time code enforcement officers but the Town would probably have to purchase another vehicle. Councilwoman Finke stated that she was very impressed with the two people from Island Beach Services that had been on their phone conversation and would lean toward using them since they already have experience in code enforcement for short-term rentals. Town Administrator Cronin stated that another reason to consider a contractor, rather than part-time employees, would be, when someone is sick, the contractor will have other people to fill in. If code enforcement s done in-house, the Town Administrator recommended making one of our current code enforcement officers the "Chief Code Enforcement Officer" so that he would coordinate all the part-time code enforcement employees involved. Councilwoman Finke suggested it might be helpful if Council had a Zoom meeting with Island Beach Services and have them explain the procedures they follow for Kiawah. There being no further business, the

meeting was adjourned.▲

Town Council Meeting December 15, 2020

The December 15, 2020 Town Council 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 Administrator Cronin and Town Clerk Allbritton participated in the meeting. Mayor Gregg called the meeting to order. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the SC Freedom of Information Act had been met.

MINUTES - The following minutes were unanimously approved as written:

• Town Council Budget Workshop of November 5, 2020

 Ways & Means Committee Meeting of November 10, 2020

 Public Hearing of November 17, 2020 • Town Council Meeting of November

17, 2020 Financials: Mayor Gregg reported that the total fund balance for the period ending November 30, 2020 was \$5.419.804 about \$420.066 more the the balance for the same period in 2019. Unrestricted revenue for November totaled \$57,586. Unrestricted revenue for the year, as of November 30, totaled \$1,128,201, representing about 93% of the 2020 amended annual budget, and was about \$139,900 less than the same period in 2019. Expenditures for November totaled \$61,440 and expenditures for the year, as of November 30, totaled \$793,295, representing about 66% of the 2020 amended annual budget. Expenditures for the year were about \$291,842 less than the same period in 2019, due primarily to there being no expenditures for the roadway project and no capital expenditures during the period this year, compared to \$67,397 in capital expenditures in the same period in 2019, and more than \$77,836 less in

<u>Citizens/Guests</u> <u>Presentations</u>, **Comments:** The Town Clerk read out

for the same period in 2019.

engineering charges compared to 2019.

Excess of expenditures over revenues

was \$3.853 for November and the ex-

cess of revenues over expenditures was

about \$334,906 for the year, as of No-

vember 30, compared to about \$182,965

portions of comments received by email prior to the meeting that had been received from - Paul McLaughlin, Ralph Portier, Iean and Kevin Dunn, Nancy Buck, Bill Copple, Gloria Hilker, Dovle George, and Sharon Mathews. Those comments, at the time they were received, were all forwarded to the Town Administrator and Town Council. A copy of the comments will be attached to the approved minutes of this meeting.

Mayor Gregg gave meeting partici pants instructions to be followed if they wished to make a comment. The speak ers would be allowed approximately three minutes each to give their com ments. Doyle George - 2013 Bridle Trail

Drive, stated that he had followed the process for the adoption of Ordinance 2020-14 since he became aware of it and is very disturbed that the process has evolved so quickly for such a complicated ordinance. He is concerned that not enough people have been notified, especially non-residents. He stated that many jurisdictions have adopted such an ordinance with a lot of thought and a lot of input from the people that are affected by it. Most non-residents have not been able to participate and only recently has anyone been able to participate in a public hearing. Mr. George bounds and believes that this Ordinance is not the way to help regimes with their parking problems. He also suggested that the Town work with SIPOA to get them to modify their rules and regula-

Paul McLaughlin, 3061 Baywood Drive stated that he feels Ordinance 2020-14 has been rushed through. He also feels that a diverse team, along with an attorney, should examine this ordinance since the ordinance will affect other people and entities, not just people who do short-term rentals. If a group is established to work on the ordinance. Mr. McLaughlin volunteered to be a member Mr McLaughlin also added that he is in favor of establishing a cap on the number of residences that can be turned into short-term rentals. Reports of Standing Committees.

Commissions, Boards: Public Safety Committee - Skip Crane

 Councilman Crane reported that the Public Safety Committee met on Monday, December 7, 2020. Councilman Crane, who is chair of the committee. announced that Councilman Goldstein would assume the position, as chair of the Public Safety Committee, early in 2021 since Councilman Crane would be relocating. The Chairman stated that paper copies of the updated Comprehensive Emergency Plan will be available at the Town Hall as they are requested. Electronic copies have been made available to Town Council. Town Management and staff and members of the Disaster Awareness Council. A copy of the Plan is also available on the Town website

The Public Safety Committee, along with the Disaster Recovery Council. will conduct an emergency exercise on January 27, 2021. Scott Cave, the Town's emergency planning consultant, will work to develop the plan for the exercise, which will be conducted in a virtual mode, thus adding a new com-

munication twist. Councilman Crane stated that the Town's debris management contract with Phillips and Iordan is up, either for renewal or extension in 2021 and the Public Safety Committee will take this up on an appropriate date as determined by the Town Administrator. The Town Administrator also reviewed responses from a local firm for resurfacing the crosswalks at Landfall Way and at the entrance to Bohicket Marina The next Public Safety meeting is scheduled for January 11, 2021.

ublic Relations

- Pat Fox – Councilwoman Fox reported that the Town had a wonderful well-attended Christmas drive through on December 10, from 5:00 p.m. to 8:00 p.m. She added that the lights and decorations at the Town Hall will remain up until Ianuary 4, 2021 and this information will be posted on Tidelines along with pictures from the event Councilwoman Fox thanked everyone who participated and added that the Town Administrator delivered the toys that were collected to the Toys for Tots location the following day.

Special Projects/Beach Administration - Barry Goldstein - Councilman Goldstein reported that the Town Administrator would be bringing up improvements to the crosswalks for approval later in the meeting. He stated that he and the Town Administrator had also discussed a lighting system that could be activated to signal when someone is about to enter the crosswalk and he would like for him to obtain a price so that Council can consider this addition at another meeting

Beach Administration / Community and Government Relations - Councilwoman Finke – No Report

Wavs & Means - John Gregg - The Mayor reported that the following topics were discussed at the November Wavs & Means Committee meeting: Charleston County Flood Damage Prevention and Protection Ordi

nance - The Mayor reported receipt of notice from the South Carolina De partment of Natural Resources that the Town's ordinance (Ordinance 2020-10). which adopts the Charleston County Flood Damage Prevention and Protec Action Items for December Council tion Ordinance, had been approved. The Mayor informed Council that, since

Council Member Role Changes Councilman Crane would be relocating. he had asked Councilwoman Finke to serve as Mayor Pro Tempore for the next year and had asked Councilman Goldstein to serve as Public Safety Official and to chair the Town's Public Safety Committee The Mayor noted that both had agreed to accept those new roles. Upcoming Appointments to Town

Boards and Commissions - The Mayor informed Council of the upcoming expiration of terms of members of Town Boards and Commissions: Planning Commission – Jim Newton

Ken Otstot and Stan Ullner

Board of Zoning Appeals - John Fox and Ava Kleinman Accommodations Tay

mittee - Randall Buck, Iim Eisenhauer, Sue Ingram (chair), Ioseph Pontuti, Ron Schildge, Stuart Spisak and Patsy Zanetti Mayor Gregg reported that Ava Kleinman has informed him that she

would not be continuing and others that have been contacted indicated a willingness to continue serving. The Mayor indicated that nominations to appoint members would be presented later in the meeting. Resignation of Utility Commissioner of Utility Commissioner Tim Morawski

 The Mayor announced the resignation and noted that he would make a nomination for the appointment to the Utility Commission to serve the remainder of Mr. Morawski's term, which will expire in 2025

Incident Report (Dog Attack) - The Mayor stated that a report had been made to the Charleston County Sherriff's Office of Animal Control that a resident's dog had been attacked by another dog. Materials relating to the attach were provided to Council and to SIPOA since SIPOA had taken action in the past when there had been repeated infliction of injuries by inadequately con-

Follow-up Concerning Cessation of

trolled dogs.

Use of SGA's – The Mayor reported that he had received a letter from a young girl that reflected her knowledge of and concern for the impacts on the local bobcat population from the use of SGA's. The Mayor noted that he had provided the letter to Councilman Gold stein and that he wished to respond directly to the writer.

Meeting - Town Administrator Cronin reminded members of Council that Ordinances 2020-14, 2020-17, 2020-18 and 2020-19 would be on the December Town Council meeting agenda for second reading. The public comments received for Ordinance 2020-14 had been reviewed by the Short-Term Rental Ad Hoc Committee and a revised ordinance. Amendment #2. had been prepared. Since the Town's current emergency ordinance will expire soon, Emergency Ordinance 2020-07 had been prepared to address matters relating to the ongoing pandemic. The Town Administrator commented that Resolution 2020-18 had been prepared in case SIPOA's Board decided to thin the deer herd. The Resolution would allow the discharge of firearms for that purpose. He informed Council that the Meeting Calendar and Ho Schedule would be on the December Town Council meeting agenda for approval. The Town Administrator also informed Council of projects concerning the Town Hall parking lot, the addition of two concrete pads and improvements to the two crosswalks that he expected to pursue before the end of the year. He stated that Council might want to consider adding automated or pedestrian activated lights at the crosswalks and. if they wished to proceed, he could add that amount to the 2021 budget before second reading.

The Town Administrator indicated that the alternatives for enforcement of the proposed regulation of short-term rentals would be that the Town could hire up to three additional part-time code enforcement officers and provide equipment, including an additional vehicle or the Town could contract for enforcement services as the Town of Kiawah Island has done The Town Administrator remarked that Island Beach Services who provides the Town's beach patrol services, provides enforcement services for Kiawah. If the Town elects

Items for Information/Discussion

Continued on page 12

PAGE 12

TOWN MINUTES - Continued from page 11 to contract for enforcement services, the Town Administrator added that this could be added to the RFP for beach patrol services that should go out by early January. The Town Administrator reminded members of the upcoming Christmas drive through event at the Town Hall and encouraged Council to

Reports of Ad Hoc Committees: Development Standards Ordinance

Advisory Committee - Councilman Crane, Chairman, reported that the DSO Advisory Committee met on November 19 via teleconference and finished the first review of the new articles proposed for the DSO. The Town's consultant is currently putting the articles into a new draft and review of that draft will begin in January Short-Term Rental Ad Hoc Com-

mittee - Councilwoman Finke stated that, contrary to some of the comments that have been made, a lot of work has gone into preparing Ordinance 2020-14. The Committee has gone over all the public comments in great detail and has consulted with residents and nonresidents, SIPOA, the Seabrook Island Club, Town Council, the Town Attorney and SIPOA's attorney, National Councils concerning codes, St. Johns Fire District, etc.

Reports of Town Officers: Mayor - John Gregg Nominations tor Appointments to

Committees/Commissions: • Planning Commission - Mayor Gregg nominated Jim Newton to the Planning Commission for a term to expire December 31, 2022. Councilman Crane made a motion to approve the appointment of Jim Newton to the Planning Commission for a term to expire December 31, 2022. Councilwoman Finke seconded the motion and the vote to approve was unanimous Mayor Gregg nominated **Ken Otstot** to the Planning Commission for a term to expire December 31, 2022. Councilman Crane made a motion to approve the appointment of Ken Otstot to the Planning Commission Councilwoman Finke seconded the motion and the vote to approve was unanimous. Mayor Gregg nominated Stan Ullner to the Planning Commission for a term to expire December 31, 2022. Councilman Crane made a motion to approve the appointment of Stan Ullner to the Planning Commission for a term to expire December 31, 2020. Councilwoman Finke seconded the motion and the vote to ap-

• Board of Zoning Appeals – Mayor Gregg nominated John Fox to the Board of Zoning Appeals for a term to expire December 31, 2025. Councilman Crane made a motion to appoint John Fox to the Board of Zoning Appeals for a term that will expire December 31, 2025. Councilwoman Finke second the motion and the vote to approve was unanimous. Mayor Gregg nominated **Tom Pinckney** to the Board of Zoning Appels for a term to expire December 31, 2025. Councilman Crane made a motion to approve Tom Pinckney to the Board of Zoning Appeals for a term to expire December 31, 2025. Councilwoman Finke seconded the motion and the vote to approve was unanimous.

· Accommodations Tax Advisory Committee - The Mayor stated that five of the previous seven members of the Accommodations Tax Advisory Committee had agreed to continue to serve and the Town has received Volunteer Applications from Susan Leggett and Joanne Fagan who have expressed their willingness to serve on the Committee. Mayor Gregg nominated Ran-Schildge, Stuart Spisak, Patsy Zanetti, Susan Leggett and Joanne Fagan to the Accommodations Tax Advisory Committee for a term to expire December 31, 2022. Councilman Crane made a motion to approve the appointment of the previously named individuals to the Accommodations Tax Advisory Committee for a term to expire December 31, 2022. Councilwoman Finke seconded the motion and the vote to approve was unanimous.

 Public Safety Committee – Mayor Gregg stated that, because of Councilman Crane's upcoming relocation, it is preferred to appoint a member of Council to serve as chair of the Public Safety Committee for the remainder of Councilman Crane's term. The Mavor nominated Councilman Barry Goldstein to serve as chair of the Public Safety Committee, until the first meeting of the next duly elected Town Council. Councilman Crane made a motion to approve the appointment of Councilman Barry Goldstein to serve as chair of the Public Safety Committee, until the first meeting of the next duly elected Town Council. Councilwoman Finke seconded the motion and the vote to approve

• Utility Commission - As a result of the resignation of Tim Morawski, it is necessary to appoint a member to the Utility Commission. Although a candidate had been identified, that candidate has withdrawn and no appointment was made at the meeting

Appointment of Mayor Pro Tempore - As a result of Councilman Crane's pending location, Mayor Gregg stated that it was preferred to appoint another member of Council to serve as Mayor Pro Tempore for the remainder of Councilman Crane's term. The Mayor nominated Councilwoman Jeri Finke as Mayor Pro Tempore to serve until the first meeting of the next duly elected Town Council. Councilman Crane made a motion to appoint Councilwoman Jeri Finke as Mayor Pro Tempore to serve intil the first meeting of the next duly elected Town Council. Councilwoman Fox seconded the motion and the vote to approve was unanimous

Appointment of Town Attorney -The Mayor nominated **Stephen Brown** from the firm of Young Clement Rivers. LLP, to be Town Attorney for a term ending December 31, 2021. Councilwoman Finke made a motion to approve Stephen Brown as Town Attorney for a term ending December 31, 2021. Councilwoman Fox seconded the motion and

the vote to approve was unanimous. Appointment of Zoning Admin-<u>istrator</u> - Mayor Gregg nominated Joseph Cronin to serve as Zoning Administrator for a term ending December 31, 2021. Councilwoman Finke made a motion to approve the appointment of Joseph Cronin as Zoning Administrator for a term ending December 31, 2021. Councilwoman Fox seconded the motion and the vote to approve was unanimous.

 Appointment of Town Clerk/Trea-<u>surer</u> – Mayor Gregg nominated Faye Allbritton to serve as Town Clerk/ Treasurer for a term ending December 31, 2021. The Mayor acknowledged that Ms. Allbritton would likely retire before the end of that appointment. Councilwoman Finke made a motion to approve the nomination of Fave Allbritton as Town Clerk/Treasurer for a term ending December 31, 2021. Councilwoman Fox seconded the motion and the vote to approve was unanimous Town Administrator/Zoning Admin-

istrator – Ioe Cronin Town Holiday Hours – Town Administrator Cronin reported that the Town Hall would be closed on Thursday and Friday, December 24 and 25, and Monday, December 28, for the Christmas holidays. The Town Hall will also be closed New Year's Day, Friday, Janu-

ary 1, 2021. Year End Project - The Town Administrator stated that he had reported at the last Council meeting that there were three projects he hoped to get done before the end of the year.

Pouring two concrete pads on the Town Hall property. This project has been approved by Mayor Gregg.

Milling and resurfacing the two crosswalks. This project has already been approved by Council at a prior

Repairing and sealing of the Town Hall parking lot, which is to be addressed later in the meeting.

DSO Consultant - Town Administrator Cronin advised Council of his meeting with Paul LeBlanc, the Town's consultant, at the Town Hall on December 17 and 18. They will review the second draft of the Development Standards Ordinance and will also try to resolve a few other outstanding items. It is anticipated that the second draft of the DSO will be Committee by the end of the year.

 The Town Administrator addressed an article that had appeared in The Island Connection recently entitled "Seabrook Island Street will Get a New Moniker" The Town Administrator stated that the article was written regarding an ordinance that Council approved in November that would establish a policy for how street name requests would be submitted and reviewed. It was not specific to any one street. The Town Administrator stated that the title to the article was misleading, since the Town has not received an application to change any existing street names.

Town Council Members - Councilwoman Finke thanked the staff for their hard work toward making the Town's Christmas drive through event possible and using precautions that made it safe to continue the Town's tradition of collecting Toys for Tots. The Mayor and Councilwoman Fox seconded Councilwoman Finke's comments.

 Councilwoman Fox also commented that Councilwoman Finke had been an excellent teacher as they worked together, during the year, on short-term rental regulation. She also added that,

as Councilwoman Finke has said over and over, they could not have worked on the Short-Term Rental Committee with out the participation of Town Adminis trator Cronin.

HSeabrooker

Utility Commission: Annie Smith-Jones reported that the Utility Commission met on November 18. The October financials showed that the net income was \$25.750. Expenditures for October were \$23.750 and, after paying for bond interest and principal, the net profit for October was \$25,383. The Balance Sheet showed available cash of \$2,752,483 as of October 31. The Util ity Commission held a budget meeting n November and approved their fiscal year 2021 budget, which includes the

The next meeting is scheduled for January 20, 2021 at 9:30 a.m. Petitions Received, Referred or Disposed of: None

proposed capital budget items and a pro-

posed cost increase that will be effective

on January 1, 2021. Since the budget

has already been completed, the Utility

Commission will not meet in December

Ordinances for Second Reading: 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 Specifica tions; 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 conditiona 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 within 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 made a motion to approve Ordinance 2020-14 for second reading. Councilwoman Fox seconded the motion. Councilwoman Finke made a motion to consider an amendment (Version #3) in the nature of a substitute, which would replace the entire text of Ordinance 2020-14. Councilwoman Fox seconded the motion.

To address some previous comments Councilwoman Finke stated that this ordinance does not take away any property owner's right to rent their property. The Town is not restricting rentals but simply placing some minimal conditions on short-term rentals. The Town cannot just go fix a problem property or properties because the Town does not have anything in their ordinances allowing them to do so. The smoke alarm and fire extinguisher requirements are not out of the ordinary. If a property owner built a new house or did an extensive renovation, they would have to have Town cannot fix the security gate, noise or trash as those things are regulated by SIPOA. She added that SIPOA had wanted help with the parking problem and occupancy limits. Since the focus of the ordinance was on safety, the section of the ordinance dealing with onstreet parking has been narrowed down to what the Committee has identified as safety issues. If a regime or SIPOA wants to be more restrictive, they can.

Councilwoman Finke also stated that she hoped this process would cause property owners to subscribe to Tidelines and read minutes of Town Council meetings in The Seabrooker or go to the Town's website where they would he able to watch or listen to the meetings. There are numerous ways to stay

The Town Administrator then reviewed the changes in Ordinance 2020-14 Amendment #3

The most substantive changes were: . On Page 7, paragraph v stated instances where the maximum occupancy limit would not apply.

On Page 8 #2 has been deleted from On-Street Parking and #2 is now General Requirements for Off-

Street Parking (Page 9). The Town Administrator pointed out require ments that would apply to all areas of the town, except for recorded street rights-of-way, public or private

On Page 10, the wording of #3 has been changed to Commercial Vehicles. Oversized Vehicles and **Equipment** and the wording has been changed slightly for clarifica-

On-Street Parking has been made #4 and that section will allow shortterm renters and their guests to park on or within a recorded street right of-way subject to certain limitations. The Town Administrator added that if a street is privately owned, whoever owns the street may have stricted requirements than what the Town would allow but it would be up to them to enforce their restrictions.

Page 13, (q) (1) Routine Inspec tions was clarified to state that the purpose of a routine inspection would be to verify compliance with the short-term rental ordinance.

In (2) Emergency Inspections Page 13, after much discussion Council decided that the wording of this section should be changed to "In instances when an inspector determines that a condition may exist within a short-term rental unit which substantially endangers public health or safety, he or she shall provide a minimum of two (2) hours' notice to the property owner, designated agent or local contact, as applicable, and the notified party shall provide access to the unit at the appointed time to ver ify that such a condition exists and, if possible, to abate that condition If the inspector determines that the condition was caused by a violation of any provision of this section, he or she may initiate enforcement action pursuant to paragraph 4 (violations).

Councilwoman Finke made a motion to adopt the language, in #6 above, as an amendment to replace the current wording in Version #3 for (2) Emergency Inspections. Councilwoman Fox sec onded the motion and the vote to adopt the change in language for Version #

Councilwoman Fox reiterated what Councilwoman Finke had said about watching Council's meetings because anytime more than two of them are to gether the meetings are in public.

The vote for approval of Version #3, as amended, for a substitution for Amend ment #2 of 2020-14 was unanimous. The vote for approval of Ordinance 2020-14 Version #3, as amended, was unanimous 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. Councilwoman Finke made a motion to approve Ordinance 2020 17 on second reading. Councilwoman Fox seconded the motion. Councilman Goldstein recused himself from the vote because of a conflict of interest. The vote to approve Ordinance 2020-17 on second reading was unanimous by al those eligible to vote

 Ordinance 2020-18: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina: Article 2, Defini tions and Interpretation of Terms; Sec tion 2.10 Definitions: so as to add definitions for "base flood elevation (BFE)," "Design Flood Elevation (DFE)," and tions 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. The Town Administrator explained that this ordinance will allow those properties that will move to a lower flood zone when the new FEMA Flood Maps are adopted on January 29, 2021, to continue to use the previous Base Flood Elevation for determining building height until July 31, 2021. By that time, the revised DSO should be adopted and the ordinance will not be needed. Councilwoman Finke made a motion to approve Ordinance 2020-18 on second reading. Councilman

ing at the last Town Council meeting

Crane seconded the motion and the vote to approve was unanimous. • 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. The Town Administrator explained that two versions of the budget had been given to Council. The first one is the version of Ordinance 2020-19 that had first read-

and the other has revisions in the event the short-term rental ordinance was adopted. Councilwoman Finke made a motion to substitute Budget Ordinance 2020-19 Revised for Budget Ordinance 2020-19. Councilwoman Fox seconded

FEBRUARY 2020

The Town Administrator stated that is estimated that the Town will derive approximately \$100,000 in revenue from short-term rental permits, which would increase Planning & Zoning Fees from \$45,000 to \$145,000. On the expenditure side, the figures assume that code enforcement will be done by Town employees and would include additional guipment, salary for three part-time people, uniforms, travel & training, niscellaneous technology and operating costs and a Town vehicle. It is estimated that the total cost involved for the additional part-time people would be \$123,000; but, if the cost of the vehicle were spread over several years, the Town would pretty much break even. The Town Administrator indicated that the expenditures, as shown in the revised ordinance, would be a worst-case scenario and he would like to continue discussions with the possible contract provider to determine if it would be beneficial financially to pursue that option rather than using Town staff. The vote approve Budget Ordinance 2020-19 Revised being substituted for Ordinance 2020-19 was unanimous. The vote to approve Ordinance 2020-19 Revised was

Ordinances for First Reading: None Emergency Ordinances:
• Emergency Ordinance 2020-07

An Emergency Ordinance to modify and extend the requirement relating to the wearing of face coverings at all business establishments within the town; to modify the requirements for certain busiesses to extend requirements related to social distancing and group congregations; to extend emergency provisions related to town meetings; to extend the prohibition on temporary use permits o extend the expiration date for active uilding permits; and other matters related thereto. Councilwoman Finke made a motion to approve Emergency Ordinance 2020-07. Councilman Crane seconded the motion and the vote to an prove was unanimous

Miscellaneous Business

Town Hall Parking Lot Mainte-<u>nance</u>: Town Administrator Cronin reported that the bid from Superior Blacktop Surfaces, in the amount of \$12,170.55, would include asphalt repair, seal coating and installation of new pavement markings for the Town Hall parking lot. The work would be paid from the Contingency Account and it would be completed while the Town Hall is closed for the Christmas holidays. Councilwoman Finke made a motion to engage the services of Superior Blacktop Surfaces for the Town Hall parking lot maintenance work at a cost of \$12,170.55. Councilwoman Fox seconded the motion and the vote to aporove was unanimous.

Town Administrator Cronin reported that the SIPOA Board had elected not to cull the deer herd and the adoption of a esolution would not be necessary

• 2021 Meeting Calendar - State aw requires the Town to post a meeting schedule prior to the beginning of the year. The Town Administrator added that the November Town Council meeting has been moved up by a week due to the Thanksgiving holiday. The Council meeting has been moved up by two weeks in December (December) 14) and the Ways and Means Committee meeting has been moved up by one holidays. The meeting schedule also includes meeting dates for the Public Safety Committee, the Planning Commission and the Utility Commission. The schedule notes that the Board of Zoning Appeals and Accommodations Tax Advisory Committee will meet as necessary. The vote to approve the 2021 Meeting Calendar, as presented. 2021 Holiday Schedule - The

Town Administrator reviewed the schedule of Town Hall holidays. The vote to adopt the 2021 Holiday Schedule, as presented, was unanimous. Citizens Comments:

Paul McLaughlin, 3061 Baywood **Drive.** asked if the second reading of Ordinance 2020-14 was the final reading or if there would be a third reading. The Mayor stated that the second reading is the final reading and Ordinance 2020-14. as amended, has now been adopted by Town Council The Town Administrator added that, in South Carolina, municipalities have two readings and counties have three readings.

With there being no further business the meeting was adjourned at 5:40 p.m. ▲ FEBRUARY 2020 PAGE 13 THESCAPTOOKER



The Effect of COVID on the Wine Industry

While you can find articles discussing wine sales increasing in 2020, it doesn't paint an accurate picture of the struggles that small wine producers have faced and will continue to face for

Wine sales have increased, by over 17%, due to a sharp rise in off-premise (retail) sales. While Americans have increased their wine consumption, most of the financial benefits from that increase will be seen by large, multi million and billion dollar companies. When you go to the grocery store and are overwhelmed by the wine selections, you might be surprised that most of what you see is owned by a handful of companies, with Constellation Brands and Gallo providing you with the majority of what you see on the shelf. Small producers, without a network of salespeople that refer to different grape varietals as "flavors", rely on restaurants to sell most of their wine. Without wide brand recognition, restaurant staff are their main sales-

Closed restaurants and limited occupancy has crippled their business. California, in particular, has been hard hit. Some industry estimates put the loss at \$3.7 billion for 2020. Not only has the independent winery suffered from the decline in res taurant sales, but they have seen winery tasting rooms closed and endured a summer of wildfires that destroyed a significant amount of the crop with smoke taint. If wineries buy their grapes, they have been hesitant to purchase fruit because of this prevalence of smoke taint and if they grow their own, some have chosen not to pick in hopes that smoke taint will be detected and thus their crop would be covered by insurance.

Even when restaurants return to anything close to pre-Covid business, there will certainly be a lot of inventory to clear. In the short term it will benefit the customer. There will certainly be deals! In the long run however, , the wine loving consumer will be hurt if the financial losses cause small, independent wineries to either close or sell.

While we look forward to the time when we can return restaurants and share a bottle of wine with friends, the effects of 2020 will be felt in the wine industry for a long time to come.▲



Mountain Tides Wine Decanter Magazine review 2020



The author with Scott Kirkpatrick who started Mountain Tides Wine focusing of Petite Sirah in 2016

Selling Views on the Islands **Just Sold!**

3033 Marshgate Drive, Seabrook Island 4 beds, 4.5 baths, 5151 sq ft Sold for \$2,950,000

2849 Cap'n Sams Road, Seabrook Island 3 beds, 3 baths, 3145 sq ft Sold for \$736,000

*Represented the Buyer for both Transactions

Under Contract!

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The Kiawah Seabrook Group Bob Nitkewicz, REALTOR® bobn@dunesproperties.com (843) 819-7754 dunes properties dunes



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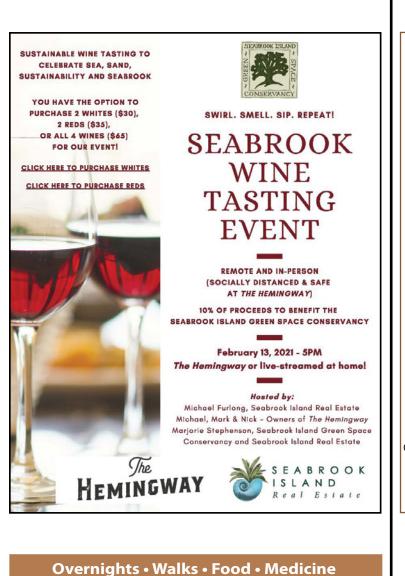
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PAGE 14 THESCALOPOREY



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REFERENCES UPON REQUEST



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BLUEGRASS CONCERT

Charleston County Parks Sunday, February 20 1:00-4:00PM

Johns Island County Park (2662 Mullet Hall Rd.)

Featuring various bands Advanced tickets required. No on-site ticket sales. Gold Passes not honored at this event.

Learn more + register at: https://www.ccprc.com/3538/ <u>Pickin-in-the-Park</u>

Freshfields Annual Art Walk

February 12, 2021 • 4 PM - 7 PM





Residents and visitors are invited to watch live art demonstrations and view works om local and visiting artists in participating retail shops. Plus, enjoy live jazz music

as your stroll through the Village during the event. Guests must follow safety protocols, wear masks, and adhere to social listancing guidelines while participating in the event.

Check our website (freshfieldsvillage.com) for artist details and more participat-

- Doin' the Charleston will host local photographer, Patricia Schaefer. • Holly & Brooks will host local Kiawah Island artist, Gia Winchester.
- Visit Islands Mercantile to view original oil paintings from local artist, Shirley
- Stop by Lilly Pulitzer as artist Kellen Ledford paints an original piece in-store and enter a drawing for the piece at the end of the event. In addition, shop the
- Visit **noddy** to browse art from Suzanne Leonard of Bluemoonart. • Located on the 2nd floor, visit the Patricia Reno Huff Art Gallery to browse
- the latest original work from the local artist. • Peyton William Jewelry will feature artwork from local artist, Patricia Reno
- SeaCoast Sports and Outfitters will host Paul Puckett, a local Charleston
- artist. Paul was always determined to make art in the fishing world his life. His pieces include art of fly fishing, sporting dogs, trout paintings, saltwater/freshwater artwork, and much more. Come by to meet Paul and see his "catching" paintings during the Art Walk.
- Southern Tide Kiawah welcomes Charleston artist Tammy Medlin. Tammy is a member of the Oil Painters of America, The American Impressionist Society and an exhibiting member at the Charleston Artist Collective and Charleston Artist Guild Gallery and select works available at One King's Lane.



Sidewalk Saturday Kick off 2021 in style with Sidewalk Saturdays from

10:00 am to 6:00 pm on the 3rd Saturday of the month in January, February & March. The event will feature sidewalk sales, new merchandise, gifts with purchase, in-store events and more at participating retailers and restaurants. Stroll through the Village to enjoy the fresh air and much needed retail therapy. Plan a stop at one of our restaurants for a caffeine fix, quick bite of lunch, happy hour cocktail or post shopping dinner.

Guests must follow safety protocols, wear masks, and adhere to social distancing guidelines while participating in the event.



FRESHFIELDS

Cars & Coffee

February 20, 2021 9 AM - 11 AM

Arrive in your favorite ride or stop by the Village Green to browse unique, antique and other cool cars at our monthly Cars & Coffee! Coffee and breakfast will be available for purchase at Java Java. The event will take place the 3rd Saturday of the month from 9:00 am to 11:00 am.

DOCTOR

ONCE

WROTE



For the safety of our guests, employees and community, the following guidelines must be followed by attendees of the event: social distanc ing must be practiced and masks will need to be worn by the guests as they are interacting with each other.



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Administrative News from the Seabrook Island Property Owners Association



2021 Virtual Annual Meeting Saturday, 10:30 am via Zoom Webinar Pre-registration is required

If you would like to attend the Virtual Annual Meeting, please \log in to <u>GateAccess.net</u>. There is a link provided on the website to pre-register for the Meeting. Click on 2021 Annual Meeting 2/13/21, under Community News on the main Overview page of GateAccess.net. To submit a question before the meeting, please visit: https://www.cognitoforms.com/SIPOA1/ 2021AnnualMeetingQAForm to complete the form. The deadline to submit questions is Friday, February 12, 2021, by 12:00 pm. If you do not have your GateAccess login information, please email receptionist@sipoa.org, or call the admin office at 843-768-0061.

All 2021 Annual Meeting documents are on our website at https://sipoa.org/annualmeeting/. You can also scan this QR code to view the documents.



Note: There is only one GateAccess account for each property. All property owners will use the same login information for each property owned.

You will need the following three credentials to login: Community Code: SIPOA (please select from the dropdown menu if another community code is shown), Username and Password. If you have any questions, please email Rhiannon Schalaudek at <u>rschalaudek@sipoa.org</u>.

Important Reminder! Registration to attend the meeting is NOT the same as VOTING in the SIPOA Election.



!!Please Vote!!

SIPOA encourages everyone to submit their electronic or paper Proxy Appointment form before February 13, 2021.

Returning your completed and signed Proxy Appointment Form well before February 13, 2021 is the easiest and best way to ensure that we have a quorum and that all the votes are counted! Please be sure to vote

Please note: If you vote electronically and have multiple properties, you received a voting email for all properties owned. You are entitled to cast a vote using each property, so make sure you do so. You will continue to receive reminder emails for the properties you have not cast your vote for. All emails are sent by announcement@associationvoting. com, not SIPOA.

- The Proxy Appointment form is only applicable to cast your votes for:
- Board of Directors
- Nominating Committee
- 2021 Annual Budget Amendments to SIPOA Protective Covenants
- Amendments to SIPOA Bylaws, Proposal # 1
- Amendments to SIPOA Bylaws, Proposal # 2

Specific instructions that appear before the positions/candidates section of the ballot. There are 6 Candidates for the BOARD OF DIRECTORS (FOUR DIRECTORS FOR 3-YEAR TERMS, ONE DIRECTOR FOR A 2-YEAR TERM) (Vote for up to 5 Candidates)

There is 1 Candidate for the BOARD OF DIRECTORS (ONE DIRECTOR FOR A 1-YEAR TERM) (Vote for up to 1 Candidate) There are 2 Candidates for the NOMINATING COMMITTEE MEMBERS (2-YEAR TERMS)

(Vote for up to 2 Candidates) If you are voting by paper, please follow the directions in the voting package and be sure to

complete and return the form before February 13, 2021. If you are voting electronically, your voting log-in information is included in all emails you receive from Association Voting. Note: the sender of these emails is from announcement@associationvoting.com, not SIPOA.

If you have questions, please contact the SIPOA office at 843-768-0061 for assistance, or email Rhiannon Schalaudek at rschalaudek@sipoa.org.

Thanks, and Happy Voting!

SIPOA is Looking for Committee Volunteers!

If you are interested in serving on a SIPOA committee in 2021, here is your chance to do so! Our website, SIPOA.org has a description of all the SIPOA committees and the approximate time commitment for each by visiting https://sipoa.org/wp-content/uploads/2020/11/Committee- Descriptions-2021.pdf. You can complete the Committee Volunteer form electronically by visiting https://www.cognitoforms.com/SIPOA1/ 2021SIPOACommitteeVolunteerForm.

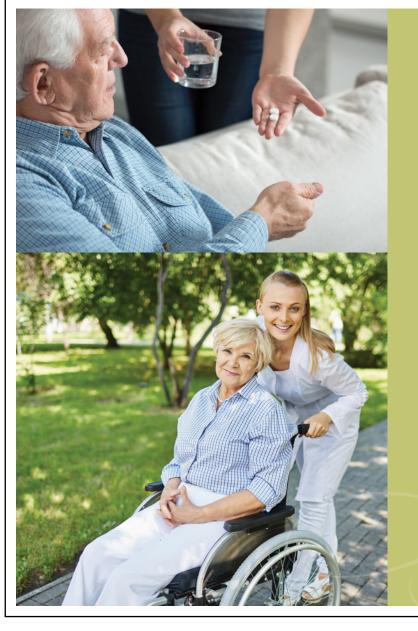
Remember, even if you currently serve on a committee, you must submit a new form for 2021.



Brown & White Pickup

Next B&W pick-up: 2nd Friday, February 12, 2021

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.



BISHOP GADSDEN IN YOUR HOME

Bishop Gadsden is now providing companion and personal home care services throughout the greater Charleston

Let us bring our experienced and reputable staff right to

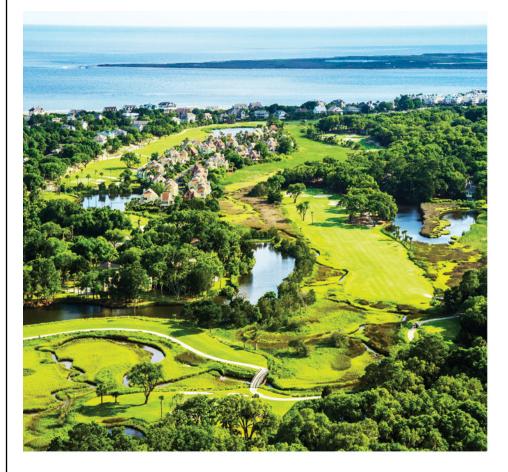


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BISHOP GADSDEN

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If you are looking to purchase a new home, cottage, villa or homesite, or list your property on Seabrook Island, contact the local experts at Seabrook Island Real Estate. We list and sell more real estate on Seabrook Island than all other companies combined. Contact one of our expert Realtors today.

SeabrookIslandRealEstate.com | 843.768.2560



3159 Blue Heron Dr - \$2,390,000 Marsh/River view | Private Dock | 3 BR | 2.5 BA



2360 The Haul Over - \$1,400,000 Marsh view | 4 BR | 4 BA



2490 Cat Tail Pond Rd - \$1,292,000 Golf view | Proposed Construction | 4 BR | 4.5 BA



3015 Hidden Oak Dr - \$795,000 Hidden Oaks | Golf view | 5 BR | 5 BA



1114 Emmaline Ln - \$725,000



3235 Waverly Ln - \$529,000 Salt Marsh | New Construction | 3 BR | 3 BA Kiawah River Estates | Wooded/Golf view | 3 BR | 3 BA



527 Cobby Creek Ln - \$529,000 Tarpon Pond | Under Contract | Wooded view | 3 BR



2935 Deer Point Dr - \$349,000 L21 B49 | Marshfront | 0.26 acre homesite



2510 Cat Tail Pond Rd - \$209,000 L1 B31 | Golf view | 0.44 acre homesite



2620 Seabrook Island Rd - \$180,000 L38 B9 | Golf view | 0.59 acre homesite



3325 Coon Hollow Dr - \$169,000 L29 B9 | Golf view | 0.39 acre homesite



Lot-B9 Seabrook Village Dr - \$139,000 Village at Seabrook | Lakefront | 0.14 acre homesite