

# THE Seabrooker

VOL 24 • ISSUE 3 • MARCH 2021

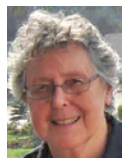
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### FROM TOWN HALL

Jeri Fink

When this article makes it to our mailboxes, we will already be into the third month of 2021. And we will be marking just more than a year since the first cases of COVID-19 were identified in South Carolina. Is it accurate to say that “time flies when you’re NOT having fun”?

But to be fair, those of us who have been able to ride out the pandemic on Seabrook Island have been very lucky – our beach has always been open, golf and tennis available nearly the entire time, bike rides and walks, grocery deliveries, Amazon, and more have kept our routines on the island somewhat close to normal and relatively safe.

The Seabrook Island Town Council kept to its routine throughout the pandemic, including conducting all but two of its two regularly scheduled meetings every month, budget workshops, training sessions, stakeholder conversations, and also several emergency meetings to respond to the pandemic. Members of Council also participated in more than 50 tri-county conference calls conducted by Charleston County Emergency Management Division. Throughout, we mastered Zoom for meetings and made every effort to expand and improve community participation in virtual Council meetings.

I could not have written the above paragraph if it was not for an incredibly dedicated and hard-working staff at Town Hall. Like many, they had to work from homes at times, and then implement and adhere to strict pandemic protocols to get back into the office. Regardless, Joe, Faye, Lynda, and Nicole kept the train running on time.

Here is a brief summary of some of the major issues addressed by Council over the last 12 months and how it impacts where we are now in 2021:

**EMERGENCY ORDINANCES** – Mayor John Gregg declared the existence of a State of Emergency within the Town of Seabrook Island on March 17, 2020, as a result of the COVID-19 pandemic. Subsequently, Town Council has adopted seven emergency ordinances (and one amendment) starting on April 1, 2020. By law, an emergency ordinance requires a two-thirds vote of Council, may be adopted by a single reading, and automatically expires on the 61st day following adoption, unless repealed and/or replaced earlier by Council.

Currently in effect is Emergency Ordinance No. 2021-01, adopted by Council on January 26, 2021. It will expire on March 28, although Council is expected to extend emergency measures at its March regular Council meeting on March 23. These emergency measures include a mask mandate and social distancing requirements, limits on large gatherings, and allowed operational changes during the pandemic. The current ordinance, web links, and other information about the Town’s COVID-19 response are posted on the Town’s website ([townofseabrookisland.org](http://townofseabrookisland.org)).

**SHORT TERM RENTAL ORDINANCE** – With the approval of Ordinance 2020-14 in December (after a year of research, consultations, meetings, etc.), Council put in place new provisions in the Town Code to better

regulate the business of short-term rentals (STRs). While recognizing the economic importance of STRs to the island and also maintaining the ability of property owners to rent their properties, the new ordinance is intended to offer basic safety protections for rental guests, minimize adverse impacts on neighboring properties and the public, supplement SIPOA and regime rules, and bring Seabrook Island in line with “best practices” in STR ordinances enacted and successful in our neighboring communities.

Operating an STR will now require a rental permit (\$250) as well as a business license (fee varies with property income) and both must be renewed each year. The new ordinance also establishes STR occupancy limits (2 per bedroom plus 2 for properties under 2500 square feet; 2 per bedroom plus 4 for larger properties). STRs will be required to have at least one standard, multi-purpose fire extinguisher; and be required to have at least one working smoke alarm in every bedroom, one outside each sleeping area, and at least one per floor. The ordinance includes the most basic of parking rules to promote safety, and it requires an STR to have at least one off-street parking space located on the property or within a shared parking lot.

Also, property owners renting their properties as an STR must now have a local contact who lives within 50 miles of the island and can be available in two hours to respond to an issue at the property. The local contact may be the property owner, or any professional management company, rental agent, relative, friend, or neighbor who is authorized by the property owner.

The STR ordinance can be read in its entirety on the Town’s website. The new rental permit application is also available online. The STR ordinance took effect January 1, 2021, but for this year, existing STRs have until March 31 to apply for the rental permit.

**BUSINESS LICENSES** – Council pushed back the deadline for renewing business licenses from January 31 to March 31, 2021. The delay was in part to coordinate business license renewal with the deadline this year for submitting the applications for the new STR permits. The business license cycle will be adjusted again under a new state law enacted in 2020 that requires municipalities to enact a standardized business license ordinance by 2022, a project that will be on Council’s agenda over the coming months. No matter the changes coming as required by the new state law, every person or entity engaged in any calling, business, occupation or profession within the town limits of Seabrook Island still is and will be required to obtain an annual business license.

When the business license renewals letters were sent to pest control companies this year, Council agreed to ask them to sign a “Bobcat Pledge.” In signing the pledge, the company agrees not to use second-generation anticoagulant rodenticides (SGAs) because of the detrimental effect they have on our bobcat population. Again, you’re referred to the Town’s website for more information on SGAs and where, once business license renewals are filed, a list of companies taking the pledge will be listed.

**FEE SCHEDULE** – With the adoption of Ordinance 2020-15, Council amended the Development Standards Ordinance (DSO) to adjust the schedule for various application and service fees. The Town has not conducted a comprehensive review and update of its Fee Schedule since the current



schedule was updated in May 1990. The adjusted fee schedule will bring the Town in line with similar jurisdictions and help recoup the administrative costs for certain services – zoning permits, plat reviews and recordings, temporary use permits, copying and filing fees, to name a few.

**COMMUNITY PROMOTION GRANTS** – In adopting the 2021 budget, Council established a new grant program for community projects. These grants will be awarded to provide support funding for programs or activities designed to benefit the Town by promoting and enhancing community wellness, cultural and historical awareness; environmental and wildlife conservation efforts; economic development; or improving citizenship participation, satisfaction and sense of place. The budget includes \$5000 for grants that will be awarded in amounts ranging from \$250 to \$1500. The grant application, eligibility, and additional information are available on the Town’s website. The deadline to apply for the first round of grants is April 1, 2021.

**DOLPHIN EDUCATION PROGRAM** – The Town’s 2021 budget provides a \$10,000 grant for the Lowcountry Marine Mammal Network to continue the on-beach dolphin research and education project. Last year, volunteers and LMMN staff logged more than 500 hours from May to December on the spit at Cap’n Sams Inlet, collecting data and visiting directly with nearly 3000 residents and visitors to educate them about our resident bottlenose dolphins and their rare strand feeding behavior. The project aims to protect both the dolphins and humans to allow the dolphins to feed safely and undisturbed. LMMN’s year-end report stresses that a very small portion of the local dolphin population participates in the learned behavior of strand feeding and chronic harassment could cause those animals to retreat and abandon the behavior.

To complement LMMN’s efforts to stop harassment, in October Council approved Ordinance 2020-09 to revise the Town Code to extend its existing wildlife protections to marine mammals covered under the federal Marine Mammal Protection Act. The ordinance also restricts swimming in Cap’n Sams Inlet at times when dolphins are present or most likely to be present. Kiawah has in place similar rules, so now on both sides of the inlet the beach patrols will be able to write citations for harassing our resident dolphins.

**BEACH PATROL** – With the expiration of the Town’s contractual arrangement with the company that has provided beach patrol services since 2017, the Council initiated an Invitation for Bids (IFB) that closed on February 12. As this article is being drafted, the Town is in final negotiations with Barrier Island Ocean Rescue to continue as Seabrook Island’s beach patrol. The men and women employed by the company who you see on the beach all have water lifeguard certification, extensive

first aid training (including CPR and AED training), and most are deputized by the Town as Code Enforcement officers who are authorized to issue citations for any violation of the Town’s beach rules. The anticipated start date for the 2021 beach patrol season is April 1.

**HOLIDAY CELEBRATIONS** – COVID-19 protocols prevented the Town from presenting the July Fourth fireworks display and Council from hosting its traditional holiday open house. Perhaps, however, the pandemic restrictions inspired an even better tradition. The Town Hall property was decked out with a Christmas light display, and on December 10, Council and Town staff hosted a drive-thru celebration. Seabrookers could drop off a Toys-for-Tots donation and pick up candy canes and cupcakes. The appropriately masked and socially distanced event got great reviews, and Seabrookers came through with a truckload of toys and games.

**AND ALL THE REST** – Other significant issues and projects included the completion of needed repairs and repaving on sections of the pathway to Freshfields and improvements to the crosswalks outside the gate on Seabrook Island Road.

A tornado swept across the island in April, and then Hurricane Isaias threatened in early August. While Isaias only brushed the coast of Charleston County, the storm still required hurricane preparations, including the issuance of several hurricane advisories from the Town. Both weather incidents made all the more significant the ordinance updating Town’s Comprehensive Emergency Plan, and another adopting the most recent version of the Charleston County Flood Damage Prevention and Protection Ordinance to minimize public and private losses due to flood conditions in areas of the Town. (See Joe Cronin’s February 2021 Seabrooker article).

Also on the 2020 accomplishment list, the Town was on the winning side of litigation it had pursued with neighboring coastal communities to stop the Trump Administration’s plan to allow seismic testing for offshore drilling for oil and natural gas.

**ACHIEVEMENT AWARD** – Although the pandemic prohibited the award being made in person, Town Council did celebrate another achievement award from the Municipal Association of South Carolina. The 2020 award was in recognition of the Town’s new website and Public Comment Portal. (In 2019, the Town was recognized for our Dolphin Education Program.)

I’m ending with this “award” information to encourage Seabrookers to follow the work of the Seabrook Island Town Council on its website (and on SIPOA’s Tidelines). Agendas, minutes, and audios and videos of meetings are posted on the website as well as a wealth of information through drop down panels and links. And please check out the Public Comment Portal!▲

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

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

THIS MONTH'S SEABROOKER VOLUNTEERS

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 Jen Ashley | Jeri Finke | Bob Lawrence | Steve Penkhus MD  
 Barbara Burgess | Mike Gorski | Charles Moore | Reagan Pasantino  
 Sue Coomer | Emily Horn | Jerry Reves MD

**CONTACTING THE SEABROOKER**

Please send correspondence and inquiries regarding editorials to [TheSeabrooker@yahoo.com](mailto: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" x 7" at 200 dpi or more).

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**DEATH NOTICES**

Death notices include basic information about the deceased: the person's name, age, occupation, date of death and place of death information. Notifications can be sent to [theseabrooker@yahoo.com](mailto:theseabrooker@yahoo.com)



**Candace Gay Dwyer**, of Seabrook Island, SC, wife to James Robert Dwyer of 35 years, entered eternal rest on January 23, 2021 surrounded by her family.

Candace was born on September 24, 1952 in Pasadena, California, as the first child and daughter of Marvin and Jacqueline Miller (Davis). She relocated to the San Francisco Bay Area as a child, and excelled in drama, athletics and gymnastics through high school. She later graduated with a Bachelor of Science from California State University, Hayward. Her early career involved cost accounting for Bay Area firms prior to real estate with Centex Homes and Saxe Realty. Returning to the financial side she continued as a cost analyst with American President Lines and Pacific Gas and Electric before starting a consultant practice.

Candace loved her family and the life they shared on various relocations to the East Coast, West Coast, and to Asia. She moved to Singapore in 1998 and enjoyed immensely the life in this country for nearly 20 years. She was an active volunteer at the Singapore American School and The American Club, adding time for choirs and bible studies and enjoying the multitude of travels around Asia and Australia/New Zealand. It was during these years where she became a student in Chinese brush painting, achieving a beautiful talent.

She loved her family and the life they shared upon moving to Seabrook. She enjoyed the walks on the beaches, viewing the wildlife in the marshes, and biking and golfing in the community. Candace was an active member in the Charleston Coastal Choir, rekindling her love for music and singing. Her friends loved her infectious smile and laughter, her happy personality, her wonderful spirit, and the kind compassion shown with all she met. She will be sorely missed.

Besides her husband, Candace is survived by her daughter, Meghan, of Singapore. She is also survived by her mother, Jacqueline Davis, of Boynton Beach, FL, and sisters Darlene Renish of Mesa, AZ, and Tracy Navarra-Davis of Virginia Beach, in addition to many loving aunts, uncles, and cousins.

The family received friends on Friday, January 29th, 2021 from 1:00PM to 2:00PM at the McAlister-Smith Funeral Chapel - James Island, 347 Folly Road, James Island, SC 29412. Following that visitation, there was a Funeral Liturgy Service at 2:00PM at McAlister-Smith Funeral Chapel James Island. Memorial contributions in Candace's

memory may be sent to Lowcountry Food Bank, MUSC Foundation and Sea Islands Hunger Awareness Foundation. Expressions of sympathy may be viewed or submitted online at <https://www.mcalister-smith.com>

**John B. DuBois** of Seabrook Island passed away at the age of 91 on the morning of February 16, 2021. John was born to Asher and Annie Lee in 1929. After enlisting and while serving in the U.S. Army, he earned his bachelor's degree in 1963 and worked in a variety of military assignments worldwide followed by a federal civil service career spanning close to 40 years. His time in uniform included service in the Non-Commissioned Officer Corps, and as both Warrant and Commissioned Officer. His service record included duty in the Korean Conflict, the Vietnam War and completion of the Special Forces Qualification Course. After retirement from military service, he accepted positions as Special Agent in the Office of the Inspector General for both the US Department of Agriculture and later as Regional Inspector General for the US Department of Labor in five states. He was inducted into the US Army Criminal Investigation Division Command (CIDC) Hall of Fame in 2007.

He returned to his native South Carolina in 1985 and continued in public service. He worked on the Community Fire Commission for two years, followed by Chairman of the Public Safety Committee and was a member of the town council, Seabrook Island. He also served as mayor of the Town of Seabrook Island for two terms. John was known for his good sense of humor, kindness, steadfast nature and tenacity to finish the job. He was a devoted husband, father and family man. Family and friends will join to remember John in a private service on Wednesday, March 3, 2021 (1:00 PM) at the Fort Jackson National Cemetery. In lieu of flowers, the family requests donations be sent to the Alzheimer's Association.

**Mary Lucy Du Bois** of Seabrook Island passed away on the morning of January 27, 2021. She passed away due to complications from her prolonged struggle with Parkinson's Disease. She was 79 years old when she left this world. Born Mary Lucy Macedo in Brooklyn, New York in 1941, Mary lived a long and dynamic life. Married in 1962 to Frederick John Sheriffs, Jr., she had two sons, Frederick and Jonathan Sheriffs, before Mr. Sheriffs passed away in 1973. Mary and her family relocated to Summerville, South Carolina in 1973. While there, she joined the staff at MUSC, serving first in the Office of Human Resources and later as Office Manager for the department

of Cardio-thoracic Surgery. She retired from that office in 2002, after having achieved much success in revitalizing and updating the office's clerical functions. In 1987, Mary married John DuBois and relocated to Seabrook Island, South Carolina. She quickly became a well-known and well-loved figure in her neighborhood, where she became an avid Bridge player and enjoyed the company of friends and acquaintances. She supported her husband in becoming a community leader and outspoken supporter for the wellbeing of the Seabrook community, as well as the surrounding area. Mary's life in early retirement was highlighted by her service to her church and her community. Of particular note, were her many years of contribution to the Community Outreach Services conducted by Our Lady of Mercy and led by the Sisters of Charity of Our Lady of Mercy. In 2010 she was honored for her sustained service by being elevated to the group's Board of Directors, a role she fulfilled until 2014 when her health began to fail. Mary was a vibrant, determined, and joyful woman who practiced her devout faith in her everyday life and committed her soul to the generosity of her God and the promise of everlasting life. Her vibrant spirit will remain with all who have been fortunate enough to cross paths with her in this life. Mary is survived by a husband, John Du Bois of Mt. Pleasant, South Carolina and two sons, Fredrick Sheriffs of Jacksonville, Florida and Jonathan Sheriffs of Marietta, Georgia. She also leaves two siblings, a brother, Manuel Macedo of Green Valley, Arizona, and a sister, Rosary Lalik of Alexandria, Virginia, and two grandchildren, Christian Sheriffs and Jessica Sheriffs of Jacksonville, Florida. Mary also contributed to the lives of a bevy of nieces and nephews, all of whom were often in her thoughts and prayers. In early November, 2021, a funeral mass and memorial celebration will be held for Mary in the greater Charleston, South Carolina area. For more information about the details of these events, please contact, her son,

Jonathan Sheriffs at [jonathan@syslink.com](mailto:jonathan@syslink.com) or 770-356-3440. In lieu of flowers, contributions, in Mary's honor, may be made to Our Lady of Mercy Community Outreach Services (<https://www.olmoutreach.org/>).▲



**Conrad "Connie" Ottelin** passed away on Thursday, January 28th, Conrad "Connie" Ottelin, loving husband, father, grandfather and avid golfer, went home to his Lord on the "Fairway of Glory". Conrad was the heart of his family and will forever be remembered for his sense of humor and outgoing personality. He never met a stranger and always had a kind word for everyone he met.

He was a graduate of Lakewood High School in 1948, where he played baseball and basketball. Conrad first graduated from The Ohio State University with a certificate of Dental Technology in 1953. While at Ohio State, he was a football cheerleader. He was a veteran of the Korean War and remained dedicated to the men and women serving our country. Upon discharge from the Army, Conrad obtained a BS in Biology from Kent State University, followed by a Doctor of Dental Surgery. He practiced dentistry in Upper Arlington, Ohio for 32 years and served as a clinical instructor at The Ohio State University College of Dentistry. Conrad was a member of the American Dental Association, Ohio Dental Association, Ohio Dental Veterans, Seabrook/Kiawah Exchange Club, and was a 32nd Degree Mason. In addition, he was a member of Brookside Country Club for 30 years.



**Kimber Smith** It is with deepest regret that I announce the death of a former President of the Exchange Club of Kiawah-Seabrook, Kimber Smith. Kimber and his wife Sherry lived on Seabrook Island until 2019 and both were active in the real estate market. Jack Wilson fondly recalls that Kimber and Sherry sold them their current house. Kimber was very active in the activities of the Club and served for a year as President. Please join me in wishing his family comfort and peace through this difficult time.▲  
*Ron Schildge*

**THE \$100,000 GOAL**  
 of the Mike Gorski and Friends  
 2021 Challenge for the



That's right...he is back once again....BUT this year he is FIFTY-SEVEN FRIENDS strong. Mike Gorski and his Friends have generously secured \$57,000 that will now be used to match dollar-for-dollar donations made by YOU, the residents of Kiawah, Seabrook, and Johns Islands.

Yes folks! They are matching dollar-for-dollar of your donations, it's a win-win for both Backpack Buddies programs which are Backpack Buddies Seabrook Island and the Backpack Buddies Group of Kiawah Women's Foundation. The 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 currently providing approximately 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.

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 local children in need. Here is the yearly recap of the monies raised:

- 2017 - \$ 8,800
- 2018 - \$28,000
- 2019 - \$40,000
- 2020 - \$80,000
- 2021 - This year's goal \$100,000!

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 donation.

Thank you in advance for your support and please island residents don't forget to get your donation matched dollar-for-dollar by making your donation now before the campaign ends at the end of March!▲

*Mike Gorski*



**EXCHANGE CLUB OF KIAWAH-SEABROOK HANDBOOK**

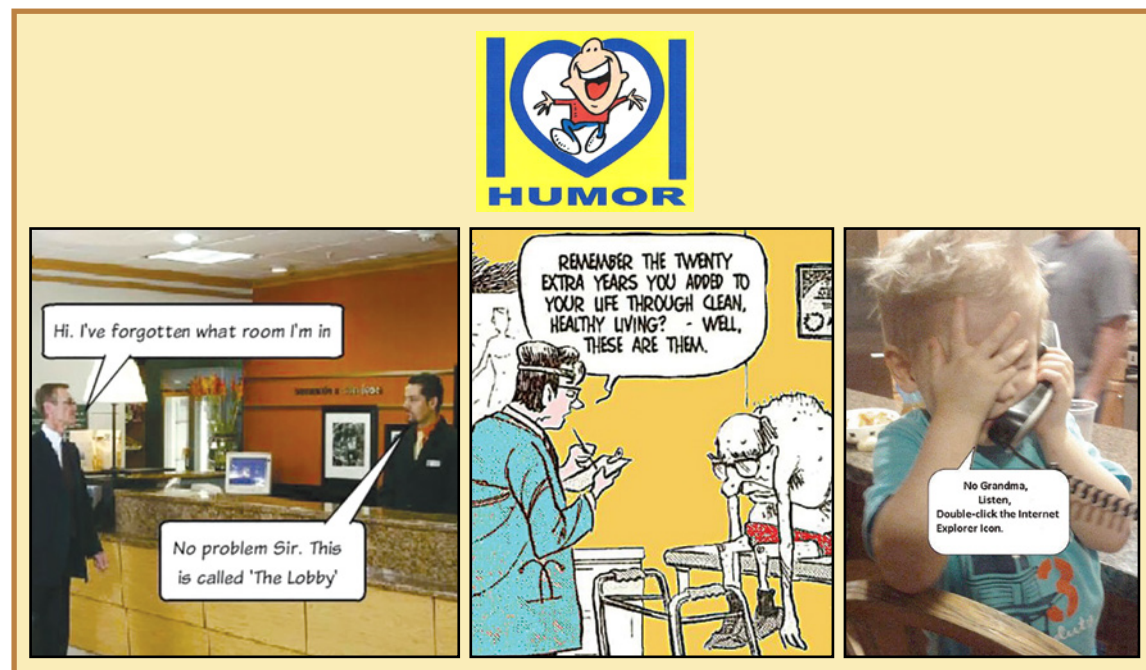
es, restaurants, charities, emergency services, events, tide charts, and social activities all in one place. Publication of the annual Handbook allowed the Exchange Club to grant over \$147,700 last year to many local charities, as listed on page 182 of the current Handbook.

Now is the time to ensure that your information is up to date and accurate in the upcoming issue of the Handbook. Extra copies of the current edition are available at the SIPOA office, the Seabrook Island Club office, and Seabrook Island Town Hall. Please review your listing in the 2020-2021 Handbook - if you find changes are needed, or if you are not sure that your information is listed correctly, please email your local address, name(s), and contact number(s) today to [KSExchangeNames@outlook.com](mailto:KSExchangeNames@outlook.com).

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Thank you in advance for your assistance in ensuring the accuracy of the new Handbook, and for your support of our advertisers!

The annual Kiawah-Seabrook Exchange Club Handbook is your quickest access to locating your neighbors on Kiawah, Seabrook Island, Cassique, and Kiawah River Estates. It's also your best reference to local business-



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Welcome to the Team  
**JOY DELLAPINA**



Joy hails from the New York City/New Jersey region, but it took only one visit to Charleston and the Lowcountry years back for her to choose this area as where she would ultimately plant roots. Joy's business acumen, real estate market proficiency, and keen negotiation capabilities will benefit buyers and sellers alike, and she prides herself on providing an exceptional, high-touch experience to all her clients.

To learn more about Seabrook Island and the surrounding area properties, please contact Joy for a true concierge real estate experience.

[jdellapina@seabrookislandrealestate.com](mailto:jdellapina@seabrookislandrealestate.com)  
 (c) 843.892.9436

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# KIDS ON Seabrook



As we fade from the cold, bitter winter into the warm, lively sunshine of spring, kids everywhere rejoice for one single thing. Spring break. A long suspended period of time to get away from homework, tests, and the loud boy who won't let you sleep on the bus ride to school. But for some kids, once a day goes by and they've done everything they've hoped, their spring break becomes bland. That's where we come in.

These are all things you can do on or around the Island, so even if you are here on vacation and looking for activities, or a full time resident who wants to try out some new stuff. One thing you can do is take a bike ride around the Island! Our Island is very beautiful and full of amazing life and beautiful animals to see, even on the simple bike trails. Many people around the Island do this for the exercise and the sight seeing.

Another fun activity is to take a walk around Freshfields and go shopping, or even just looking. Due to COVID-19, you do need masks, but it's still just as fun as ever to look around shops and maybe buy a thing or two to treat yourself. From the bookstore with hundreds of interesting stories to the many cloth-

ing stores with the latest trends, Freshfields is a great place to visit.

Finally, one of our favorite things to go to our beach! This is great because you can do many fun things there. You could go in the water if warm, or even take a long walk. Maybe see the sunrise or set, or build a sandcastle. But one thing is for sure, and that is Seabrook residents and visitors love the beach. And why wouldn't you?

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

Reagan Passantino

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[www.SeabrookIslandVillage.org](http://www.SeabrookIslandVillage.org)

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Dear Seabrookers,  
Greetings from your neighbors at St. Christopher Camp and Conference Center, and THANK YOU! Many of you know that with the onset of the coronavirus last year, we were gravely

impacted by the loss of guest groups. The many school groups that come to us from throughout the southeast for the Barrier Island Environmental Education program stopped coming with school closures and transitions to on-line learning. Our residential Summer Camp program for what would have been our 82nd year of consecutive summer camp in 2020 was canceled. The many groups both large and small that we host in our conference center either canceled outright or deferred planned gatherings to a later time. All told, 2.2M revenue of an anticipated 3.3M budget in 2020 was lost from group and program cancellations.

As the scope of this loss became evident, we scaled back staffing and reduced operational costs at every level. Plan improvement projects were halted. Deferred maintenance became the norm. A depleted staff of only 18, down

from 65, learned to wear many different hats to maintain a bare modicum of operations. Through it all, the staff never ceased to gather weekly in worship and to give thanks for God's provision. We encouraged charitable giving, and we welcomed fundraising opportunities initiated on our behalf from friends of St. Christopher. We told "our story" at every opportunity, and so many responded...Seabrookers especially!

One of the incredible fundraising opportunities initiated on our behalf was by a longtime friend of both Seabrook Island and St. Christopher, artist Mary Whyte. She painted one painting on our behalf, and offered another in a limited edition giclee to be given as "thank you" gifts for donors to St. Christopher. This opportunity alone generated over \$115,000 in gifts to St. Christopher, with yet more still possible. The first of those gifts in excess of \$5000, all came

from Seabrookers. I was blessed to personally deliver framed copies of "Veil" to multiple homes of our Seabrook neighbors. These early gifts, as well as other contributions at all levels, have continued to help us meet our needs, and to offer encouragement far beyond measure.

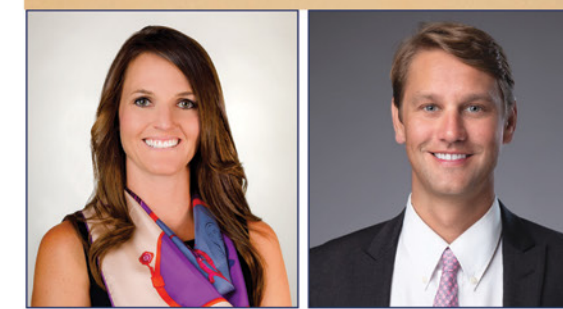
Just recently, local Seabrooker Susan Culler Soden, planned to sell her hand-painted oyster shell crafts on behalf of St. Christopher at the Lakehouse craft show. When weather canceled the entire event, she went online through the Nextdoor app to unleash a far greater impact. In only a few hours she raised over \$1000 on our behalf, with the promise of hundreds more, with most of her Seabrook Island purchasers indicating their desire to help St. Christopher.

While St. Christopher is not yet "out of the woods" regarding its financial

hardships, and its management of scarcity, we are ever hopeful with what we have witnessed and experienced in the outpouring of goodwill and charitable giving, particularly from our Seabrook Island neighbors. Thank you hardly begins to express the full gratitude we feel for your care and concern. For those of you reading this, and just discovering our financial needs, please know we welcome your support. It isn't too late to acquire one of the Mary Whyte limited edition giclee of Veil. Nine of them are still available. We also welcome your interest in all that we do. If you've never toured our campus, please arrange a visit by calling us at 843.768.0429. We would love to show you around and tell you "our story." ▲

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

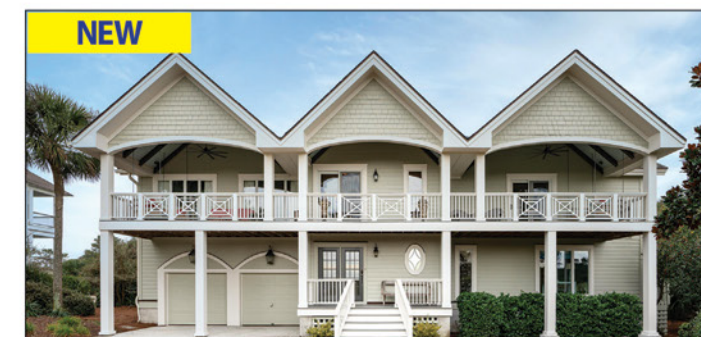


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**2335 Oyster Catcher Court**  
Seabrook Island  
3,622 SF | 6 BR, 4.5 BA  
\$1,999,000

This fabulously renovated home features views of the ocean, marsh, and golf course. The home offers an abundance of outdoor living areas, dual master suites, an elevator, and a chef's kitchen. Just a short walk to the beach, you cannot beat this location.



**523 Cobby Creek Lane**  
Seabrook Island  
1,142 SF | 2 BR, 2 BA  
\$479,000\*

\*Under contract before hitting the market!



**Lot 14 Crooked Oak Lane**  
Seabrook Island  
0.22 Acre Homesite | Golf View  
\$120,000

Close to the beach!



**Lot 15 Crooked Oak Lane**  
Seabrook Island  
0.21 Acre Homesite | Golf View  
\$120,000

Close to the beach!



## Market Melt-Up Update

I've been speculating about a possible "Market Melt-Up" for well over a year. Fortunately, the Glass Half Full perspective has focused on the near-term positive (rising stock prices) rather than the longer term negative (Melt-Ups are inevitably followed by much lower stock prices.)

Based purely on price action, the past 11 months might be labeled a Melt-Up. Since the lows of the very scary but very brief 2020 Bear Market last March, the S&P500 has shot 76% higher, but that's nothing compared to the NASDAQ Composite +105%, S&P Midcap +108% and S&P Smallcap +118%!

Alternatively, the gains for the past 12 months from the February 2020 All-Time highs are above average, but don't meet Melt-Up standards. The S&P500 is +16%, S&P Midcap +21% and S&P Smallcap +25%, with the FAANG-driven NASDAQ Composite +43%. (FAANG stands for Facebook, Apple, Amazon, Netflix and Google.)

Those comparisons illustrate one difficulty with declaring a Melt-Up is underway. Is it a powerful surge from a recent low level or the acceleration of a longer term trend?

Price momentum can be measured point to point, but it can also be compared to longer term trends. "Regression to the mean" is a well-known statistical phenomenon whereby a data set that rises far above or falls far below an average or trendline will eventually revert toward the average. Declines took place after the 1929 Crash, the end of the Nifty Fifty and the Dot-Com Bubble, while upside regressions came after the 1932, 1982 and 2009 lows. However, last year's Bear Market was just a blip on the radar and now the S&P 500 is more than 150% above the rising trendline—a level never before seen. If a full regression took place, the S&P would decline over 60% to about 1500!

I like to compare the stock market to volcanoes. A dormant volcano has the potential to erupt, but is generally considered a safe place to be. That would describe the period of steady GDP growth, low inflation, low interest rates,

solid earnings growth and rising stock markets from 2016 into 2020. On the other hand, an active volcano will be exhibiting some seismic activity or perhaps the release of lava or of gases into the atmosphere. Some of the signs of potentially-volcanic stock market activity are evident right now.

Individual (smaller) investors are showing enthusiasm in a number of areas: they are using leverage, as bullish options bets by small traders in February were 16x the average of the past few decades. Also, margin debt (borrowing funds from your broker to buy shares) is up 42% year over year.

Everyone is aware of the Robinhood/WallStreetBets/Reddit stories of "swarm speculation" buying of stocks ranging from GameStop to AMC to nearly bankrupt companies such as Kodak and Hertz. The retail bro's don't care about traditional valuation parameters, have cash to spend, and benefit from commission-free and partial-share trading. I'm not saying they are right or wrong, but their actions are a clear sign of speculation and exuberance.

Heavy new stock issuance that is well-received is another sign of speculation. Both the number of IPOs (initial public offerings) and the price spikes of hot deals are challenging the record highs of the Dot-Com Bubble, and we all remember how that turned out. In addition, this time around we have a record level of SPACs (special purpose acquisition companies) being floated. A SPAC is a blank-check (ie, no underlying assets) investment fund which faces lower regulatory hurdles and has greater flexibility to bring more speculative companies into the public markets than going public through the IPO process.

The craze for SPACs is reminiscent of the South Seas Bubble of the 1700s, when a new venture was described as "A company for carrying on an undertaking of great advantage, but nobody to know what it is". Until a SPAC has announced the company it will purchase, it is strictly "caveat emptor" from my perspective.

Another factor to consider is valuation, and stocks are getting expensive.

The recent S&P 500 All-Time high was 3935. Investors are pricing in +25% 2021 and +15% 2022 S&P 500 EPS growth estimates. The forward 12 months estimate is currently \$175, for a P/E of 22.5x which is well above average. Typically, a super bullish case has to be made to push the P/E above 20x; no recession risk, a friendly Fed, low interest rates, and "positive surprise" earnings growth. There may be a bump in the road along the way to surprising EPS growth. A letter to the Seabrooker editor noted the impact of a corporate tax rate increase to pre-Trump levels would significantly impact earnings. (As an aside, if you have questions, comments or topics you'd like for me to address, you can send me an email at rmlleggs@gmail.com). Increasing the corporate tax rate is on the Biden agenda, but I don't think it will completely reverse the earlier cuts and it's very unlikely to be in place before 2022. Still, if investors start to believe corporate taxes will increase, they may not be so optimistic that 2022 earnings will jump another 15%.

To be even-handed, there is a rational case to be made for an extended rally: herd immunity; continued Fed and fiscal stimulus; global economic recovery; and no real alternative to stocks as an investment. Anything less than clear herd immunity which ends the pandemic and reopens the economy by this summer would be very damaging to the bullish case.

In the words of one of my favorite philosophers Jimmy (not Warren) Buffett: "I don't know where I'm a-gonna go when the volcano blows". For now, I will enjoy the broadening participation in this Bull Market (cyclical, smaller and international stocks), but will continue to monitor for signs of increased volcanic activity.

Stay well! Invest wisely!▲

**IMPORTANT DISCLOSURES**  
The opinions voiced in this commentary on current economics and markets are my own and not the opinions or positions of any entities or organizations with which I may be affiliated or associated. This column is for general enjoyment and not intended to provide specific advice or recommendations for any individual or institution.

## Recently Sold on Kiawah & Seabrook Island

64 Salt Cedar Lane, Kiawah Island  
Sold for \$600,000 \*Represented the Seller

2516 Clear Marsh Road, Seabrook Island  
Sold for \$105,000 \*Represented the Seller

3033 Marshgate Drive, Seabrook Island  
Sold for \$2,950,000 \*Represented the Buyer

2849 Cap'n Sams Road, Seabrook Island  
Sold for \$736,000 \*Represented the Buyer

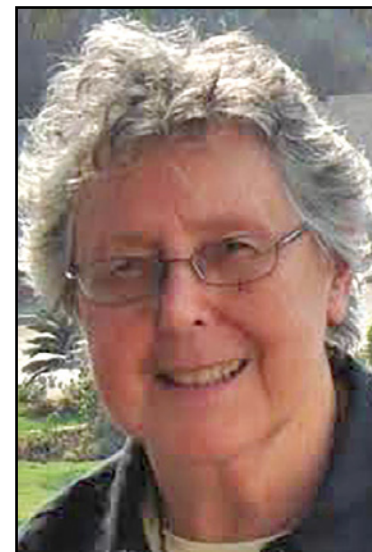


The Kiawah Seabrook Group

Bob Nitkewicz, REALTOR®  
bohn@dunesproperties.com  
(843) 819-7754



## WellAged SEABROOK ISLAND



Lee Hurd is the first person I have interviewed who came from Charleston. Born in 1935, she saw Charleston through some very hard times. There was poverty everywhere and distinctions between races was prevalent. She grew up loving Charleston and the many distractions it afforded her. She practically lived at the Museum of Charleston where she found a mannequin whose dress she much admired. It was what led her to her love of fashion illustration, a track she pursued while in college.

She went to the College of Virginia Commonwealth University. It is there she met her husband, Doug. They were married within 2 years, so Lee left school and went into the working world. She retired from Verizon in 1990. She said computers had not yet become part of people's lives.

She and Doug have lived in Seabrook for 30 years, both playing active roles in the community. It is here that her love of Jane Austen's work unfolded. She had heard of the Jane Austen Society in Savannah, so she made a trip to the Jane Austen Society Meeting. Soon Seabrook

was enjoying Jane Austen as the Society planned meetings with speakers from the College of Charleston giving learned presentations on the various meanings of Jane Austen's books. There was an annual tea, that was always well attended and a lot of work went into making it run smoothly and efficiently. Lee says she is Jane Austen's mother.

Lee and Doug live on land that abounds the Seabrook Island Lakes. So, of course, Lee had the idea of starting a Yacht Club for the Lake area, with special events and every year, a new Commodore.

But it is Lee's work with croning ceremonies that got a lot of attention, including a write up in the Post & Courier. A crone is not an ugly, withered, witch-like woman. A crone is a wise woman likely to be full of life, green and juicy. When Lee was 70, she decided to have a croning ceremony. She wrote a ceremony and made 16 golden crowns so her women friends could also be crowned. The ceremony honored the mothers and grandmothers of the attendees. A musician led all in a Cherokee chant. Lee's daughter crowned her quoting Proverbs 4, Verse 9. "Wisdom will set a crown of grace on your head; she will present you with a diadem." The group of newly crowned crones proceeded to a deck in Lee's garden where a fabulous feast awaited them.

Lee has offered a great deal to the mosaic of life on Seabrook. She has performed croning ceremonies for others. The Jane Austen Society still lives.

Lee and Doug have been married for 65 years. How many of us can say we've been able to hold on to our spouses for that length of time. Lee personifies the juicy crone, a woman who nurtures herself and others with her strength and wisdom. We are lucky to have her as a neighbor.▲

Barbara Burgess



## 2021 PGA CHAMPIONSHIP TO BE PLAYED WITH LIMITED NUMBER OF SPECTATORS ON-SITE

Collin Morikawa to Defend Title at Kiawah Island Golf Resort's Ocean Course

The PGA of America today announced that the 2021 PGA Championship will be contested with a limited number of spectators on-site, May 17-23, at The Ocean Course at Kiawah Island (S.C.) Golf Resort. Collin Morikawa will defend the 2020 PGA Championship he won with no spectators present last August at TPC Harding Park in San Francisco.

The decision to play with a spectator capacity of approximately 10,000 per day was made in coordination with the state of South Carolina, MUSC Health (the official medical services provider of the 2021 PGA Championship) and the Centers for Disease Control and Prevention.

"We're excited to welcome spectators back to the PGA Championship this May in a way that is responsible and aligned with current South Carolina health protocols," said PGA of America President Jim Richerson. "While we wish we could accommodate the sellout crowds who had purchased tickets, the 2021 PGA Championship will be stepped in gratitude as the best players in the world compete on the historic Ocean Course at Kiawah Island Golf Resort. We've staged three unforgettable events at Kiawah Island – the 1991 Ryder Cup, 2007 Senior PGA Championship and the 2012 PGA Championship – and are so excited to pen the next chapter in May. While crowds will be smaller than originally planned, we know the passion for golf in the Carolinas will create a memorable atmosphere on-course and excitement throughout the region."

Since the 2021 PGA Championship had previously sold out, the PGA of America will notify ticket holders of their order status via email. The limited number of tickets will be allocated based on a combination of factors, including the purchaser's original registration group, time of purchase and daily inventory available.

Those who are not provided an opportunity to retain their ticket order or elect to forfeit their opportunity will receive a full refund. Individuals or groups who purchased tickets from a secondary market platform other than [pgachampionship.com](http://pgachampionship.com) or PRIMESPORT should contact that site directly. The PGA of America will be unable to process refunds for those tickets.

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"The present reality, which requires limited spectators on-site will not change our objective, which is always to deliver yet another compelling PGA Championship," said Seth Waugh, PGA of America CEO. "The Ocean Course and its wide range of on-course conditions and circumstances will provide the world's best players with a challenging-but-fair test of golf. Kiawah as a venue has proven to always provide both huge enthusiasm and great theater. We can't wait to see how the drama will play out yet again this May."

As the PGA of America continues to monitor COVID-19 developments and work in concert with state public health authorities through Championship Week, the following COVID-19 Policies and Procedures, among others, will be in place for the 2021 PGA Championship:

- Face coverings will be required for all spectators, staff and volunteers, including those who have received a COVID-19 vaccine, and should be worn at all times (indoors, outdoors or when riding any PGA-operated shuttle).
- All spectators, staff and volunteers are expected to maintain appropriate social distancing at the Championship.

ship. Sanitation stations will be available throughout the grounds and regular handwashing is encouraged. Spectators will be permitted to bring their own hand sanitizers and facial coverings.

All stakeholders are encouraged to review the PGA Championship's Commitment to Health at [pgachampionship.com/health](http://pgachampionship.com/health) to learn more about the Championship's extensive health and wellness measures.

The PGA Championship perennially features the strongest field in golf. Six of the past nine winners went on to become No. 1 in the Official World Golf Ranking, including Rory McIlroy, a four-time Major Champion who won the first of his two PGA Championships at Kiawah Island in 2012.

Morikawa, 23, was in middle school in 2012. However, his 65-64 finish last year at TPC Harding Park made history as the lowest combined weekend score recorded in a major. In doing so, Morikawa became the third-youngest PGA Champion behind only McIlroy (2012) and Jack Nicklaus (1963).

Many of golf's greatest champions, from Walter Hagen, Gene Sarazen, Sam Snead, Byron Nelson and Ben Hogan to Lee Trevino, Jack Nicklaus, Tiger Woods, Rory McIlroy and Brooks Koepka, have had their names inscribed on the famed Wanamaker Trophy.

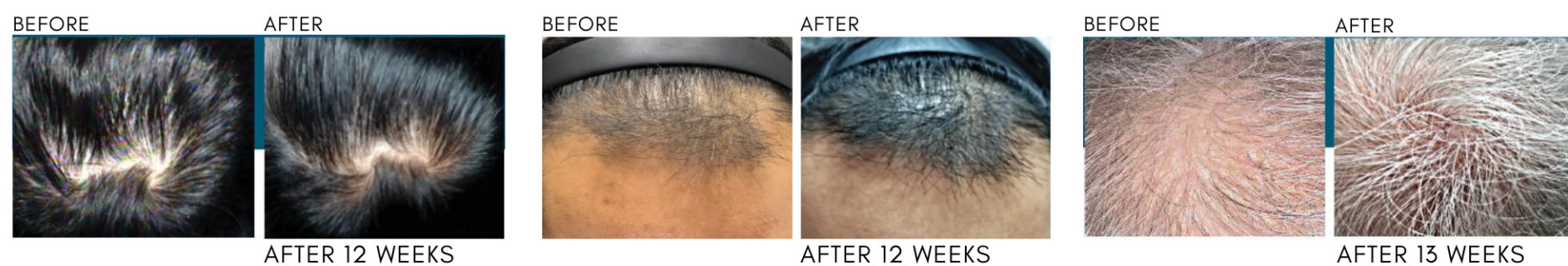
The 2021 PGA Championship – the second in the PGA of America's landmark 11-year media rights agreement with CBS and ESPN – will feature CBS Sports, ESPN and ESPN+ combining to deliver an unprecedented amount of broadcast and digital coverage.

Globally, the PGA Championship will be broadcast in 164 countries and territories reaching more than a half-billion households.▲

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dunes properties was recently named the #5 Real Estate Agency in Charleston County with Over \$415 Million in sales!



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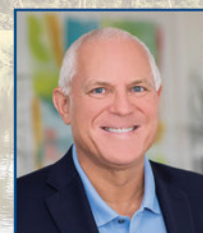
Sharon Welch  
404.444.6907



Brendan Magee  
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Bob Nitkewicz  
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The Kiawah Seabrook Group

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# HABITAT

## Crucial for Seabrook's Wading Birds!

Seabrook Island residents have long revered the natural beauty of our island and the wildlife it supports. We enjoy as many as two hundred species of birds, rabbits, squirrels, raccoons, alligators, fox, bobcats, and many other critters...yes, deer too.

Maintaining a suitable habitat to sustain healthy populations of wildlife on Seabrook Island will continue to be a challenge. This is particularly true for our wading birds that nest here: Great and Snowy Egrets, Great Blue, Little, and Green Herons, Anhinga, Black-crowned and Yellow-crowned Night Herons, and hopefully sometime in the future, the Rosette Spoonbill.

These birds may nest in isolated pairs, but more frequently nest together in colonies or rookeries in trees, shrubs, and thick vegetation along the banks of our marshes, lagoons, and ponds. Generally, the Great Egret, Great Blue Heron, and Anhinga nest higher, up to 50 or 60 feet above the water, and the Snowy Egret and Green Heron lower in the thicker vegetation.

Over the years, Seabrook Island residents have enjoyed watching these various nesting colonies move throughout the Island, Mallard Lake, Jenkins Point lagoons and ponds, and most recently along the banks of Palmetto Lake. Unfortunately, as these colonies grow and become more successful, their fecal droppings over time adversely impact and frequently kill the very habitat they require for successful nesting.

Fortunately, Seabrook Island has an abundance of the indigenous southern wax myrtle (*Morella cerifera*), also known as southern bayberry, candleberry, swamp berry, bayberry tree, or tallow shrub. This tree/shrub is well adapted to our southern coastal climate and grows abundantly on the banks



Snowy Egret by Charles Moore.



Great Egret by Ed Konrad



Great Blue Heron by Charles Moore



Roseate Spoonbill by Ed Konrad



Snowy Egret by Ed Konrad



Black-crowned Night Heron by Ed Konrad



Green Heron by Ed Konrad



Roseate Spoonbill and friends by Ed Konrad

of Seabrook Island's freshwater and saltwater marshes, creeks, and rivers providing not only critical nesting habitat for wading and shorebirds, but also habitat and a primary food source for many smaller birds such as warblers, sparrows, cardinals, etc.

This fast-growing tree/shrub can reach 20 to 25 feet high and wide, growing as much as five feet in one year. Branches often extend over the water reducing the water temperature and eventually falling to provide shelter for fish, resting areas of turtles, and nutrients that form the basis of the aquatic food chain. Their roots provide important erosion control. Because it grows so profusely, however, some residents view it as nothing more than a bush or tree spoiling their view.

The Seabrook Island Community is quickly becoming developed. Existing wildlife habitats must be protected and maintained if we want to keep the natural beauty and the wildlife-friendly environment that brought us all here. Soon bird and wildlife habitat will be limited to residential buffers and SIPOA property. Much of this habitat is populated by wax myrtles. How SIPOA manages and maintains this amazing tree/shrub along our waterways will determine if shore and wading birds will continue to nest here and other wild things will continue to make Seabrook Island their home.

Survey after survey over the years has consistently shown that the natural environment and abundant wildlife to be a primary reason why residents selected Seabrook Island as their home. ▲

Charles Moore



Great Egret by Charles Moore



Anhinga by Charles Moore



Green Heron chicks by Ed Konrad



Little Blue Heron by Ed Konrad



## HEALTHY AGING

Jerry Reves, MD

COVID-19 Vaccine - So Many Questions

Vaccinations against the COVID-19 virus began in December and will continue until a large majority of the population has been vaccinated. As of this writing in the U.S. about 26 million people representing 6.5% of the population have received the vaccine. The target is at least 66% so as of now we are 10% of the way to getting herd immunity in the U.S. I am often asked the following questions.

**Should I get vaccinated?**  
This is an easy question with a very clear answer: YES! There are two reasons for this answer. First the vaccine will protect you from contracting the disease. Second, with your immunity and that of others around you, we will be able to stop the spread of the disease. Sign up for the vaccine and when your priority is attained get the vaccine as soon as possible.

**What are contraindications to the vaccine?**

The major reason not to get vaccinated is if you are allergic to it or have had major allergic reactions to similar vaccines. These are extremely rare. If you have chronic diseases like cancer, heart disease, chronic lung disease, diabetes etc. you are a particularly important candidate for the vaccine. These diseases predispose you to higher risk of serious illness if you contract COVID-19 so you should get vaccinated. The two vaccines now approved both contain polyethylene glycol (PEG). If you have had a severe anaphylactic reaction to any medication with PEG or polysorbate do not receive the vaccine. It is best to consult with your physician if you have a history of a life-threatening reaction to any medication before getting the vaccine.

**If you have already had COVID-19 should you be vaccinated?**

Yes, even if you have already had COVID-19 you should receive the vaccinations. This will give you proven immunity from the disease and is recommended.

**Are the vaccines equally effective?**

The two currently currently used in the U.S. are highly effective and use the same messenger RNA mechanism to mount the immune response. Both have been proven to confer 95% effectiveness in preventing COVID-19. The Johnson and Johnson vaccine that is pending emergency approval has an overall worldwide effectiveness of 65%, 72% in the U.S., and importantly 88% effectiveness in preventing serious manifestations of the COVID-19 disease. So the

answer to the question is that the vaccines are all very effective in preventing COVID-19.

**Are there differences in side effects to the vaccines?**  
The safety of the vaccines, even now with over 20 million injections administered, is very safe. The side effects tend to be minor with pain in the arm, headaches, sometimes fever, and some malaise. There is no difference apparently in the side effects between the vaccines now available.

**Do side effects differ between first and second shots?**  
Yes, the chances of more side effects are higher with the second shot. The second shot is more likely to cause tiredness, muscle and joint pain, chills, fever, and swelling and redness at the injection site. However, these reactions tend to last about a day or two and are not serious. They also do not occur in a large proportion of the people who have been vaccinated.

**Should medicines be taken before and after vaccination to prevent side effects?**  
It is not recommended that prophylactic medications like Tylenol, Advil, ibuprofen, or acetaminophen be taken before the shot to reduce the side effects; however, they may be used to treat the symptoms after the vaccination. It is always best to consult with your physician before taking any medications.

**Should vaccines be switched between first and second dose?**

No, you should get the second shot from the same manufacturer as the first. Thus, if you start with Pfizer or Moderna for the first vaccination, then that is the one to get for the second vaccination. The group from which you get your vaccine AND you should have a record of which vaccine you are given. Keep the record to be sure the first and second vaccination are the same.

**Should you get other vaccines while getting COVID-19 vaccine?**  
The CDC advises that only one vaccination be done at a time unless an emergency, like tetanus, requires another vaccination. So if you schedule a COVID-19 vaccination do not get other vaccinations during the two COVID-19 shots.

**When will the vaccine be available to us (the herd)?**  
The goal for mass vaccination is for



Badge given by MUSC after second vaccination



### The Seabrook Island Artist Guild welcomes Angela Trotta Thomas

March 16th • Lakehouse Back Porch • 1 pm



Angela is the premier toy train artist in America and one of the few women painters of classic automobile fine art. She is the only artist ever licensed by Lionel Trains LLC. She has been a realist painter since receiving a Master's degree in Art from Marywood University, Scranton PA. She was enrolled in their famed "Get Your Master's with the Masters" program. She has been painting Lionel trains for almost 30 years. Her main focus in her paintings has been about traditions being passed down for many generations to come. Angela's paintings have always revolved around the child's part in these traditions. Lionel trains are truly a part of the American fabric, and she is captivated by these cherished toys and the traditions they have inspired in generations of children.

Due to COVID-19, our meetings are being held outdoors on the back porch of the Lakehouse. Please dress appropriately for the weather, bring a chair to sit on and bring your own beverage and/or snack. Only members can attend but if you would like to join the Seabrook Island Artist Guild all our welcome and membership dues is only \$30 annually. If you are a member and have not paid your 2021 dues, please bring payment to the meeting. If you are not yet a member, please bring annual payment to become a member.

For more information on SIAG, please visit our website: [www.seabrookislandartistguild.com](http://www.seabrookislandartistguild.com) ▲

Angela has created many paintings of



Interested to learn more about volunteering for

Seabrook Island's Shorebird Steward Program?

Send an email to:

[SIBStewards@gmail.com](mailto:SIBStewards@gmail.com)



Learn more about Seabrook Island's Shorebirds & Seabirds

Covid protocols in place  
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Like us: <https://www.facebook.com/seabrookislandbirders/>  
Follow us on Twitter: @SIBirders

**Are vaccines effective against the mutant viruses?**

Welcome to the world of man versus nature. Man has created a very effective vaccine that causes our immune system to kill the COVID-19 virus. Nature has an ingenious way of evolving, however, to avoid weapons that destroy it. Thus, as the coronavirus moves from person to person, it has the chance to modify itself so that it is no longer subject to medicines designed to kill it. This happens with bacteria who become resistant to antibiotics and in time mutant strains of viruses can become resistant to immunization. Right now, the Pfizer and Moderna vaccines are effective against the B.1.1.7 strain, which was discovered in the United Kingdom. However the B.1.351 strain, which was found in South Africa, and P1 strain, which has become dominant in Brazil, may be less susceptible to the current vaccines. However, in the continued fight of man vs virus, the vaccines can be modified to be effective against the new variants. The point is the war on this virus and its mutants will be with us for a while. This fact is all the more reason to continue to practice all cautionary protections mentioned above for the foreseeable future.

**The Bottom Line**

COVID-19 has been in this country for a little over a year. In that time, we have developed, manufactured, and distributed highly effective vaccines that, when most of the population is vaccinated, should reduce the illness to low or nonexistent levels. However, we must do our part by getting vaccinated and continuing to practice all the precautionary methods to prevent the spread of this deadly virus. ▲



TOWN OF SEABROOK ISLAND

TOWN COUNCIL SPECIAL MEETING Minutes - January 26, 2021 - 2:30pm

The January 26, 2021 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.

- Minutes: The following minutes were unanimously approved as written:
• Town Council Special Meeting of December 8, 2020
• Town Council Meeting of December 15, 2020
• Ways & Means Committee Meeting of January 12, 2021

Financials: Mayor Gregg reported that the total fund balance for the period ending December 31, 2020 was \$5,608,670, about \$453,218 more than the balance for the same period in 2019.

Citizens/Guests Presentations, Comments: The Mayor gave instructions for how meeting participants could be recognized to give a comment.

Reports of Standing Committees, Commissions, Boards: Public Safety Committee - Skip Crane Councilman Crane reported that the Public Safety Committee met on Monday, January 11, 2021.

The Town Administrator reviewed the following items that were relevant to the Public Safety Committee:
• The Seabrook Island Crosswalk Improvements
• The implementation of Ordinance 2020-14, the Short-Term Rental Ordinance
• The 2021 PGA Championship Temporary Encroachment Permit for off-site parking

The next Public Safety meeting is scheduled for February 8, 2021. Mayor Gregg stated that he had received a comment from a resident concerning unleashed dogs on the pedestrian pathway and asked the Public Safety Committee to investigate the inquiry.

relating to the proposed changes to Charleston County's Zoning & Land Development Regulation Ordinance got 218 hits.

Special Projects/Beach Administration - Barry Goldstein Councilman Goldstein expressed his frustration that he and the Town Administrator are still waiting on the reports from ESP Associates pertaining to the roadway and flooding along the bike path.

Beach Administration/Community and Government Relations - Jeri Finke

Dolphin Education Program - Councilwoman Finke reported that Lauren Rust, Lowcountry Marine Mammal Network, is excited that the Town will continue to fund the Dolphin Education Program in 2021.

Community Promotions Grant Program - Councilwoman Finke had provided Council with the application and criteria for the Community Promotions Grant Program before the meeting. The grants are to be promoted within the Town and can range from \$250 to \$1,500.

Ways & Means - John Gregg The Mayor reported that some of the topics addressed by the Town Administrator at the January Ways & Means Committee meeting were:

- Approval of SC CARES Act funding requests in the amount of \$27,307.41
• Substantial completion of repairs/improvements to the two crosswalks
• Expected issuance of RFP for beach patrol services
• Extension of business license due date to March 31 and revision of business license application form and preparation of required materials for short-term rentals
• Preparation of material and a pledge supporting cessation of use of SGAs which will be included in the business license renewal packet for pest control companies
• Receipt of Temporary Encroachment Permit application for the 2021 PGA Championship, which will be addressed by the Planning Commission
• Mayor Gregg reported on the following topics at the January Ways & Means Committee meeting:
• January 11 incident involving an individual self-barricading inside a Seabrook Island residence
• Upcoming nomination of James Ferland for appointment to the Seabrook Island Utility Commission
• Inquiries and suggestions for COVID vaccination events
• Proposed changes to the Charleston County Zoning and Land Development Ordinance that included revisions to zoning that would affect Johns Island and Seabrook Island
• Receipt of a letter from a young girl pertaining to impacts of SGAs on the

bobcat population. Councilman Crane reported on the following items at the January Ways & Means Committee meeting:

- Disaster Recovery Council exercise, planned by the Public Safety Committee, based on an earthquake scenario, which will be held on January 27
• DSO Advisory Committee to meet January 28 to review the second draft of the revised Development Standards Ordinance

Councilwoman Finke reported, at the January Ways & Means Committee meeting, on:

- Community Promotions Grant Program material to be provided to Council for their review and approval at their January 26 Town Council meeting

Reports of Ad Hoc Committees:

Development Standards Ordinance Advisory Committee - Councilman Crane reported that the DSO Advisory Committee will meet on January 28 via teleconference. Since their meeting on November 19, 2020, members have been reviewing the draft of the revised DSO and have been submitting comments and suggestions. The next meeting will concentrate on reviewing items submitted by members of the committee.

Reports of Town Officers:

Mayor - John Gregg
• Nomination for Appointments to Seabrook Island Utility Commission - As a result of Tim Morawski's resignation, Mayor Gregg nominated James Ferland for appointment to the Seabrook Island Utility Commission to complete Mr. Morawski's term that will expire November 2025.

Incident Report of Water Rescue - Mayor Gregg reported that, on January 19, a woman was seen in the water in the vicinity of SIPOA's Boardwalk #9 and apparently was unable to resist the current. Calls for emergency response resulted in St. Johns Fire District Marine Unit launching into the water and dispatch of a Coast Guard helicopter. The Town's beach patrol provider, who was on patrol on Kiawah, launched a jet ski to offer assistance. The woman was assisted by a kayaker in the vicinity of St. Christopher Camp until the SJFD boat arrived. She was transported to a hospital for care.

Town Administrator/Zoning Administrator - Joe Cronin

SC CARES Grant Reimbursement - Town Administrator Cronin reported that the Town had received a check for \$27,307.41 from the SC CARES Grant reimbursement. Of that total, \$21,105.20 will be deposited back into the Emergency Fund and \$6,202.21 will go back into the General Fund since this reimbursement was for paid leave, salary and related expenses.

Temporary Encroachment Permit - The Town Administrator stated that a question was raised at the Planning Commission meeting on January 12 as to whether the PGA anticipates having a full crowd of spectators this year. The PGA representatives stated that nothing had been announced, but it is likely that the PGA Championship tournament will have reduced attendance. If this is the case, the traffic study numbers may decrease. The Temporary Encroachment Permit will be on the Planning Commission's February 12 agenda for review and approval.

2021 Business License Renewal Update - Town Administrator Cronin reported he has just completed the business license application form and it will be posted on the Town's website. He is working on finalizing the short-term rental permit application and the Bobcat Pledge. Business license applications are expected to be mailed out within a week or so and the deadline for renewals will be March 31. Beach Patrol Invitation for Bid - Town Administrator Cronin stated that the Invitation for Bid is ready to go out

for beach patrol services. In the 2021 contract, the schedule is the same as 2020, from April 1 to September 30. The 2021 contract will be for an initial two-year term with three one-year renewals for a total of five years. The service for up to six trash cans is also included in the 2021 contract. Councilwoman Finke questioned whether the Town would want to add the additional code enforcement services, which will be necessary for the short-term rental permits, on the same contract as beach patrol. The Town Administrator explained that the Mayor wanted to have code enforcement as a separate IFB since there might be more companies that would have expertise in that area that would not have expertise in services required for the Town's beach patrol.

Seabrook Island Road Traffic Signage Update - Town Administrator Cronin reported that, since money has been budgeted in 2021 for maintenance and upgrades to Town signage, he has met with a representative from Sunburst Landscaping and they have inspected all Town signs along Seabrook Island Road and the pathway. Work on the signage is planned to take place in phases, with the first phase to include repairs to existing posts and backings of all signs. All signs will be repainted and most, if not all, sign faces will be replaced with signage that meets the Department of Transportation's specifications. In the next phase, probably later this year, the main Town sign and, possibly, the sign at Town Hall will be replaced. He added that he has also asked Sunburst Landscaping for a price to upgrade some of the landscaping in the spring. Councilman Crane commented that a few sections of the split rail fence either needed to be put back in place or replaced. The Town Administrator replied that Sunburst Landscaping will be giving him a cost on that also. Councilman Goldstein also asked whether barriers could be placed across from the Marina and Lulu's that would be effective to prevent people from driving on the grass there. The Town Administrator stated that a couple of options had been discussed but they had not come up with a good solution yet. For now, Sunburst will add addition fill and reseed in those areas. Town Administrator Cronin added that it would help if there was signage before the traffic circle indicating the outside lane only leads to Seabrook Island.

Tide Tables at the Town Hall - The Town Administrator reported that the 2021 Tide Tables are available at the Town Hall and a notice will be sent out on Tidelines.

Town Council Members - See Above Utility Commission: Annie Smith-Jones reported that the Utility Commission met on January 21, 2021. SIUC did not have a meeting in December since the 2021 budget was completed at their November meeting. The November financials showed that the net income was \$41,894. Except for irrigation, all revenue sources were above budget. After adjustments for capital projects and bond interest and principal, November showed a deficit of \$71,808. Year to date, there is a surplus of \$55,597 over budget. The Balance Sheet shows that available cash totals \$2,729,010. Ms. Smith-Jones reported that November billing was generated by the new application with minimal conversion issues. December financials were not available at the time of the last meeting.

For Sewer, for the month of November, effluent quality continued to meet all permit requirements. Daily average flows were 0.359 million gallons per day. For water distribution, SIUC delivered 21,851,519 gallons of water for November compared to 21,183,967 gallons last year. A total of 133 new radio meters were installed.

For sewer, for the month of December, the effluent quality continued to meet all permit requirements. Daily average flow was 0.374 million gallons per day. For water, in December, SIUC delivered 21,625,430 gallons of water for the month compared to 17,902,620 gallons last year. Ms. Smith-Jones reported that the three generators from FEMA have been ordered and the RFP contract for installation was signed. SIUC will also purchase a fourth generator. Ms. Smith-Jones stated that, if the electricity goes out, SIUC will then have ten generators to operate their system.

A developer for the Andell Property and a developer for the Marsh Walk Villa Property have contacted SIUC about service. Petitions Received, Referred or Disposed of: None

Ordinances for Second Reading: None

Ordinances for First Reading: None

Emergency Ordinances: None

Emergency Ordinance 2021-01: 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 businesses; 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; to extend the expiration date for active building permits; and other matters related thereto.

Councilwoman Finke made a motion to approve Emergency Ordinance 2021-01 and Councilwoman Fox seconded the motion. Councilwoman Fox made a motion to strike Section 1(c) (5) from Emergency Ordinance 2021-01. She stated that we already have an exemption for wearing face coverings for medical reasons; but, if this section is included in the ordinance, no one exercising at the Lake House would have to wear a face covering. Councilwoman Finke stated that she believes this would be sending the wrong message since the Lake House (SIPOA) requires face coverings. Councilman Crane seconded the motion. Heather Paton, Executive Director of SIPOA, commented that the Property Owner's Association is participating in MUSC's Back2Business Program, which evaluates COVID safety measures such as occupancy limits, new facility access routines, sanitation, mask and temperature requirements, etc. and they are not recommending that they eliminate the mask requirement in the Fitness Center. The motion to delete Section 1(c)(5), which is the section which would eliminate the requirement for individuals engaged in strenuous activity to wear a face covering, carried by a vote of 4 to 1. Councilwoman Finke made a motion to approve the amended Emergency Ordinance 2021-01. Councilwoman Fox seconded the motion and the vote to approve was unanimous.

Miscellaneous Business: None

Citizens Comments: None

With there being no further business, the meeting was adjourned at 4:15 p.m.▲

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HEALTH BENEFITS OF CYCLING

Steve Penkhus, MD

Seabrookers are lucky to have so many miles of safe, flat, low speed limit roads, a year around climate, beautiful landscape, and amazing wild life, all making for a great cycling experience. Cycling is an especially ideal activity in this COVID-19 environment because of social distancing, clean outdoor air and virus destroying UV light. The reported health benefits of cycling are impressive. Here is an interesting short list to help keep you motivated:

- + Cycling can significantly boost your immune system. This is so important in our current COVID-19 environment. A study from the University of North Carolina found that people who cycle for 30 minutes five days a week take about half as many sick days as couch potatoes.
+ Cycling has been associated with a longer life expectancy. Kings College London compared over 2400 identical twins and found that those who did equivalent of just three 45 minute rides a week were nine years biologically younger than their identical sibling after controlling for other influences. A study from Norway found that men in their 70's and 80's who exercised 30 minutes a day lived up to five years longer than those who did not exercise. Regular exercise has been associated with lower risk of heart disease, type two diabetes, many types of cancer, hypertension, obesity, stroke, infections, insomnia, anxiety, depression, addiction, attention deficit, osteoporosis, and arthritis (all associated with a shorter life expectancy).
+ When looking at only heart disease studies reported from Purdue University have shown that regular cycling is associated with a decreased risk of

heart disease by 50%. Cycling just 20 miles a week reduces the risk of heart disease to less than half of those who did not exercise. A recent study from the University of Glasgow found that individuals who cycled to work had 50% less chance of developing heart disease and cancer.

- + Exercise such as cycling improves blood flow to the brain which results in changes of many brain chemicals like dopamine, norepinephrine, serotonin, endorphins and brain derived neurotrophic factor(BDNF) which are thought to be related to less depression, anxiety, addictions, PTSD, insomnia and attention deficit disorder. Studies from the University of Illinois found that with a 5% improvement in cardiovascular fitness from cycling there was a 15% improvement in mental testing. Cycling helps build new brain cells in the hippocampus, the region responsible for memory. Exercise in general has been shown to decrease the incidence of dementia including Alzheimer's disease. Mood improves for up to 12 hours after cycling. Other CNS reported benefits are overall improved sense of well-being, improved memory, creative thinking, work productivity and reaction time.
+ Studies have shown that cycling might improve your sex life. A Harvard study found that men aged over 50 who cycled for at least three hours a week have a 30% lower risk of impotence than those who do little exercise. A study from the University of British Columbia found that women who exercised for 20 minutes a day experience greater sexual response than those who didn't.
+ University of Michigan study found



that pregnant women who regularly exercised such as cycling experienced less labor complications, better overall mood throughout pregnancy, recovered faster, and more important, their babies had 50% lower chance of becoming obese.

- + If we look at cancer specifically, a Finnish study found that men who cycled at a moderate level for at least 30 minutes a day were half as likely to develop cancer as those who didn't. Another study showed that women who cycle regularly reduce their risk of breast cancer by 34%. Then there is the study from the University of Glasgow that found that men and women who cycled to work had approximately 50% less risk of all cancers.
+ Weight loss is a very important benefit of cycling. A study reported in the American Journal of Sports Medicine found that patients who exercised by cycling daily lost 12% of their body fat in six months. This is an amazing result considering diet was not involved. This was more weight loss than from walking or swimming. The weight loss

from cycling appears to be mostly the intra abdominal (visceral) fat which is the fat that produces inflammatory chemicals like cytokines which are associated with many of our diseases. Extra calorie burn can continue for hours after cycling. High intensity interval training (HIIT) is a great way to loose that abdominal fat and at the same time build muscle and improve fitness and endurance. A general rule of thumb to start with is 80% low to moderate exertion and 20% high intensity (9-10 on a scale of 10) exertion. Many combinations of HIIT workouts can be found on the internet. That increase in muscle mass is associated with an increase in caloric consumption contributing additional weight loss. That weight loss is associated with less stress on joints of the feet, ankles, knees, hips and back. Weight loss has even been associated with increased wealth. An Ohio State University study surprisingly found that an increase of one body mass index in weight or approximately 6 pounds was associated with an 8% reduction in

wealth!
+ Cycling can have many muscular skeletal benefits. Cycling can prevent age related muscle loss and as already noted improve muscle mass. This is especially true in the lower extremities and core muscles. Cycling can strengthen ligaments, tendons and decrease those inflammatory cytokine chemicals that cause arthritic joint damage. Cycling is associated with much less stress on lower extremity joints and back than walking, running and many other activities. Cycling can improve posture, coordination, flexibility, joint mobility, balance and bone strength.

In addition to these and many more examples of health benefits, cycling can be an excellent way to relax, socialize, meditate and enjoy our good fortune living here on Seabrook Island. Make sure your bike is a good fit, everything works and be safe.▲

Dr. Penkhus is one of two Seabrook alternates for the Bulldog Challenge. He is participating in all preparations.

Scott, Schatz, Shaheen Introduce Bipartisan Legislation to Increase Access to Telehealth in the Midst of the Pandemic

The Telehealth Modernization Act codifies crucial flexibilities for telehealth coverage to increase access to high-quality health care services, particularly for seniors.



On February 23rd, Senators Tim Scott (R-S.C.), Brian Schatz (D-HI), and Jeanne Shaheen (D-N.H.) reintroduced the bipartisan Telehealth Modernization Act that would update coverage restrictions that have long prevented life-saving telehealth services for many of the nation's roughly 61 million Medicare beneficiaries. They are joined by Senators Blackburn (R-TN), Marshall (R-KS), Tester (D-MT), and Wicker (R-MS). "As Ranking Member on the Senate Aging Committee, I know how important telehealth is to our nation's seniors. Telehealth has been a godsend for millions of Americans receiving health care services during the pandemic, while ensuring the spread of the virus stays at a minimum," said Senator Scott. "Updating our laws to solve today's challenges through common sense and practical approaches will ensure more access to health care and a safer aging population." "Telehealth has been a critical lifeline for millions of patients who need care during this pandemic. Now we need to make sure that the emergency expansions of telehealth coverage for Medicare beneficiaries are made permanent," said Senator

Schatz. "This new bill works hand in hand with the CONNECT for Health Act by removing unnecessary barriers in Medicare and making it easier to keep using telehealth moving forward." While these Medicare access gaps predated the pandemic, the spread of COVID-19 highlighted the urgency of updating telehealth coverage rules, prompting Congress to provide authority for temporary emergency waivers designed to ensure safe access to care for seniors and other vulnerable populations. As the pandemic raged, Medicare beneficiaries turned to telehealth services to minimize exposure risk and receive medically necessary care in safe and accessible settings. In April 2020, more than two-fifths (43.5%) of Medicare FFS primary care visits were provided through telehealth, and from mid-March through early July of that year, more than 10.1 million beneficiaries accessed telehealth services. Without further congressional action, however, these emergency flexibilities will expire at the end of the public health emergency, creating chaos for tens of millions of Medicare beneficiaries, including many who have come to rely on telehealth for

critically needed care. Our nation's seniors deserve better. The Telehealth Modernization Act would help to support their needs through necessary updates to coverage policies. The Telehealth Modernization Act makes permanent two changes:
• Ensures that patients can access telehealth anywhere by permanently removing Medicare's so-called "geographic and originating site" restrictions, which required both that the patient live in a rural area and use telehealth at a doctor's office or certain other clinical sites.
• Protects access to telehealth for patients in rural areas. And gives the U.S. Secretary of Health and Human Services new authority to do these three things:
• Help patients continue to access telehealth from physical therapists, speech language pathologists, and other health care providers.
• Help give Medicare recipients many more telehealth services.
• Help Medicare hospice and home dialysis patients use telehealth to keep receiving necessary care.▲

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

# Short Term Rentals on Seabrook Island 2021

Almost one half of the properties on Seabrook Island are in associations and regimes that are members of COVAR.

In the February COVAR article in The Seabrooker, I outlined the licenses and permits required to operate a STR on Seabrook Island, the newest addition being the need to obtain a STR permit from TOSI. This permit is in addition to the previously required business license and S.C. retail licenses required.

Rental season starts in earnest around Easter every year, which is early for 2021 on April 4. Business license renewals were extended to March 31st this year.

Short Term Rentals contribute significantly to the financial success of Seabrook Island at all levels-Town, Club and SIPOA, not to mention the local restaurants and businesses that benefit from monies spent by the rental market.

**How is occupancy determined?** Occupancy is determined by the number of bedrooms in each rental (as recorded in the Charleston County Tax Records). This information is easy to find online at [charlestoncounty.org](http://charlestoncounty.org). From the home page, use the tab "Online Services", Pay Taxes and View Records, Real Property Record Search, and then enter the street address. This will bring up a record of the property owner's name. To the left, "view details" will lead to the property sales history page. Click on "additional property info" at the bottom of the page, which provides additional information including the number of bedrooms on file with the County.

Please remember, in times past, you may have been able to set your own occupancy. The new ordinance no longer allows that, with a strict formula for determining occupancy. Also keep in mind that loft spaces, converted attics, enclosed sheds and other ancillary structures that do not meet ordinance descriptions cannot be included in a bedroom count, only the number of legal bedrooms on County Tax Records.

This ordinance does not apply to children under 2. This ordinance also does not apply when the rental unit is occupied by the owner(s) of record, their non-paying guests or their non-paying guests who are related by blood, adoption, or marriage to the owner(s) of record.

**Ordinance 2020-14** can be viewed in its entirety on the TOSI website, [townofseabrookisland.org](http://townofseabrookisland.org). Choose the "Services" tab, select "Licenses and Permits", then select "Short Term Rental Permits". On the right side of the page under "More Information" you will find the entire ordinance.

For a unit less than 2400 square feet, occupancy is defined as 2 people per bedroom plus two. For example, one bedroom=4, 2 bedrooms=6, 3 bedrooms=8.

For rentals larger than 2400 square feet, occupancy increases from an additional 2 people allowed to an extra 4 people allowed. Example: 4 bedrooms over 2400 square feet would allow maximum occupancy of 12 people. Both maximum occupancy and the current 2021 Business license number must be included in any advertisement of a short-term rental.

Maximum occupancy applies to the unit as a whole and is not intended to limit the number of people within any bedroom or living area.

**Parking requirements for Short-Term Rentals**

Parking was not addressed within Ordinance 2020-14 any more specifically than to state that there must be minimum off-street parking for at least one vehicle.

SIPOA does not allow overnight parking on any SIPOA road and many regimes can only accommodate the number of vehicles that can fit in the driveway of the STR unit or designated space if the unit does not have its own driveway. Vehicles must also never be parked within 15 feet of a fire hydrant, nor on any yard, landscaped area, fire lane, loading area, sidewalk, common space," no parking" area, within shared driveways and parking lots, nor in any aisle or driving lane.

Parking shall also never impede access by emergency vehicles or the flow

of vehicular or pedestrian traffic that would impact safe ingress or egress to a neighboring property. Commercial Vehicles, Recreational Vehicles, Boats, Trailers, etc. are never allowed to be parked at a STR unit.

Several of the Villa and Regime Associations boards within COVAR have tightened their parking rules recently, to further ensure that vehicles are following both SIPOA and Town rules, while seeking to prevent damage to regime landscaping, irrigation, lighting, and other common regime property.

**Safety considerations in drafting Ordinance 2020-14**

Safety was a huge consideration in the drafting of TOSI Ordinance 2020-14.

Some of the factors evaluated in drafting the ordinance, after determining maximum occupancy limits, were the safety requirements for each unit. These include the number and location of Smoke Alarms, the type and location of Fire Extinguishers, requirements for a Carbon Monoxide Detector and Sprinkler System (if applicable). The St. John's Fire Department has not been able to provide safety inspections due to Covid restrictions, but hopefully in the future we will once again be able to take advantage of this free service.

Maintenance of Short-Term Rentals is a large factor, both from a safety point of view, but also to ensure that the rental guest has the most positive experience and will want to return to Seabrook Island, either as a renter or potential homeowner. All structural elements of the rental should be inspected on a regular basis by the homeowner and/or the rental management company. Items to be inspected include the inside and exterior of the dwelling, decks, stairs and handrails, guardrails, boardwalks, docks as well as frequent inspection of all mechanical, electrical, and plumbing systems.

**New requirements for Short-Term Rental Units on Seabrook Island**

To guarantee that the safety requirements are being met, inspections may be performed on a STR unit, with adequate notice by TOSI. Additionally, a

new requirement states that if the property owner or designated agent does not live within 50 miles of the rental property, they must identify an individual(s) who does reside within 50 miles of the property and within 2 hours and be accessible and available to respond to any emergency, violation, or inspection request.

**Information to be posted in each rental unit must include:**

- the current TOSI Business License number
- Maximum Occupancy of the Unit
- Fire Extinguisher location
- The Name and Number of a 24-hour contact

**This information should be posted on or adjacent to the main entry door of the rental unit.**

Information packets are already provided to the rental guests by the homeowner or their rental management company. Ordinance 2020-14 requires additional information to be included in this packet:

- Name and Telephone number of unit's 24-hour emergency contact
- A current copy of the "Short-Term Rental Rules"
- A current copy of the "Community Rules Flyer"
- A current copy of the "Emergency Contacts List", updated by the Town each year.
- A current copy of the "Emergency Resources Flyer"
- Any emergency restrictions or requirements in place at a State, County or Local level
- Any other information deemed necessary to protect the safety health and welfare of the rental guests.

These rules/ flyers will be available from TOSI Zoning Administrator, usually by April 30th of each year.

As with any new ordinance enacted by the Town of Seabrook Island, please take the time to educate yourself about these new rules and requirements, as well as consider how they impact you. Additional language in the ordinance addresses applicable fees, complaint and appeal processes, violations and subsequent fines or penalties.▲

# Charleston's Bridge to Nowhere

REPRINT POST & COURIER



The entry to the so-called Bridge to Nowhere sits on Petty St., near the Charleston Rifle Club

## The story of why 182 acres of land on the peninsula are sitting vacant

If you drive around the Upper Peninsula, weaving your way through the lively Wagener Terrace neighborhood, then passing by the Charleston Rifle Club, eventually, you'll hit a dead end. Well, almost. First, you'll reach what looks like a seemingly pristine bridge, running parallel to I-26 and completely void of traffic. It's blocked off by a temporary barrier; but if you were to continue on, after about a quarter mile, you would reach the end of the bridge – and nothing else.

The story of how the bridge came to be (and then, \$10 million later, not to be) is a tale made complicated by

phorous – a highly combustible chemical element – from a nearby plant.

By the time this was all realized, however, it was too late. The land was deemed unfit for use, and that would remain the case until it was cleaned up. And the cleanup ain't cheap – we're talking tens of millions of dollars.

Some of the bills have been footed by the responsible parties– and some by the federal government– who in 1994 designated Magnolia a Superfund site (a distinction granted to only the most contaminated land in the country). By the turn of the century, major progress had been made, and with the end seemingly in reach–investors + city leaders began eyeing the property as an opportunity to redevelop the soon-to-be

+ litigation – defaulted on their loans. The property went into bankruptcy. The project stalled. But the bridge remained.

Cross the so-called Bridge to Nowhere, and you'll find the pavement ends with nothing but dirt on the other side. A barrier was eventually placed to block oncoming traffic from crossing the platform. Occasionally, a runner or cyclist can be spotted utilizing the defunct bridge's pedestrian path. But, the other side remains a wasteland.

Once a sign of progress + development – and now a road to an abandoned development – the Bridge to Nowhere has become eerily symbolic of the very recession that led to its failure. But, as things have begun looking up on Wall



The Magnolia property is located on the peninsula, adjacent to the Ashley River | Map provided by Google Maps



find the pavement ends with nothing but dirt on the other side

toxic waste, spontaneously combusting shrimp, + regulatory red tape.

**Bridge over troubled groundwater**

On the other side of the bridge sits 182 acres of unused, privately owned land called the Magnolia property. It's on the peninsula, adjacent to the Ashley River, + convenient to I-26.

For years, the area housed fertilizer plants + lumber treatment facilities. During that time, harmful chemicals made their way into the groundwater + soil. It wasn't until close to the end of the 20th century that people even

valuable land.

**The Dream**

In 2003, The City of Charleston, along with the private developers who owned the land (Raleigh-based Ashley I and Ashley II) dreamed up a plan to redevelop the Magnolia property into a glorious, mixed-use development. Among what the community would include: thousands of homes, parks, public access to the waterfront, businesses, shops + more. It all would connect via made their way into the groundwater + soil. It wasn't until close to the end of the 20th century that people even

Street (knock on wood), hope has returned for the future of Magnolia.

Where it stands now

In 2018, real estate development firm Highland Resources completed the purchase of every tract of Magnolia, and opened a new office in Charleston. Officials with Highland Resources say they plan to invest upwards of \$30 million on finishing up the environmental renaissance before beginning the installation of basic infrastructures, such as sewer lines. It's only after both of those tasks are completed that work will begin on the development itself.



The span of the so-called Bridge to Nowhere as seen from I-26 | Image provided by Google Maps

begin to understand the dangerous repercussions of the improper handling of industrial waste could entail.

Case in point: In 1992, a man went shrimping along the Ashley River. On his way home, his cooler of shrimp spontaneously combusted. Environmental officials later concluded the shrimp had been exposed to phos-

In 2008, construction began on the \$10 million bridge. The idea was that it would serve as one of several entry points to Magnolia.

**The wakeup call**

While the bridge was being erected, the economy promptly collapsed. In 2010, Ashley I and Ashley II – burdened by the recession, cleanup costs

So, it looks like Magnolia may finally come to be – but there's still a lot of money + time that must be spent before it all starts taking shape.

But don't fret about that now– we can cross that bridge when we get to it. Literally. ▲

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SEABROOK COMMUNITY



Thursday, March 11th  
Lake House • 10:30 to 3:30

In order to comply with COVID 19 requirements, and eliminate wait times and duplications, we ask that you schedule your appointment by contacting RedCrossBlood.org or the Blood Donor APP code: Seabrook to choose your preferred time. Unfortunately we cannot accommodate walk-ins at this drive, but if you are available to be a sub for a donor unable to make his/her appointment or if you have questions about the drive please contact Kathy Rigtrup, ktrup2@aol.com or 973-715-3005. The need is urgent!

NEWLY RENOVATED COURSE!

SAVE THE DATE FOR THE  
Sea Island Habitat for Humanity  
**25th Annual GOLF TOURNAMENT**  
APRIL 21, 2021 AT BRIAR'S CREEK

Sea Island Habitat for Humanity  
BRIAR'S CREEK PRIVATE • GOLF • RETREAT

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**STONO MARKET & TOMATO SHED CAFE**

**HOURS OF OPERATION**  
Tuesday-Wednesday 9a-6p  
Thursday-Saturday 9a-9p  
Lunch 11a-2:30p  
Supper Thursday-Saturday 5p-9p



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WHERE OH WHERE HAS THE CORNHOLE CLASH GONE?

Wondering about the CORNHOLE CLASH? Seabrook Island Village Neighbors Helping Neighbors (SIV) wants you to know that this event will take place. It has simply been postponed until the fall. Due to the COVID pandemic we felt it would be wise to wait until a good bit of the island had received their vaccinations and would feel comfortable enough to participate in this fun event. The date for the second annual CORNHOLE CLASH has been set for Saturday, October 16, 2021. Please mark your calendars now and plan on joining us for a day of fun.

Susan Coomer  
SIV Special Events Chair

the Gibbes museum of art

Happening this March at the Gibbes Museum



**How to Take Pictures on Your Smartphone with Joyce Weir, March 13**  
Photographer and tour guide, Joyce Weir will share tips and techniques on how to take great images with smartphones. The class will begin at the Gibbes Museum in a classroom and then move into a walking tour of the neighborhoods surrounding the Museum.  
Price: \$60 members | \$70 non-members

**Gibbes Film in Focus: A Streetcar Named Desire, March 25**  
Gibbes Film in Focus is a three-part pilot film series that will expand the Museum's diverse array of educational programming to include filmmaking, offering a safe place to watch great movies in the heart of historic downtown Charleston. To use film as an entry point for engaging people in the power of art and storytelling, the series will also promote culturally significant works by women filmmakers and filmmakers of color. Adapted from Tennessee Williams' Pulitzer Prize-winning 1947 play of the same name, "A Streetcar Named Desire," directed by Elia Kazan tells the story of a southern belle, Blanche DuBois, after encountering a series of personal losses, leaves her aristocratic background seeking refuge with her sister and brother-in-law in a dilapidated New Orleans apartment building.  
Price: \$10 adults | \$5 students/faculty



**FRESHFIELDS VILLAGE**

**MARCH 20, 2021  
10 AM - 6 PM**

*Sidewalk Saturdays*

**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 VILLAGE**

**Cars & Coffee**  
March 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.



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



Administrative News from the Seabrook Island Property Owners Association



**Next SIPOA Board Meeting**  
Monday, March 15 @ 1:00 pm  
via Zoom teleconference



**Brown & White Pickup**

Next B&W Pick-Up:  
2nd Friday, March 1st, 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.



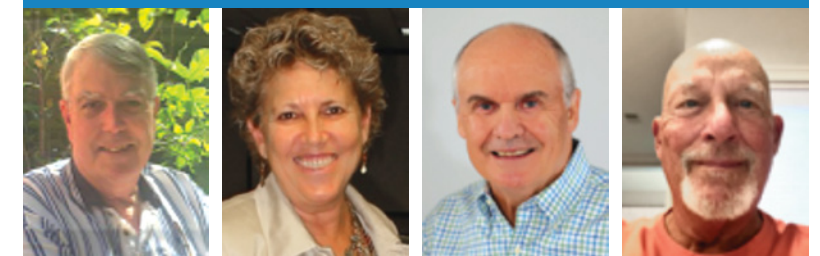
**Speed Reminder**

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



...to our new SIPOA Board of Directors and Nominating Committee Members!

**Board of Directors:**  
THREE-YEAR TERM



William Connolly Lisa Ryan Warren Weber John Sesody

**Board of Directors:**  
TWO-YEAR TERM



Charles Riehl

**Board of Directors:**  
ONE-YEAR TERM



Veronica L'Allier

**Nominating Committee:**  
TWO-YEAR TERM



John Carpenter Edward Rigtrup



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**2609 Jenkins Point Dr - \$1,975,000**

Tidal creek/Marsh view | Private Dock | 3 BR | 3F & 2H BA



**2420 Bateau Trace - \$1,125,000**

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



**2727 Jenkins Point Rd - \$1,095,000**

L61 B52 | Riverfront | Private deep water dock | 0.76 acre homesite



**Build New on Seabrook - from the \$980s**

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



**2490 Cat Tail Pond Rd - \$210,000**

L3 B31 | Golf view | 0.49 acre homesite



**2408 Golf Oak Park - \$199,000**

L41 B32 | Golf view | 0.46 acre homesite



**2729 Seabrook Island Rd - \$199,000**

L40 B11 | Golf view | 0.48 acre homesite



**2620 Seabrook Island Rd - \$159,900**

L38 B9 | Golf view | 0.59 acre homesite



**2856 Cap'n Sams' Rd - \$115,000**

L19 B2 | Plans Available | 0.46 acre homesite



**2366 Cat Tail Pond Rd - \$99,900**

L16 B31 | Wooded view | 0.38 acre homesite