## "Serving the People of Seabrook Island, South Carolina"





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VOL 26 • ISSUE 4 • APRIL 2023

# Property Report: Looking Back. Looking Ahead.

40 VEAD CNADCHOT

10-YEAR SNAPSHOT							
	Sales	\$ Volume	Average Home Price	Average Villa/ Cottage Home Price			
Trend							
2013	142	\$59,615,295	\$651,585	\$264,394			
2014	149	\$60,984,418	\$606,262	\$296,759			
2015	159	\$76,578,031	\$659,537	\$314,848			
2016	165	\$76,845,986	\$743,774	\$248,322			
2017	226	\$113,440,084	\$768,378	\$303,623			
2018	225	\$107,498,974	\$708,756	\$323,425			
2019	189	\$96,854,750	\$717,499	\$302,702			
2020	340	\$194,504,201	\$898,667	\$356,238			
2021	339	\$201,643,848	\$964,680	\$493,029			
2022	258	\$221,467,454	\$1,474,289	\$607,162			
	<del>*</del> 82%	<b>◆27</b> 1%	<mark>◆</mark> 126%	<b>1</b> 30%			
PERCENT CHANGE OVER TEN YEARS							

PERCENT CHANGE OVER TEN YEARS

#### ACTIVE LISTINGS

	Homes	Villa/ Cottage Homes	Home- sites
Active Listings	12	5	17
Average List Price	\$2,424,730	\$572,800	\$499,058
Average Price per sq. ft.	\$728	\$568	_

Active resale market accounts for 1.3% of all Seabrook Island properties.



#### Active Listings

There are twelve Homes currently available, compared to three last March. Five Villa/Cottage Homes are for sale versus four at this time last year. And 17 Homesites are for sale today, whereas eight were available last March. Our company has a large backlog of qualified buyers ready to pounce on a purchase here. What we need are more listings. Or, to be more direct, it is a great time to sell.

#### Performance & Results

The Seabrook Island Real Estate team ("SIRE") distinguished itself once again in 2022. We compete with 50+ other companies and 150 outside agents for your business, and are grateful the majority of Seabrook Island sellers and buyers choose us. • Our sales executives participated in 73% of all sales on Seabrook Island in 2022.

• We captured 65% of all homes listed for sale last year, and once again listed and closed more real estate on Seabrook Island than all other real estate companies combined.

• We have contributed 2.3 million dollars to the Seabrook Island Club's reserves over the last three years, with another \$500K in 2022.

• Members of our team rank among the top 25% of all 7000+ agents and 700 real estate companies in the Charleston tri-county area. Many are recognized in the top 10%, and a few in the top 5%.

## What Is Contributing to This Success?

We have an incredible team of agents, who serve our clients in an exemplary fashion, with the utmost professionalism and integrity. We've recently added three more. Cathy and Wes Cleary are from the Lake Lure / Upstate SC region, where they were a top performing duo. Ingrid Phillips is a Seabrook Island resident and longtime Seabrook enthusiast destined to be a top producer as well.

The Seabrook Island Club and its continued elevation of amenities and experiences are key reasons property values have soared. Many buyers in the Charleston market are looking for privacy, security, natural beauty, and a real community.

#### The Takeaway

The real estate market is very healthy on our island. We are not experiencing the nationally predicted downturn. Our first quarter is currently projected to be better than last year's, not worse. At Seabrook Island Real Estate, we have no lack of buyers, in fact our team has more than 100 families looking to purchase on Seabrook right now, if they could find a Home, Villa/Cottage Home or Homesite that suits their needs. It is a great time to list your property. If you feel now is the time, we would be honored to help you realize your real estate goals.

And if you haven't yet received a

E.O. Box 30427 P.O. Box 30427 Charleston, SC 29417



ONLINE at : www.townofseabrookisland.org rates or inflationary fears. It will be the availability. Changes in residential real estate supply and demand are the overriding factors which affect increased dollar volume year over year and contribute to rising sales prices.

REAL ESTATE

As we wrap up our quarterly

Seabrook Island Real Estate Prop-

erty Report (contact us if you'd like

a copy), I thought I'd share some of

the data and trends we are seeing.

In 2022, the real estate market on

Seabrook remained robust, and the

downward spiral and doom and gloom

forecasted at the national level were

not realized here. Continuing into 2023 the island is seeing low available inven-

tory for sale, short times on the mar-

Looking Back on 2022

last year. Overall dollar volume was

up 8.5% to \$221.5 million. The aver-

age sales price was up over 46% from

\$589K to \$862K. 90 Homes were sold

in 2022, at an average sales price of al-

most \$1.5 million, a 33% increase over

the previous year. The average sales

price of Villa/Cottage Homes was up

25% to \$607K with 125 selling in 2022.

43 Homesites sold in 2022. Average

sales prices were up 3% to \$300K.

I've included a 10-Year Comparison

from our Property Report to show

you historical data. You'll note most

of the increase is over the past three

years. The main catalysts were: the

pandemic shining a positive light on

communities like ours that offer secu-

rity and continued access to outdoor

experiences like the beach, golf, and

racquet sports; improved marketing;

First Quarter 2023

properties listed for sale on Seabrook.

That's 19 more than this time last

year, but lower than the 68 in 2021,

and even lower than the 221 available

for sale in March 2020. Average sales

If anything slows the sale of prop-

erties this year, it will not be interest

prices are up 57% from March 2022.

As of this writing, there are 34

and supply and demand.

258 properties sold on Seabrook

ket, and rising average sales prices.

REPORT

Michael Asnip

B.I.C./C.O.O.

Seabrook Island

Real Estate

5/2020 5/2021 5/2022 5/20

copy of our latest *Seabrook Island Real Estate Property Report*, please reach out to us to request one at <u>real</u> <u>estate@seabrookisland.com</u>. ▲



In this month's article, I am going to provide you with updates on both the Town's Community Promotion Grants and the Strategic Priorities for 2022-2023. Then, since April marks the beginning of peak season, I'll remind you about some changes that will take place on our beach.

**Community Promotion Grants** Now in its third year of operation, the Community Promotion Grant program provides 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.

At the Community Promotions and Engagement Committee meeting on March 16, the committee awarded grants to Seabrook Island Birders (\$1,500), Lowcountry Marine Mammal Network (\$1,375), Seabrook Island Photography Club (\$1,500), and Seabrook Island Village (SIV), Neighbors Helping Neighbors (\$1,075).

This means that there is \$2,050 still available for grants ranging from \$250 to \$1500. If your organization is interested in applying, please visit the Town's website at townofseabrookisland.org, pull down the Services menu tab, select Grants, and click on Community Promotion Grants to access the grant guidelines and application form.

#### Town of Seabrook Island Strategic Priorities Update

In April of last year, I wrote about the Town's then recently adopted Strategic Priorities for 2022-23. Now, one year later, it seems appropriate to provide you with an abbreviated progress report on the status of each of the major priorities. Plus, it's a wonderful way to recap what we've been doing for the last 12 months and hope to accomplish by the end of 2023! **Critical Priorities ("Must Do")** 

 Seabrook Island Road: The design for re-paving Seabrook Island Road is scheduled to be completed sometime this spring. The actual paving of Seabrook Island Road will likely be held off until most of the construction from Seafields and the MUSC facilities are completed.

Continued pg.3



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Please send correspondence to TheSeabrooker@yahoo.com "Communication is the beginning of understanding."

The Seabrooker will report regularly on Island happenings, as well as newsworthy events that affect property owners and residents. As Seabrooker volunteers with a common objective, we are



## The share and a share a share

TO: SIPOA SAFETY COMMITTEE/ TOWN OF SEABROOK ISLAND PUBLIC SAETY ADMINISTRATOR

It has happened again: a near collision between a bicycle and pedestrians walking the path between Freshfields and the Lake House. We have witnessed a number of these over the years but this time we were the walkers who had to scramble to safety.

We hope that there will be a cooperative effort between your two entities to ensure that a tragic accident does not happen. By taking these simple actions you can ensure that Seabrookers stay safe, and that the town or SIPOA is not held liable for an easily preventable accident:

- 1. Clearly establish the rule that bicyclists, runners and walkers should stay to the RIGHT, except to pass.
- 2. If bicyclists or runners come up behind walkers and wish to pass, they must first signal their approach with either a bell or a vocal notification, and then pass on the LEFT of any walkers;
- 3. Clearly establish the rule that walkers should move to the RIGHT when approached by a bicycle or a fast runner coming behind them; 4. Put up signs or paint these
- rules on the walkway to ensure

that everyone, including visitors, are aware of them; 5. Further inform Seabrookers

of these rules by periodically publicizing them on the SIPOA and town blogs, and in the "Seabrooker."

We have witnessed cyclists whizzing around walkers with no notification, or passing recklessly on the right. While common sense as well as the rules of driving tell you to pass on the left, it is evident that many people do not follow these rules. We are regular users of the path and can attest to the dangerous actions of some cyclists

#### Please take these actions before someone is seriously hurt.

On a positive note, we were delighted to read that some actions will be taken to deter speeding on Seabrook Island Road and to ensure that cars stop for pedestrians as required by state law in the crosswalks near the Marina and the gate, and thank you for that. These have been dangerous situations for far too long. We ask that you also publicize these requirements on the SIPOA and town blogs, and in the "Seabrooker" as well. ▲ Respectfully,

Concerned Seabrookers

# **CAP'N SAM EDISTO**

## and the second second

Dear Cap'n Sam.

At what cost do we invest in the Ovster Catcher Community Renew50 plans?

Most of us probably came to Seabrook to realize a promise similar o the island's website enticement for North Beach..

Be one of only 29 property owners who are privileged to share this amazing oceanfront community of individual townhomes. Whether you choose the ocean view or the expansive marsh front location, you will not be disappointed.

That is unless an urbanesque city building, designed to serve 2600 property owners, is built in the heart of your neighborhood. At a proposed cost of \$25M - meaning every property owner must pay an (initial?) \$10K assessment.

We love this island and hope that we can continue to do so. It is unique, with vildlife, natural beauty, warm water, awesome beaches, island biking and recreational focus for all ages. As a amily of five we have lived here seasonally since 2004, with our now three grown young adults. For a decade while overseas, Seabrook was our only home base. More recently, we spend about half of the year here across all seasons.

In 2017 we sold our Racquet Club condo to buy and fully renovate a standalone North Beach property. It is only a five-minute walk, with coffee in hand, to see a morning beach sunrise or take a dip in the community pool. We have never rented either property, and value the island as a truly special

On Seabrook, we collectively and admirably protect dolphins, seabirds, and turtles, and work to preserve natural habitats. Dogs have beachfront rights. But somehow the North Beach homes are invisible and have no rights in the proposed Renew50 plans. It is hard to fathom how a desire or massage space – which has been cited repeatedly by Renew50 planners - morphed into a \$20M+ North Beach cityscape on this Low Country barrier island. What happens to North Beach when 2,600 property owners are encouraged to make this their solitude escape destination? Oyster Catcher is small road that dead ends. Besides the congestion and safety concerns, where is the Low Country aesthetic?...a Clock tower, Massive steps, Ininity pool, Rooftop eating/gathering place, etc., all walled in with parking spaces, and traffic, facing the residences. It is hard to understand how we got here after three years of Renew50 efforts. It seems like a small group of people decided they wanted to build something new and big – with every special interest feature wish list - and lefaulted to cramming it into North Beach, with a justification that Oyster Catcher is the only owned SIPOA property. For the proposed \$25M+, or even a substantial \$5-10M, there should be more conceptual options, and a lot more consultation, especially

with potentially directly impacted owners, such as North Beach. Not once in three years has the Renew50 design been shown or discussed in our community

There is still an opportunity to be progressive in planning for expanding needs, while getting back to basics. The Lake House is a great place for people to go to for fitness and gatherings. Its location at the main entry/ exit island thoroughfare of the island, buffered by the lake and surrounding land, creates intentional separation from individual properties or neighborhoods. Plus, its aesthetics reflect the entire island, even with a potential freshening up. We go there yearround, and like most fitness/commu nity centers, sometimes it is busy and sometimes it is not. This is the place to start a Renew50 project centered on owner space needs. It would seem straightforward to collect owner input and then have multiple design firms present what is possible for a target budget. This is guaranteed to produce diverse and competitive results for col lective consideration.

The same process can and should be followed to upgrade the Oyster Catcher meeting, pool and parking facilities, recognizing they represent a small acreage, low-rise, neighborhood footprint vs an island-wide community center location. The current design was never shared until this past month and when it was revealed it was displayed as a standalone building, without giving context to the surrounding neighborhood that it imposes on.

Finally, alternative locations should be investigated, especially if there is a real need for additional fitness, meeting and gathering space, as the Renew50 claims. For the budget being proposed, and hopefully less, there could be options inside and outside the gatehouse, including around the Racquet Club, Equestrian Center, Landfill Way, in or at the island permit house (marina entrance) and Bohicket Marina...and perhaps others. Maybe Renew50 should also be a multi-year plan, with phased execution projects vs a big bang effort.

To move forward in addressing the island's proposed growth needs – essential vs non-essential – the design approach and engagement processes must change. We need to say no to an expensive, island changing urban looking aberration, and go back to the drawing board. Let's absolutely include input from all directly impacted property owners, particularly North Beach residents as it relates to Oyster Catcher improvements, before moving ahead. We can envision and design more appropriate and functional facilities, both aesthetically and financially, without permanently destroying this Renew50 should enhance Sea-

brook's unique recreational access. beauty, and Low Country charm, or not be done at all. Thank you.

Jo-Ann & Richard Neff



Dear Cap'n Sam: Seabrook...Needs vs Wants

The SIPOA Renew 50 Team has presented an expensive proposal based on a flawed foundation of needed capacity. Community response is virtually 100% against the proposal. Yet, the

Team has failed to reply to invitations to discuss those flaws. This note is a public plea for TOSI, SIPOA, and the Club to inventory meeting space collectively available and report it to property owners.

The point is, simply, that bridge playing can be done in an unused Town room as well as in an unused room at the Club. There are no laws of physics or man that confine bridge playing to a room in the Lakehouse.

And, please don't report that " we can't share our empty, idle, meeting

The task is not difficult. One week, two at most, is plenty of time to compile the list, with full priority given to each organization's NEEDS.

Be sure that the Renew 50 Team gets a copy.

M G ISAAC 843-729-6835

Dear Cap'n Sam:

I have not heard one single person support the Focus 50 presentation. but here are ten printable comments l have heard (and plenty more that are not printable):

. "Stop trying to turn Seabrook into Kiawah!"

2. "They are spending money - our money! - like it grows on trees!"

"Why can't SIPOA be satisfied with what we already have?'

"Twenty-four million dollars so people can play mahjong by the beach?" "It's a done deal - they don't care what we think."

"This is all about making the Lake-House bigger to accommodate the short-term renters - to say otherwise is a bold face lie!"

"You want to assess me \$10,000 because somebody is too lazy to drive to Urban Nirvana or Kiawah for a massage?'

. "How is the beach renourishment plan going? Ha, that's right - there isn't one!"

. "The Lakehouse is a ghost town except for certain times of the day."

0. "This is how the federal government works: first they create a fantasy solution to a problem that doesn't exist, then create a tax because they don't have the money to pay for it – then ram it down our throats." ▲

> Signed Terrell Bowers 1307 Jenkins Lagoon Drive Sout

The letters here will be the last on the Renew 50 topic. The SIPOA has postponed the property owners vote on this project and we await updates from them. At that point, we will again open up Dear Cap'n Sam.



**APRIL 2023** 



THE Seabrooker

#### FROM TOWN HALL - UPDATES continued from bg.

• Code Enforcement: In October 2022, the Town hired Mike Williams as a full-time code enforcement officer and Nichole Nettles as a full-time short-term rental compliance manager who is also deputized as a code enforcement officer. We continue to employ part-time evening and weekend code enforcement officers who work primarily during the peak season. We added a second vehicle for Beach Patrol that will enhance our code enforcement capabilities on the beach. Staff is currently working on an online code enforcement portal that will provide our residents with a tool to report code violations.

Short-Term Rental Policies: In May 2022, the Town's Ad Hoc Committee on Short-Term Rentals released a report of its findings and recommendations regarding short-term rental activity on Seabrook Island. Since that time the committee has continued to monitor the data and trends, compiled an update report. and looked at potential modifications to the ordinance. In response to some of the recommendations in the report, the Town has hired the Short-Term Rental (STR) Compliance Manager and increased the annual short-term rental permit application fee to cover the Town's cost of administering and enforcing the short-term rental ordinance.

Garage: The long-awaited garage which will be located on the north side of the Town Hall is currently being designed. We are hopeful construction can begin by the end of the year.

Significant Priorities ("Should Do") • Personnel & Facility Needs Asse ssment: Since October, the Town added three new positions: Code Enforcement Officer: Short-Term Rental (STR) Compliance Manager; and Communication & Events Manager. To address the increased facility needs, the Town is working with an architect on plans for a Town Hall Annex adjacent to the existing Town Hall.

Pathway Amenities: The multi-use pedestrian/bicycle path and greenway along the outbound side of Seabrook Island Road is being updated and improved to include additional benches, sitting areas, updated and new landscape areas, a new fence as well as the installation of bluebird boxes, additional dog waste stations, and trash cans.

- Licensing & Permitting Upgrades: The Town is evaluating a new software system which will not only improve and streamline the licensing and permitting processes but will also enable applicants to request and pay for licenses, permits and other services online. Hopefully, the new system will be up and running by Fall of this year.
- Beach Rules Ordinance: The Town's Environment and Wildlife Committee is currently working on recommendations for revisions to the Town's beach ordinance.
- Moderate Priorities ("Could Do") Communication Enhancement: Ir March 2023, Robin Ochoa became the Town's first Communication & Events Manager. She is responsible for planning and implementing the Town's overall communication and public engagement strategies. She will also be the designated Public Information Officer under the Town's Comprehensive Emergency Management Plan.
- Greenbelt Projects: The Greenbelt Committee has met several times and has been in contact with Eric Davis, coordinator of the Charleston County Greenbelt Program for the county. The committee is waiting to see what happens with Bohicket Marina, MUSC, and the Town's garage/annex before developing a project that would meet the criteria for county Greenbelt
- Building Permitting & Inspection Services: Council will consider the options for permitting and inspection services over the summer and early fall as we get into next year's budget process.
- Alternate Revenue Sources: A 1% Accommodations Tax was adopted last fall and went into effect January 2023. We are in the second year of a multi-year phased-in approach for our business license rates which will put our rates more in line with the regional average. The 2023 short-term rental permit fee was increased at the beginning of the year.



At one of the recent complinentary Equestrian 101 classes, a Seabrook Island Club member posed a great question – how do we decide which horse goes in which pasture? The Equestrian Center thought we'd provide a little background on what we call in the equestrian world, "turnout", and explain our unique model at Seabrook.

Each horse requires about one full acre of pasture on which to graze. With about 35 horses, the Equestrian Center does not have enough pasture land to accommodate each horse.

# Out to Pasture

Consequently, horses get "turned out" to graze in one of four shifts first turnout, second turnout, third turnout and night turnout. The first turnout runs from 8am to 11am in the morning, the second from 11am to 2pm, the third from 3pm to 7pm, and Night turnout from 7pm until staff arrives at 6am the next morning.

Horses are often moved between turnout times depending on how they behave. For example, one horse recently had to change to a new turnout time when he became so excited about the barn staff's morning arrival that he would put his leg through the fence and start banging it on the fence rail (this was not good for his poor leg). He is now on afternoon turnout and under careful observation.

Many Seabrookers have also noticed that a few of the horses have a pasture buddy. This is accomplished through a careful process in which our trained staff observe the herd dynamic over a period of several days to make sure each pasture buddy car play nice with the other buddy. With sharp teeth and a powerful kick, it's important to get the pasture buddy pairing correct.

Based on the turnout schedule, each horse spends several hours a day in the barn. A positive of this arrangement is that it allows barn staff to feed them individually in their stalls and gives their feet a chance to dry out if they're wet. A horse with wet feet can develop thrush which often leads to temporary lameness. It's also a great opportunity for barn staff to examine them for any injuries and make sure they're comfortable and iaddy

Determining the best turnout, feeding and running pony, trail and beach rides explains why the Seabrook Equestrian staff are some of the hardest workers on Seabrook Island. The island is grateful to have each and every one of them.  $\blacktriangle$ 

Stewart Fife

The complete list of Strategic Pri-• Left of Boardwalk 1 to Captain Sams Inlet - No Pets Allowed

 From 300 yards past Boardwalk along the Edisto River to Privateer Creek – pets are always required to be on a leash.

Beach Patrol Is Back

April 1 is also the day that marks the return of daily Beach Patrol. The Town has once again contracted with Island Beach Services (IBS) for this security and safety presence. All members of the Seabrook Island Beach Patrol possess an open-water lifeguard certification from the U.S Lifesaving Association. They also receive extensive first aid training, including cardio-pulmonary resuscitation (CPR) and the use of automated external defibrillators (AEDs). Many IBS personnel are also deputized by the Town as Code Enforcement Officers who are authorized to issue citations for any violation of the Town's beach rules such as off-leash dogs, harassing wildlife, glass bottles, beached watercraft, or having a vehicle on the beach.

This year IBS personnel will alwavs be patrolling in two vehicles. From April 1 to May 21 the patrol hours are from 9:00 am to 5:00 pm: from May 22 through August 15, the patrol hours are from 8:00 am to 8:00 pm; on August 16 through September 30, the hours will drop back to 9:00 am to 5:00 pm.

If you have a non-life-threatening situation or would like to report a beach rule violation, Beach Patrol can be reached by phone or text at 843-718-6083. However, if you feel vou may be witnessing an emergency, call 911.

For more information on the Leash Requirements, Beach Patrol, and Beach Rules, please visit the Town's website at townofseabrookisland.org, pull down the Services menu tab select Beach Services, and click on either Beach Patrol or Beach Rules.▲

orities for 2022-23 can be found on the Town's website at townofseabrookisland.org under the Government tab, Strategic Priorities, Strategic Priorities 2022-23. **April Reminders** 

Peak Season Beach Rules for Pets Are Now in Effect

We switch to "peak" season on April 1, and that means that the rules change for when and where pets may be on and off lead on the major stretch of our beach.

During peak season (April 1 - September 30), the area of the beach between Boardwalk 1 and 300 yards past Boardwalk 9 (the end of the Pelican Watch Villas) – pets are required to be on lead from 10:00 am to 5:00 pm and may be off leash, if effectively under voice control, after 5:00 pm until 10:00 am the next morning.

There is no change during peak season for the other two sections of the beach.





## 2571 High Hammock Road, Seabrook Island Vacant Land, .61 Acre | \$425,000

Arguably the highest ground on Seabrook Island, and nestled to the right of a conservancy lot, this .61 acre property offers optimal privacy. The beautiful home site overlooks the fairway and green of the 7th hole on the Ocean Winds golf course, and is very close to the beach, club house, and other amenities the island affords its residents.



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

тье Kiawah Seabrook Group | 🎥 🖑 dunes properties® SERVING THE ISLANDS OF KIAWAH, SEABROOK, JOHNS, AND WADMALAW Come See us at Bohicket Marina Village! | 1887 Andell Bluff Boulevard | 843.768.9800 PAGE 4



APRIL 2023



Coastal bird populations have drastically declined in recent years and South Carolina's coast provides vital habitat they need for survival. Join conservationists, researchers, and outdoor enthusiasts in celebrating our coastal birds and learning how we can make a difference in protecting their vulnerable populations at the inaugural Sea Islands Shorebird Festival!





#### **Red Knot Reception** Thursday, May 11, 5:30-7:30pm The Sandcastle, Kiawah Island

Hosted by the Kiawah Conservancy, the Red Knot Reception will include wine, hors d'oeuvres, and of course, Red Knots in the context of South Carolina. Moderated by Dr. Abby Sterling, the evening will begin with a brief presentation of the significance of the Sea Islands for Red Knot migration. Wildlife photographer, Benjamin Clock will showcase his new short-film documentary featuring Red Knots and ongoing conservation efforts in the Southeast. Felicia Sanders will present results from recent research conducted on Kiawah and Seabrook that demonstrate the region's critical role in Red Knot survival. The evening will end in a panel discussion that also includes Town of Kiawah Biologist, Aaron Given for an interaciscussion detween conservationists, lacintated by questions from the audience. This event requires a non-refundable \$10 registration fee.

Speakers: Dr. Abby Sterling, Georgia Bight Shorebird Conservation Initiative Director, Manomet; Benjamin Clock, Multimedia Conservationist, Clock Conservation Multimedia; Felicia Sanders, Coastal Bird Program Coordinator, South Carolina Department of Natural Resources; Aaron Given, Assistant Wildlife Biologist, Town of Kiawah

The first-ever Sea Islands Shorebird Festival will be held May 11 & 12, 2023 on Seabrook and Kiawah Islands. This time of year is significant for coastal birds, as many species of shorebirds are stopping along South Carolina's beaches to rest on their north-bound journeys to their summer breeding grounds. Some of these are federally threatened Red Knots, who can travel thousands of miles to get here from South America, to add weight and rest before flying to the high Arctic to nest. Recent research has shown that Kiawah and Seabrook Islands provide critical habitat for Red Knots with approximately 40% of the total Atlantic Coast population utilizing these islands in the spring- -that's about 17000 individual birds that pass through and rely on our beaches for survival (Pelton, 2022). With an 85% decline in Red Knot populations in recent decades and an overall 70% decline in North American shorebird populations since 1972, it is imperative that we protect coastal habitat for these birds to survive.

To celebrate the arrival of the migrating birds on our beaches, the Sea Islands Shorebird Festival will highlight the amazing lives of Red Knots, and many other shorebirds, on the islands that provide such critical habitat for them. The festival will kick off on Thursday morning with the **Birder's Breakfast**, where participants will enjoy light refreshments and coffee, learn more about the unique geography of the two islands and the significance it has for the survival of shorebirds, mingle with fellow conservationists and get a bird's eye view of the festival with exciting visuals of the area's beautiful bird life-and all from the comfort of a beach-front porch! The Red Knot Reception evening event will include wine, hors d'oeuvres, and of course, learning more about Red Knots. The evening will provide in-depth knowledge through presentations, a new short-film documentary, and a panel discussion from coastal

**Birder's Breakfast** 

Thursday, May 11, 9:00-10:00am

The Sandcastle, Kiawah Island

Kick-off the Sea Islands Shorebird Festival by

joining the organizers for light bites and coffee

provided by Audubon South Carolina. Mingle

with the different organizations planning the fes-

tival and fellow coastal bird enthusiasts. Come

learn more about the unique geography of the

two islands and the significance it has for the sur-

vival of migrating red knots and other shorebirds.

Expect a bird's eve view of the festival and excit-

ing visuals of the area's beautiful bird life through

posters, slideshows, literature, and scopes- all

from the comfort of a beach-front porch.

bird experts in the southeast. The audience will be able to participate in the panel discussion and socialize with these experts.

The following day, our family-friendly Feather Fest will continue the celebration with local artists, photographers, painters, authors, and crafters showcasing the magnificent beauty of these animals through various mediums. Come enjoy food from the Smokin' Gringo's food truck, participate in outdoor kid's activities and revel in the creativity of the vendors as you learn more about shorebird conservation. We will end the festival with the Birds of the Inlet Reception on Friday evening. This event will feature four different speakers, each unveiling a different aspect of the importance of the local habitat for coastal birds. Along with a wealth of ornithological knowledge and the region's best biologists, the evening will also include after-dinner bites and refreshments

The Sea Islands Shorebird Festival ultimately aims to celebrate shorebirds and the islands they depend upon, educate community members and visitors, and raise awareness to protect these magnificent birds and places.

Pease use the  $\hat{Q}R$  code below to visit the festival website at SeaIslandsShorebirdFestival.com for more details and registration for certain events. On the website, be sure to visit the Resources section for fascinating videos about the coastal birds of South Carolina.

Use the registration QR code to register for the programs described below. The registration page has all the Festival events listed, so scroll down to look for the programs by name. These will fill up fast, so register today! The birding community hopes to see you there!▲

Article by Allyssa Zebrowski. Coastal Stewardship Coordinator, Audubon South Carolina

# Red Knot

Least Terr

- Festival Programs

**Feather Fest!** Friday, May 12, 12:00-4:00pm **Kiawah Island Municipal Center** 

> Celebrate the shorebirds of the Sea Islands in true family-friendly festival style with local artists including photographers, painters, authors, and crafters showcasing the magnificent beauty of these animals through various mediums. Feather Fest will include exhibitors, festival organizers, kid's activities, and a food truck for all to enjoy. Walk around the various artist tables, sit down for a bite to eat from Smokin Gringo's food truck, and learn about coastal bird conservation throughout South Carolina and beyond.



American Oystercatcher- PHOTOS BY ED KONRAD

Shore

#### Birds of the Inlet Friday, May 12, 7:00-9:00pm Lake House, Seabrook Island

Hosted by Seabrook Island Birders, the evening event will be comprised of four different speaking portions, each unveiling a different aspect of the importance of Captain Sams Spit Inlet and sur-roundings for coastal birds. Janet Thibault will unveil an overview of the Kiawah/Seabrook complex and its unique topography that lends itself to the critical habitat for coastal birds. Melissa Chaplin will present on the over-wintering Piping Plovers in and around the inlet. Abby Sterling will focus on the nesting habit and behavior of the iconic American Oystercatcher. Maina Handmak er will share her ongoing research of the world's largest known Whimbrel roost and their foraging ecology. Along with a wealth of ornithological knowledge and the region's best biologists, the evening will also include after-dinner bites and refreshments. This event requires a non-refundable registration fee of \$10.

Speakers: Janet Thibault, Wildlife Biologist, South Carolina Department of Natural Resources; Melissa Chaplin, Endangered Species Biologist, U.S Fish & Wildlife Service; Maina Handmaker, PhD Candidate, University of Massachusetts- Amherst





Use this QR code to visit the festival website May 11 & 12, 2023 at SealslandsShorebirdFestival.com. Visit the Resources section for fascinating videos about coastal birds of SC!



hopes to see you there!

Use this QR code to register for the programs. These will fill up fast, so register today! The birding community



APRIL 2023



Association









## CORNER JOANNE FAGAN C.O.V.A.R. President

COVAR, the Council of Villa Associations and Regimes, recognizes that all property owners who reside in one of the 41 Associations and Regimes (A/R) that comprise our COVAR membership need to receive accurate information on matters pertaining to the **Renew 50** project that is being proposed by the Seabrook Island Property Owners

Renew 50 calls for plans to demolish the existing SIPOA Oyster Catcher Community Center (OCCC) and rebuild a new OCCC, as well as make major modifications to the left portion of the SIPOA Lake House.

The projected cost of these two projects is estimated at \$24.6 million dollars, with an approximate special assessment for each property owner. These assessments could be a tiered assessment of approximately \$9500 if paid in one payment, 3 payments over 3 years of \$3650 (\$10,950) or 10 payments over 10 years of \$1350 (\$13,500). If the referendum is approved this assessment would occur in February 2024, in addition to the regular SIPOA yearly assessment, which was \$2750 for

COVAR is encouraging the 41 Board Presidents in the associations

and regimes to work in conjunction with their property management companies, to ensure that their owners are kept informed about this very important proposed project. The referendum vote, originally scheduled for the summer of 2023 has been postponed. You can read the full statement issued by SIPOA on March 9th regarding the referendum postponement by visiting SIPOA.org, and click on "Renew 50", "Project Update".

SIPOA has conducted 3 meetings about Renew 50- February 18 and February 20.2023, which were held at Live Oak Hall at the Lakehouse, as well as a ZOOM Webinar conducted on February 28, 2023.

If you were not able to attend these meeting, you can view the presentation online at <u>www.SIPOA.org</u>

Click on the "Renew 50" tab on the top right side of the home page. As a special interest group, CO-VAR will not be taking a position on

this project. Our number one goal is to make sure that you, the homeowner, are informed about how this project will impact you, and that you will vote in the referendum. Twenty Nine (29) of the 41 Asso-

ciations and Regimes were built on Seabrook Island between 1974 and 1987, the first being High Hammock Villas in 1974. The remaining 12 were built after the incorporation of the Town of Seabrook Island in 1987. Many of our associations and regimes are aging and have had or will be facing major capital improvement projects to maintain their buildings and other infrastructures. These projects may subject a homeowner to a special assessment, in addition to their regular monthly/quarterly/ vearly assessments.

Recent assessments have ranged from \$500 to over \$5000 per homeowner in certain A/R's. In addition, one association carries a monthly special assessment charge, in addition to their regular monthly assess-

In addition to the potential **Renew** 50 assessment, there may other assessments/expenses that will impact Seabrook Island property owners.

Seabrook Island has been very fortunate to have been missed by any major named hurricane in the past few years. Storm damage for Hurricane Matthew saw SIPOA property owners receive a special assessment to pay for storm debris removal

COVAR strongly encourages you to please take the time to become educated about the proposed Renew 50 project.

You can submit your comments to the SIPOA board through the "Public Comment" portal on the homepage of the SIPOA website, found on the top right corner. Comments should include design change suggestions. We also would encourage vou to email the SIPOA board members directly. The current SIPOA Board emails are:

Bill Connolly, President

- bill.connolly@sipoa.org\* David Brown, Vice President david.brown@sipoa.org\*
- Warren Weber, Treasurer warren.weber@sipoa.org\*
- David Cruse, Secretary
- david.cruse@sipoa.org Susan May, Legal Chair
- susan.may@sipoa.org\* Bradley Phillips, ARC Chair
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- Joyce Phillips
- joyce.phillips@sipoa.org
- John Sesody john.sesody@sipoa.org
- Heather Paton, Administrator
- hpaton@sipoa.org Denotes Executive Committee

Please request a reply/response o your email. 🔺

On behalf of the COVAR Board of Directors:

> Joanne Fagan, Dr. Sue Cameron Sirena Courtney Marie Valle Wardell

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# Seabrook Island Dragon Boat Festival Team is Recruiting



Dragon Boat Charleston will once again host its Dragon Boat Festival on Saturday, May 6, 2023, at Brittlebank Park, Charleston. Dragon Boat Charleston is a non-profit organization whose mission is to promote

land will again have a festival team, Seabrook Island Dragonslayers, and we are looking for teammates.

If you have ever thought about trying a sport that involves being on the water, socializing with fun inthe physical, mental, and emotional dividuals, and trying to race a boat health of cancer survivors and their | with your teammates against other | Dragon Boat racing. Seabrook Is- cheering, this is for you!! No expe- information.

rience is necessary. You will receive two on-the-water practices prior to the festival.

Registration to be on our Seabrook team is now open and we anticipate a great response. Please email either Joanne Farrell at jmf1210@aol.com or Tara Penny at tpenny62@aol. community of supporters through teams amidst lots of splashing and com. With any questions or for more Ioanne Farrell



APRIL 2023



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## South Carolina weighs 00 'Yankee tax' on newcomer driving fees By James Pollard, Associated Press

Additional fees may be coming for incoming South Carolina residents who want to legally drive on their new home state's roads.

Droves of newcomers have made South Carolina one of the nation's fastest-growing states. As legislators respond to climbing population totals, a bill dubbed the "Yankee tax" could require freshly minted Palmetto State locals to pay \$500 total in one-time fees for new driver's licenses and vehicle registration.

The Senate Finance Committee on Tuesday approved the proposal by a 11-6 vote. It now heads to the Senate floor.

Republican Sen. Stephen Goldfinch's bill purports to capitalize on the state's in-migration by ensuring these new neighbors pay for the infrastructure already funded by existing taxpayers. He compared the tax to impact fees: one-time charges commonly paid by developers to help cover the increased demands their new project might bring for public facilities.

For Goldfinch, the dynamic is unfair to his growing constituency in coastal Georgetown County who already foot the bill for the services utilized by people just moving into the area.

"We're not trying to build a wall across the North Carolina border," Goldfinch said. "But, at the same time, we think that people should have to pay their fair share when they show up.

Democratic Sen. John Scott said the newcomers already become contributors as soon as they move through payments like the gas tax. In 2017, the General Assembly approved increases to the gas tax by 2-cent increments over a six-year span. The additional revenues go toward a trust fund dedicated to infrastructure maintenance.

Under the measure, county governments could levy the increased rates if voters approved the hikes through a county referendum held during a General Election cycle. The resulting funds could only go toward



comers' property taxes. Residents would then present the tax receipt at their local Department of Motor Vehicles' office to get the new license and registration.

noted that many active-duty military member make South Carolina their permanent residence after getting transferred to the state. Goldfinch said he would be open to adding tax exemptions in those situations.

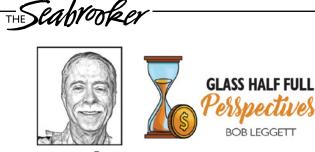
Goldfinch also dismissed concerns that the fees would prevent prospective South Carolinians from making the move. Despite the additional \$250 driver's license and \$250 registration payments, he suggested newcomers would still be compelled by the money saved through the state's low property tax rates

has boosted South Carolina's ranks as the U.S. South experiences increased in-migration from around the country. U.S. Census Bureau data show that the state added nearly 500,000 people over the last decade for a total population of 5.1 million. Over 129,000 people moved to South Carolina in 2019, according to the U.S. Census Bureau, with former North Carolinians and Georgians leading the pack.

who supported the effort, said he was torn. Under the bill's logic, Bennett questioned why lawmakers shouldn't also charge fees for placing children in schools or road tolls in new neighborhoods

"Growth is not easy to manage, particularly in your community, certainly in my communities," said Bennett who also represents a coastal district, adding: "But where does it stop, I guess, is my question." ▲

Initiative. Report for America is a nonprofi ational service program that places journalist



# What, Me Worry?

namely Alfred E. Neuman, the over boy of MAD Magazine. As a eenaged subscriber to that worthy periodical, I was in full agreement with his oft-repeated statement: 'What, me worry?" (Looking back, can see that attitude may have had omething to do with my mediocre igh school grades!)

As an investor, I have come to realize there is a significant difference between Glass Half Full optimism and What, Me Worry inattention. Last month I presented several facors that would allow investors to feel a bit more cheerful about the economy and markets. In re-reading that column it is plain to me that a cheerful posture requires a strong dose of "hopium". #Hopium is an Internet meme that represents an addiction to false hopes.

In a sentence, bullish stock and bond investors need to be hoping for (1) a quick resolution to the banking risis, (2) rapidly declining inflation, (3) a Federal Reserve pivot, (4) no Recession, and (5) rising earnings. f any of these factors disappoint in coming months, investors could be n for a rough ride, so let's review

The Banking Crisis. The failure of Silicon Valley Bank (SVB) and others has created a crisis - the only question is how severe it will be. In spite of increased bank regulations and a massive Fed balance sheet that supposedly protects the financial system, banks are failing. In response, the government is sort of guaranteeing all bank deposits reardless of whether they exceed the egal \$250,000 FDIC insurance maxnum. You will be happy to know hat none of this will be funded with axpayer money. (LOL).

The SVB collapse was fully avoidable. I worked for a couple of large banks. Although I was an investment guy, I knew the key responsipility of the bankers was to maintain liquidity and solvency. They need to focus on quality risk in their assets,

This month's title is a quote from as well as duration risk. The Fed's decade-plus suppression of interest rates apparently put SVB's management to sleep. They had a lot of highest quality US Treasury and Agency bonds, but they had long risky durations. When the Fed suddenly realized inflation was a problem and rapidly hiked interest rates, the value of SVB's bond portfolio fell sharply When depositors (many with tens of millions in deposits) got wind of this, they began withdrawing funds causing SVB to take significant losses as they were forced to liquidate their bondholdings.

erspectives

BOB LEGGETT

As I write this column in late March. the Banking Crisis does not appear to be getting out of hand, but we should all be worried about this near term risk. Longer term, this is another step by the federal government to achieve the impossible task of removing all risk from the financial system.

Inflation. The Consumer Price Index is still at 6%. It is not falling rapidly because lower goods prices are offset by rising services prices. The What Me Worry outlook is for CPI to subside toward 4% this summer as year-over-year price changes are compared to last year's inflation peaks. Even if this target is reached, t is not good news! Generalized 4% inflation means some prices are falling somewhat and some prices are rising a lot which has an impact on consumer confidence, consumer spending, and corporate profits. It is not bullish for bond yields or stock prices.

The Fed. Despite the Banking Crisis, the Fed bumped their Fed Funds rate another quarter-point higher to 4.75% to 5.00%, the highest level since September 2007. The Fed did indicate it is considering a "pause" in rate increases soon, but did not suggest it was about to "pivot" to rate cuts this year. With the 10 Year Treasury at about 3.4%, the yield curve is very negative. When short rates are higher than longer rates, it is called a Negative Yield Curve. The existence of this abnormal situation

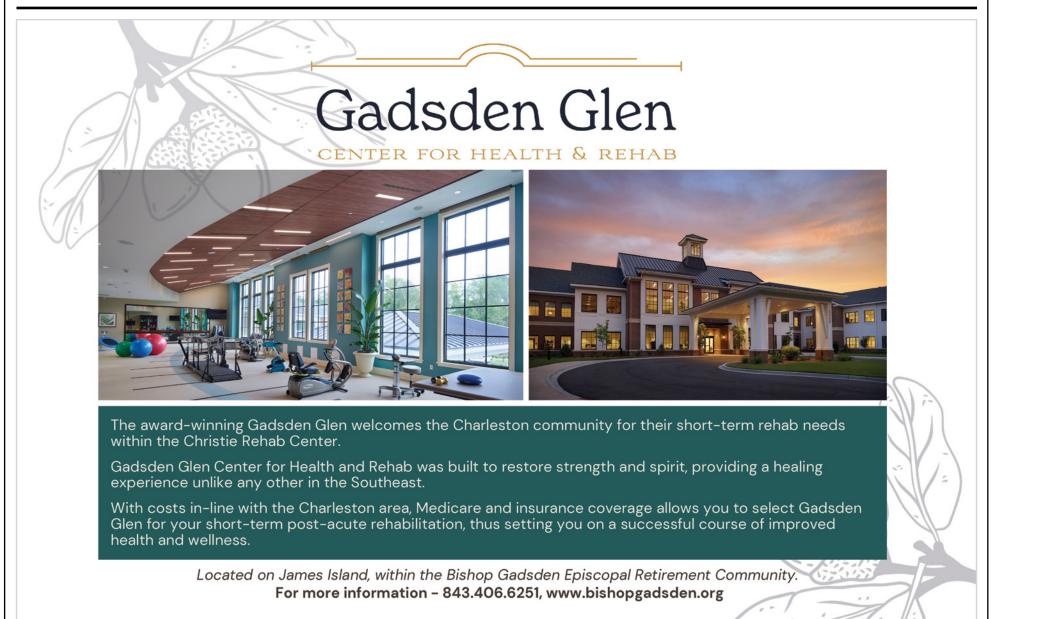


has foreshadowed every Recession in the past 60 years.

Recession. Partly due to the yield curve, virtually nobody is expecting economic growth to accelerate this year. The Fed is projecting +0.4% 2023 GDP growth followed by two more years of sub-2% growth rates. That doesn't push much hopium in my direction. One outcome of the banking crisis is that banks are already tightening their lending standards. Economic growth depends significantly upon the availability of lebt, so this factor raises the odds of Recession occurring. Companies are loath to lay off workers because of the broadly held view that labor markets are extremely tight, so employers will try every other cost saving measure they can before cutting jobs. If layoffs start to pick up, a Recession will likely be underway. Earnings. A very slow economy, rising interest rates, persistent inflation and rising wages does not look like a combination that leads to higher profit margins and earnings. Nonetheless, the consensus view is that EPS will rise in 2023 and 2024. The trend of disappointing earnings may

just be getting started. To me, these factors add up to a warning about hopium addiction. Just say no to What, Me Worry!.▲

IMPORTANT DISCLOSURES The opinions voiced in this commentary on current economics and markets are my own and not the obinions or positions of any entities or orga izations with which I may be affiliated or asso ciated. This column is for general enjoyment and not intended to provide specific advice or recom-mendations for any individual or institution.



PAGE 6

The fee would be paid with new-

Republican Sen. Katrina Shealy

A steady stream of new residents

Republican Sen. Sean Bennett,

James Pollard is a corps member for the Associ-ated Press/Report for America Statehouse News in local newsrooms to report on undercovered



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## Jerry Reves, MD

## How to Prepare and Get the Most Out of Your Doctor Visit

literature

in writing and/or with relevant printed

How to Prepare and Get the Most

Out of Your Doctor Visit

The most important thing the doctor

can do to establish good communication

s listen to you, give you the time to get

your questions answered, and be clear

about your health and how best to main-

tain it. Good communicaiton is a mutual

benefit that both physician and patient

There are certain questions that your

doctor should ask on each visit. The

most important of these is: Has anything

changed since the last visit? A review

of whatever chronic disease you have,

its treatment, and your current status

should be clearly reviewed including any

problems with medications or quality of

life. Changes may be very significant so

Your physician will inquire about your

exercise and diet and make recommen-

dations. It is not unusual for doctors to

write a prescription for exercise and diet

including recommended supplements.

Exercise improves or prevents hyper-

tension, type 2 diabetes, osteoporosis,

obesity, colon cancer, breast cancer, and

There may also be a time when you

and your physician will need to commu-

nicate about "bad news." In discussing a

diagnosis that carries with it all sorts of

emotion and fear, it is just as hard for a

doctor to deliver the news as it is for the

patient to receive it, especially in a rela-

tionship that has been long and good.

Nevertheless, when the result of a bi-

opsy or other diagnostic test including

cognitive function brings dreaded news,

it is very important for the physician to

be sure to talk about them.

cardiovascular disease.

have a responsibility to engender.

There is abundant evidence that healthy aging in part depends on good communication between you and your primary care physician (or any of your doctors, for that matter). The purpose of this month's column is to describe how to get the most out of your visit with your physician which is an essential feature of healthy aging. Preparation and communication are the key to a good visit.

#### Preparation for the Visit

Why are you seeing the doctor? Make a list of your concerns. If you have a new problem, then list the symptoms on paper. Do not overthink this: whether or not you think all the symptoms are related, list them all. Try to be specific about when the symptoms began, their frequency, intensity, and duration. Never think something is too embarrassing or trivial to bring up. This is about optimal communication. Remember: the entire conversation and record are confidential so nothing need be off-limits. Be sure you know when and what medicines you take. If you have questions, be sure to write them down. If you learn of a new diagnosis, be sure to ask: What does this mean? Is this treatable? What are the treatment options? When do I need to do

#### company you to the visit. Why is Good **Communication Important?**

Research has demonstrated that good communication means patients are more likely to follow treatment plans if they have a thorough understanding of their disease and the medical regimen designed to treat it. Clear communication prevents medical errors, improves health outcomes, and strengthens the patient-doctor relationship. All of this begins and ends with establishing superb

#### What the Patient Should Do to **Establish Good Communication**

clear, effective communication between

The first thing the older patient must make clear is what he/she wants out of the remaining time in life. As death is generally an accepted fact for people as they age, the paramount issue is quality of life. It is important to be clear with one's physician (and family) about advance

but also realistic. Some patients want to know everything and others only a little Your physician will be available for foldirectives, end-of-life decisions, assistlow-up calls or visits. It is important that ed-living desires, identity of care givers if you and your doctor as well as your famneeded, desired financial planning, and, understand the amount of detail you of course, an updated will. Copies of didesire concerning your new diagnosis rectives and end-of-life decisions should The doctor needs to assure the patient be part of your medical record. In other that, even if a specialist is required. the words, be sure you discuss all this with primary care doctor will still continue to your primary care doctor and be certain communicate with you and the family your desires are part of your medical members you indicate. This is a critical record. When your physician answers time in the relationship and continuing your questions, take notes or repeat the communication is essential for the paanswers to indicate that you understood tient to have the best outcome and supthe responses. Likewise always write instructions down or ask to receive them

There are other subjects of vital importance that your doctor may discuss with you including when it is time to give up driving because of physical limitations that accompany aging such as decreased night vision. This medical advice is not easy to receive but necessary nonethe less. The physician should provide the recommendation clearly and the patient should understand the reasons for it fully for best results.

#### The Bottom Line

There are few relationships in life that can be as meaningful as those of between spouses, close friends, clergy and congregant, and physician and patient. In all of these the key to a most effective relationship is good, honest, compassionate communication. It is a matter of proven science that a good patient-docor relationship will lead to a longer and healthier life. This relationship is built on mutually satisfactory visits accomplished through good communication.  $\blacktriangle$ 

#### TIPS FOR GOOD PATIENT-DOCTOR COMMUNICATION Bring written lists of medications and

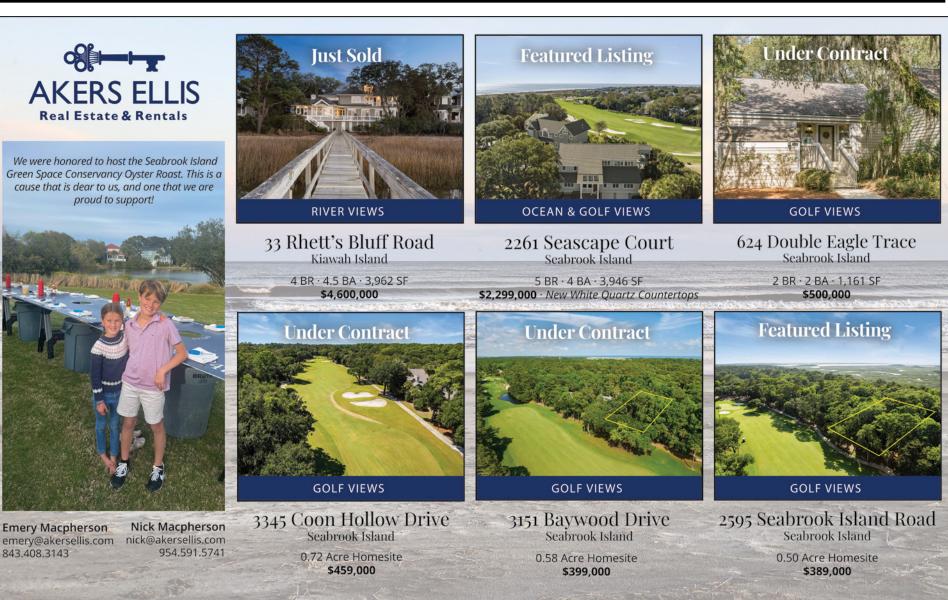
- questions for doctor Review allergies and any/all lifestyle
- limitations at each visit Review diet and exercise regimen at
- each visit Discuss anything new or that has changed since last visit
- Take notes and/or ask for written materials of matters discussed
- Be sure advance directives and end-oflife decisions are in medical record
- Insist on adequate time for optimal communication during visit Have a trusted person accompany you
- to the visit if possible



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# Green Space Conservancy **Oyster Roast a Rousing Success!**



More than 150 Seabrookers gathered Saturday evening, March 11th, to support conservation on Seabrook Island. The crowd enjoyed munching on roasted oysters and BBQ Pork while listening to Wayne Daws on the guitar and studying the live and silent auction items. Warren Peper conducted a lively auction for paintings, jewelry, getaways and more! Approximately \$50,000 was raised to go towards conserving land, preserving and enhancing the beauty of the island, providing wildlife habitat and ultimately increasing the value of all of our properties.

A HUGE thanks to Emery and Nick Macpherson, our Presenting Sponsors, and the many wonderful folks supporting this event! To learn more about the Seabrook Island Green Space Conservancy, please visit our website www.sigsc. net. 🔺 Susan Leggett



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THE Seabrooker

# 'We're in a new era': Hilton Head residents united by a desire to regulate short-term rentals

Story by Evan McKenna, The Island Packet



'The group never intended to become an island-wide movement.

Founded in late 2022 to oppose overdevelopment in the historic Gullah neighborhood, the Jonesville Preservation Society initially included only residents of Jonesville, where residents claim a string of newly proposed developments would triple the population of the

But their message quickly spread beyond their small corner of Hilton Head. Today, the grassroots group boasts a staggering reach: membership from all of the island's major neighborhoods, thousands of survey responses, and a dedicated core team large enough to fill any public

Neighborhoods across Hilton Head are uniting because residents have realized most communities share similar goals — limiting construction of short-term rental facilities; eliminating loopholes that allow commercial-grade "mini-hotels" in residential areas, and increasing transparency between citizens and town officials on all matters.

"We're in a new era," said co-chair Kelly LeBlanc, citing the growth of social media and its power of connecting neighbors. LeBlanc says this newfound unity has allowed residents to identify common issues and develop a common language for

But the so-called preservation society doesn't see itself as a leader. Rather, the movement is a "flat organization," LeBlanc says, where community leaders across the island

Joining together in a crowded Council Chambers for a recent Public Planning Committee meeting, JPS members and allies urged town officials to send the group's policy proposals to the Town Council for consideration. Each speech was met with a thunder of applause from the

Ronda Carper, who lives in the Bradlev's Circle neighborhood on the east side of the island, said her iny community recently saw the "homes" intended for short-term

Like others, Carper is advocating for changes to the town's land management ordinance, "that won't just serve one developer [but] will serve the entirety of Hilton Head Island," she told the committee, motioning to the crowd of like-minded resi-"There are places on this island

for short-term rentals, but it's not residential neighborhoods," JPS cochair Daniel Anthony told the committee. "Y'all need to understand what that term means — residential

Groups want more short-term

The JPS doesn't want to ban short-term rentals outright. Instead, its policy proposals focus on regulating rental properties in three main

– Implementing a maximum floor-area ratio (FAR) to prevent

overcrowded use and "mini-ho tels" in residential neighborhoods

- Calculating rental permit fees based on square footage rather than the number of bedrooms,

 Increasing parking requirements to disallow huge rental homes with minimal parking, a "gap in the code" that society LeBlanc says results in cars overflowing into residential streets, parks and marshland.

And in response to legislation introduced to the SC State House this January that would prohibit any local attempts to regulate short-term rentals. the Jonesville Preservation Society is drafting a bill of its own one that would require short-term rental owners to be legal residents of South Carolina. Ideally, LeBlanc said this rule would take short-term rentals out of the hands of conglomerates and put them back into the hands of individual property owners. LeBlanc knows that rules would represent a massive loss for the rental industry — but it's a sacrifice she's more than willing to make for the sake of residents and for the health of the island's neighborhoods.

"There's always gonna be some losers, right? Right now, the neighborhoods are the losers," LeBlanc said. "If you're purely an investor, you have no interest here other than making money — I want you to lose. I want you gone."

After nearly 45 minutes of public comment from Jonesville Preservation Society members. committee Chairman David Ames offered words of support for the group's mission. Committee member Ta mara Becker made a motion to send the recommendations to the Town Council, saying "there's no harm" in doing so.

But residents became vocal after Becker's motion was not seconded. "Why?" shouted one attendee

among the noise. "I think we have a right to know," chimed in another. Anthony and LeBlanc say the committee members' inaction was construction of five new four-story | a failure to represent their constituents' concerns. The society's survey results indicate thousands of islanders who are gravely concerned about overdevelopment in their

neighborhoods, they said. "I think [Ames] tipped his hand about how he really feels about this," LeBlanc said. "If you're not willing to look at this document that says a lot about how much you care."

Anthony added that he never expected their proposals to earn the vote of Town Council members but just getting the group's ideas in front of the island's top leaders would be a great start, he said.

"We're not done. It's a step in the right direction," he said, referring to the island's recent entry into negotiations for a tract of land on Jonesville Road. "But the ultimate goal is to preserve these Gullah neighborhoods, these historic districts and these residential neighborhoods."▲ Reprint: 2023 The Island Packet (Hilton Head, S.C.) Distributed by Tribune Content Agency, LLC.

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## March 24, 1663, Charles II issues the Carolina Charter

King Charles II was known as the Merry Monarch. After ears of exile during Oliver Cromwell's Puritan Commonwealth, Charles was restored to the throne in 1660. He looked for ways to reward the men who supported his restoration and a grant of land in North America seemed appropriate. The charter that made these men, and their heirs and assigns, the "true and absolute Lords Proprietors" of Carolina was signed on March 24, 1663. The eight lords that were listed were: Edward Hyde, 1st Earl of Clarendon; George Monck, 1st Duke of Albemarle; William Craven, 1st Earl of Craven; John Berkeley, 1st Baron Berkeley of Stratton; Anthony Ashley Cooper, 1st Earl of Shaftesbury; Sir Georg Carteret; Sir William Berkeley; and Sir John Colleton.

In the hopes of creating a strong, permanent settlement, the king gave the eight men broad powers that were close to those he enjoyed as monarch. They could establish civil structures, collect taxes and duties, maintain order, and they held game and mineral rights. The Charter also guaranteed some religious and political freedom to those who settled the province, which stretched from the Atlantic to the Pacific Ocean and oughly covered the area from the southern border of Virginia to Florida

The government of Carolina consisted of a governor; a counil, of which half were appointed by the Lords Proprietors: and



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in elected assembly. Settlers of the colony had the right to import and export goods, personal and property rights, and the right to be tried in the colony for crimes committed there. In 1665, the original charter was replaced by another that extended the northern boundary to include the Albemarle region, which was growing in population and prosperity. None of the original proprietors ever set foot in the colony.

SC Historical Society



Dunes properties is pleased to nounce the addition of Rob Cleary and Jessica Smith to their team of professional REALTORS®



Originally from Boston, Massa chusetts, Rob Cleary has a deep love for the Lowcountry, which was inspired by vacations he spent as a kid along the Georgia and Florida coast. He grew up surrounded by real estate as his father has worked on the commercial side for over 30 years. After beginning college at Furman, he opted to follow his passion for creativity and art at Savannah College of Art and Design. He graduated with honors in 2020 with a BFA in Painting. Post graduation, he spent time working at Kiawah Island Golf Resort and has worked in a variety of hospitality settings since. In his spare time, he loves experiencing all the incredible cuisine that the Lowcountry has to offer, in addition to playing golf and tennis, boating, or relaxing on the beach. He prides himself on being a hard worker, team player, and is eager to help others find their dream home! Rob will work at our Mount Pleasant office at 835 Coleman Boulevard, and can be reached at <u>rcleary@dunesproper</u> ties.com or 843.743.5220.



Jessica Smith is a third generation real estate professional that feels this career path was destined to be.

She grew up in Central Florida, attended schools in North Carolina. and has gained experience working in New York City and South Carolina. Due to her vast experiences she's become a versatile sales professional with a robust network of people whom she considers friends. Throughout her life, she watched as her grandparents and parents built their lives through careers in real estate, which greatly inspired her to do the same. After moving to South Carolina, she hit the

ground running and aligned with dunes properties where she serves the communities across South Carolina and beyond. Jessica will work at our Mount Pleasant office at 835 Coleman Boulevard, and can be reached at jsmith@dunesproperties. com or 843.801.5070.

#### **About Dunes Properties** of Charleston:

Dunes properties is a boutique real estate, vacation rental, and property management company serving the Charleston area since 1989 with offices in Mount Pleasant, Folly Beach, Isle of Palms, and the Kiawah/Seabrook area. www.dune <u>sproperties.com</u>. ▲

THE Seabrooker



Obesity is now considered a medical diagnosis and chronic disease by the Center for Disease Control, the National Institute of Health, and the World Health Organization. The diagnosis is a body mass index (BMI) of 30 or greater. Obesity is known to be very difficult to treat and one of the most difficult to address due to the accompanying social stigma and the assault on perceived body image. Providers often avoid the diagnosis due to a variety of concerns; upsetting or offending patients, loosing patients, being accused of "fat shaming," not having

the training or time and not being reimbursed by insurance for the diagnosis. Also, some providers may be obese or overweight themselves and resist confronting the issue in others. It is very important to emphasize that there is no more room for bias or discrimination with this disease than there is with any other disease or disability.

The epidemic of obesity in the US is tough to ignore. According to the CDC in 1980 the obesity rate in the US was 15% for adults and 5% for children. Those numbers climbed to 42% and 20% respectively by the period between 2017 and 2020. This now makes obesity the most common chronic medical disease in the US! It is the chronic disease that is associated with more other chronic diseases than any other chronic disease. Knowing those facts and statistics and not seriously addressing obesity seems irresponsible and might be considered ignoring the elephant in the room. Genetics may cause some people to store more energy as fat than others however the genetic pool in the US has not changed that drastically in such a short time, so for the most part the cause of the obesity epidemic is much more likely related to environmental and behavioral factors causing us to simply consume more calories and less healthy calories than we can metabolize This is an extensive topic in itself but in short, people now engage in less physical activity, eat more sugar and processed food and larger servings, get less sleep and experience more stress than past generations. These causes of weight gain may eventually cause an increased "fat set point". This over time makes the struggle to lose weight and maintain that weight loss difficult. It is possible for almost all of

# Steve Penkhus, MD

us to lose weight, but that "fat set 1 ties and starting in utero we could point" in theory results in hunger signals in some of the addiction centers of the brain which keeps many but the most disciplined people from sticking to weight loss diet and exercise guidelines long term, ie the "vo vo" diet issue. This set point theory makes obesity very similar to other addictions. Thus many experts consider obesity a form of addiction.

In scientific terms research has shown that specific areas of the mesolimbic reward system of the brain are activated by some foods in much the same way as they are by addicting drugs. Both food and drugs induce tolerance over time, whereby increasing amounts are needed to reach satiety. Some of the drugs indicated for obesity treatment are the same drugs used for addictions. For those disciplined and highly motivated people it is possible to lose 50% or more of their weight with a healthy diet and increase in activity. For people who absolutely can't lose significant weight with lifestyle changes newer drugs like Wegovy and Ozempic (semaglutide) and numerous other drugs are available. Newer drugs are being developed to help as a second but less ideal option for treatment. Long term success, risks and benefits of drug treatments still need more study. These drugs have long lists of side effects and they may need to be continued long term. This is another extensive topic. Surgery is a last resort with serious risks, side effects, less than ideal results and high costs.

The take home message is that the real solution is always prevention. It is more successful, safer and much more cost effective. It is important to look at how we got to this point and make some very serious changes. This would need to be a complex process involving personal responsibility, our education system, employers, the health care profession, the food industry, and governmental support.

Obesity prevention starts even before conception with preconception counseling regarding healthy diets and exercise in order to lower the intrauterine glucose levels resulting in birth of fewer large for gestational age (obese) babies. These babies are more likely to become obese and diabetic children. Small for gestational age babies are also more likely to become obese for less obvious reasons. Prevention with a healthy diet and exercise needs to continue from birth on throughout life. With strong support and understanding from these above mentioned entigo back to the 1980 numbers or hopefully even much better results and prevent most obesity rather than worrying about reversing it or treating it.

First and most important, we all need to take more personal responsibility for our life style choices and know and understand the current published national guidelines for a healthy lifestyle. That is the one thing we personally have the most control over. Educators need to teach about those healthy choices and provide opportunities for those choices. Information on this subject could be integrated into classes in science, health, physical education, sociology, economics, statistics, journalism, etc. Employers need to help employees reduce stress and provide more opportunities and incentives for healthy lifestyle choices. The healthcare profession needs better training on nutrition and the importance of talking to patients more about prevention rather than just treatment. The profession needs to set a better example to follow and be reimbursed for their prevention efforts. The food industry needs to be more responsible in providing less added sugar and highly processed foods, better labeling, and be rewarded for those efforts. The government needs to support all of these efforts much more aggressively and needs to ensure that all of us are exposed to the national guidelines and recommendations for a healthy diet, weight, exercise, sleep, and alcohol intake.

That fact that obesity is now the most common chronic medical diagnosis in the US and is associated with the most other diseases in the US, makes it responsible for huge medical costs. A few of these associated diseases are: heart disease, stroke, diabetes, hypertension, dementia, depression, arthritis, infections, kidney disease, liver disease, sleep apnea, and over a dozen types of cancer. It is important to point out that it is possible to be overweight and fit and be as healthy as someone who is a normal weight and unfit so BMI can't always be looked at in isolation. This information is not meant to offend anyone. Seabrookers seem to be very health conscious. It is meant to draw attention to an alarming health issue in a country that spends more money on medical care than any country in the world and has one of the worst life expectancy of all industrialized countries and is dropping for the first time in decades.▲



**Overnights** • Walks • Food • Medicine

**Pet Sitting** 

# Scout Motors picks South Carolina for new \$2B EV plant

A Volkswagen Group-backed automotive company announced plans this week to open a \$2 billion electric truck and SUV manufacturing plant just outside of Columbia, South Carolina.

A Volkswagen Group-backed aucomotive company announced plans this week to open a \$2 billion electric ruck and SUV manufacturing plant ust outside of Columbia, South Car-

Scout Motors Inc. and South Carolina officials said Friday that the company would be establishing ts first manufacturing plant in Blythewood at an industrial site. At full capacity, more than 200,000 vehicles may be produced annually at the facility, which is expected to create 4,000 or more permanent jobs, Gov. Henry McMaster's office said in a news release.

Scout Motors, an independent company headquartered in Virginia and backed by Volkswagen, plans to produce all-electric trucks and SUVs in the style of the Scout vehicles pro-

duced by International Harvester between 1960 and 1980.

"Scout Motors will provide thousands of South Carolinians with previously unimagined opportunities and prosperity for generations to come," McMaster said in a statement. "The Palmetto State, with its rich history, superior people, and sterling automotive manufacturing reputation, is the perfect place to restart this iconic American brand." Vehicle production is targeted to

begin by the end of 2026, according to the news release. The Scout deal is expected to re-

ceive county-level tax incentives that have already received initial approval. The State reported. It wasn't immediately clear what state-level incentives the project may have been offered, according to the newspaper.  $\blacktriangle$  (AP)

DON'T TAX YOURSELF **ON APRIL 15th!** Forget about the taxes you just paid and plan to play in



Seabrook Island Lake House \$80 per team/\$40 per person \$30 children under 12



65 teams will compete in a single elimination tournament. Be sure to be one one of those teams throwing beanbags and having a Heck of a lot of fun. Registration forms can be found at the Lake House and on the SIV website www.Seabrookislandvillage.org

If you are unable to join us please consider making a donation to help SIV continue to help others.

Donations can be mailed to : Susan Coomer 2833 Captain Sams Seabrook Island .SC 29455

Seabrook Island Village is a 501°C(3) organization

only crazy part.

APRIL 2023

er, in 1457.

1507.





# **Golf, A Complicated Game for Optimists**

It's impossible to find a game with more rules than golf. Other games have rules too but they make sense. The rules of golf, in trying to account for every possibility, have been mushed into a gelatinous goo that no golfer can totally recall. The rules seem crazy and convoluted, but that's not the

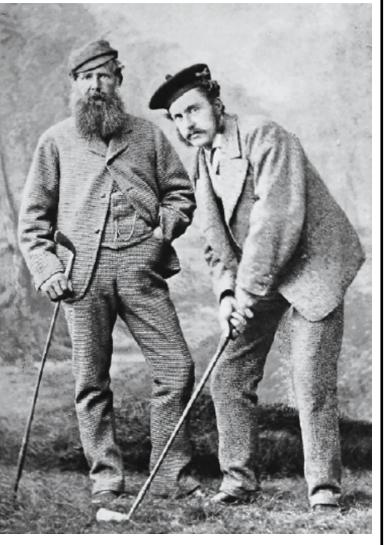
For instance, the Royal and Ancient Golf Club of St. Andrews, Scotland, founded in 1774, records the first rounds played there in 1552. If we dig down a little deeper, we find in the historical records of Edinburgh show the game beginning nearly a hundred years earli-

When golf was first played, there was no requirement to play eighteen holes. At first, St. Andrews had ten holes. The original ten holes were played twice and the last two were played again for a total of twenty-two. Later, the number of holes was reduced to eighteen. This was done by using some of the greens twice, played from different directions. In 1870, play was reversed and the entire course was played in the opposite direction. Today, the Old Course at St. Andrews maintains its old-world guirkiness with seven shared greens and eight shared fairways. Where to hit your next shot is not always obvious.

When did golf begin? It depends on your definition of golf. If golf is a game defined by eighteen holes then the definition started by the Royal and Ancient Golf Club is correct. But way before then, the Romans in the first century BC played a golf-like game called Pagancio. The game used bent sticks and leather balls stuffed with feathers aimed at predetermined targets. It is notable that in about 1840. Old Tom Morris, the Grand Old Man of St. Andrews, made his living making, you guessed it, bent stick clubs and leather, feather-stuffed balls.

The game spread with the Roman army as it marched into Scotland in 71 AD. At the outset, the game was viewed as a nuisance. In 1744, the magistrates of Edinburgh thought playing golf might interfere with archery practice and banned the game. The golfers went nuts and raised a ruckus so loud it might have been heard in Africa. The ban was repealed in

At first golf was a gentlemen's game and golfers were expected to act like gentlemen. The game was played on a course with a specific number of holes with pars dictated by the length of the holes. As the game moved forward, it became clear that consistent rules were needed to be set down to allow tournaments to be played around Europe in a standard manner. In 1744, The Honorable Gentlemen by Paul Tillman



first book of rules.

The book was mercifully short with only thirteen rules. The rules were brief and understand able. They satisfied even the most punctilious golfers for hundreds of years thereafter. But, subsequent governing bodies modified the rules, adding new, and more precise definitions as the need arose. Now we have a compendium of rules that covers everything, and mean everything, that can happen. Nowadays the rules of golf provide more information than would be required of a voyage to Mars. Some rules seem overly precise. Did you know that if an insect lands on your putt, you can replay your stroke? Me, neither.

There seems to be no end in sight to the clarification needed by the incessant examination of the rules. Will golf lawyers be next? The NFL is heading in that direction and golf will likely go that way too. Who else but lawyers with a background in wading through unfathomable governmental regulations can assess the correctness of the game.

Since the beginning, other factors have arisen to complicate the world of golf. Factors such as pace of play and level of player ability, are now taken into account. For example, players play from differ-Golfers of Edinburg sought to ent tees depending on their comprovide consistency and wrote the petency. At Seabrook, we have

six different tees on each hole. No other sport does this. In tennis, no matter what your level of game, the net is twenty-one feet from the service line. But golf can be self-regulating and we can, if no one is looking, bend the rules to suit our game. Who came up with the "gimmie", or the "mulligan". True, these are not official rules, but we use them as if they were So, what's the difference?

At Seabrook, we have other unique challenges. What's the rule about alligators? A player's options as spelled out by rule 16.2b regarding dangerous situations do not cover the whole situation. For example, if a gator takes your bal in its mouth and runs back into the water, do you take one club relief, or two, and from where do you take relief?

Let's face it, golf is a cray game played by optimists. We hack and curse and get sand in our face with the expectation that the next shot will be better. Will the next shot be better? Who knows. We need to play to find out. So off we go, hacking, whacking and cursing and, despite all conditions to the contrary, we have fun. That's the point, isn't it? Golf should be fun. l remind myself of this every time miss a ten-inch putt for par.▲

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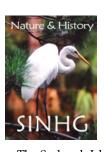
'Southern Spring"



Same door from 20 years ago - seen by a 1/2 dozen different owners

# THESeabrooker

#### **APRIL 2023**



Colleen Trepen.







# Phase III / Final Site Plan Gre

the project: Recreation & Tourism.

Nine Artists display their work Saturday, April 8 at the Bohicket Marina patio

Some of the area's leading artists will be participating in the Sea Islands Chamber of Commerce's 13th Annual Art Walk at Bohicket Marina. This year's line-up of juried artists includes: Kellie Jacobs, Jennifer Black, Sandra Roper, Lisa Willits, Bob Le-Fevre, Tina Mayland, Susan Colwell, Colleen Wiessmann, and Donna Ger

PAGE 12

Each of the featured artists is well known throughout the region, and looks forward to the chance to see one another, as well as followers of their work. The show, which is always held the day before Easter, has increased in popularity over the

#### "I am an artíst. I am here to live out loud." ~Emile Zola

This year's Art Walk will be held from 10:00am to 6:30pm on the patio overlooking scenic Bohicket Marina. The artists are housed under one big tent, and the event is open to the public. Each artist will be displaying original work, and all pieces are for sale. You'll see oils, pastels and watercolors, in styles from representational to impressionistic to abstract. Some of the artists will also be painting live, so it's a great opportunity to meet them and see their creative process in action

Mark your calendars for April 8, the day before Easter. There's no better way to spend a Saturday than looking at amazing art in a beautiful marina setting. You can find out more about this year's Art Walk on the Sea Islands Chamber of Commerce website, seaislandschamber. <u>org/Art\_Walk.html</u>. ▲





# Kingel Wagen Subbacting the Arts 2023 Art and House Tour on April 14th



45 Lemovne

The 21st annual Art and House Tour, presented by Arts, etc. will take place on Kiawah Island Friday, April 14 from 1-5 pm. The tour includes five unique homes never before open to the public. Varied in their views, architectural style, art and details, they are representative of the homes on beautiful Kiawah Island.

A lagoon-side, spacious, family-oriented home has expansive windows and a large screen porch taking advantage of the view. The house features beams reclaimed

from upstate New York, coffered ceilings, and antique black American walnut floors. In addition to a great room and vast kitchen and dining areas, an enormous game room, deck, plunge pool and screened porch with a stacked stone fireplace invite family togetherness. A floating staircase leads to four bedrooms, one with a rugby-inspired decor.

In Ocean Park, "Magnolia House" is a marvel of wood, glass and metal, offering sweeping marshland views. Features of the home include scraped walnut floors, Jefferson triple windows, and an imposing staircase topped by a unique skylight. A handsome study is paneled in rich mahogany and the state-of-the-art kitchen and bathrooms are all highlighted by Calacatta Gold Carrera marble. Curated art and antiques are displayed throughout the home. The rooftop sitting area showcases a large brick fireplace and incredible views of the

Kiawah River and marsh.

In Cassique, the home on tour exemplifies the Arts and Crafts tradition of the neighborhood. The hand-hewn antique maple and oak beams of the great room and kitchen complement the rough-sawn cedar beams in the screened porch. In the kitchen and master bedroom cypress-paneled curved walls of windows offer extensive views of the marsh and the 17th hole of the Cassique golf course. Throughout the home an eclectic art collection, antiques, locally crafted furniture and iron chandeliers and sconces are highlighted. A walkway from the tower stairs leads to the art studio and office.

The Preserve home is transitional in style with huge windows, multiple deck areas, screened porches and a great room at the highest elevation to capitalize on captivating marsh views. Primary colors accent the crisp blues throughout the seven bedroom house. There are two master suites as well as a bunkroom and a large media/ gaming/family room. Outside, a pergola shielded dining area overlooks a plunge pool. The guest house has a spacious study featuring a soaring 20 foot cypress ceiling and additional bedrooms

On the beach front is a striking industrial modern home. The immense two story windows take advantage of exquisite ocean views. An open concept floor plan is enhanced by exposed steel beams and a floor-to-ceiling fire-

#### Horned Greb

place. One of the ten bedrooms is or the first floor along with a cozy family room. Doors lead to the patio, fire pit and hot tub. There are five bedrooms on the second floor, with access to a patio running the width of the house The third floor master suite includes a gym, outdoor shower, sitting room and office with antique carved doors. An attached two story pool/guest house incorporates three bedrooms. Oversized modern photographs complete the look throughout.

In conjunction with the house tour an online auction begins March 20 and closes at noon on April 15, the day after the tour. The link to the auction site can be found at www.kiawahartsetc org. The auction includes paintings, art glass and sculpture, a diamond bracelet from Diamonds Direct, golf opportunities, and catered dinners.

The Kiawah Art and House tour is generously sponsored by F.N.B. Corporation. Proceeds from the auction and the tour provide arts experiences in music, dance,

theater and literature for the children at elementary, middle and upper schools on Johns and Wadmalaw islands. Arts, etc. funds program partners who take performances to the schools or provide educational opportunities off school grounds. One-time performances and weeks long programs are included.

Tickets are \$75. For more information on tickets, the auction or to contribute, visit www.kiawahartsetc.org.

ART GUILD SEABROOK ISLAND

Susan's love of art started in e mentary school. There she spent any hours drawing and painting. As a child Susan and her family lived and traveled in Europe for 6 years, giving her the opportunity to see many great works of art as well as varied and beautiful landscapes.

Love of art always stayed with her. After leaving a career in social work in Lancaster, PA to raise her children, Susan started taking art classes with local artists when her children were in high school. In 2008 artist Barbara Buchanan introduced her to pastels and all the wonderful colors available. A love affair was born! Since then, Susan has participated in numerous workshops with Stan Sperlak, Alain Picard, Susan Nicholas Gephart, Jen Evenhus, Lyn Asselta, Jacob Aguilar, and Eve Miller. Several of Susan's paintings have appeared in juried exhibitions in PA and MD. She is a member and treasurer of the Pastel Society of South Carolina and an associate member of the Pastel Society of America. Susan and her husband Andy va-

ationed in Kiawah and Seabrook for | artist.



What is it about the Old Masters that makes them objects of awe and delight, even after hundreds of years? And more to the point, what specific essons can Master paintings provide rtists across the centuries?

Answering that question will be the focus of the Seabrook Island Artists Guild's demo artist presentation for April. This is sure to be a great learning experience for the entire Guild.

Painter and teacher Gary Kunkel nan will lead the presentation and group discussion on "Applied Art History— Practical Tips from the Masters for Mere Mortals Today."

The program will center on an apoach Gary used teaching colle painting courses and his own classes: "drilling down on lesser-known masterworks to find concepts, techniques and 'tricks' we can directly use in the art we make."

Gary says the discussion will avoid 'usual suspect" top tier paintings. "Everybody has preconceptions about 'Mona Lisa' or 'Starry Night," he says. "That makes them hard to | ing at Penn State's Berks College▲



## Seabrook Island Artists Guild April Artist of the Month Susan Hodge



31 years before moving to Seabrook full time in May 2021 from Pennsylvania. The colors of the lowcountry marshes and skies continue to inspire as do memories of her Pennsyl ania garden There will a reception for Susan

on Tuesday, April 4th, 4:30-6:00 at the Lake House. Come by to see Susan's beautiful pastels and meet the





dig into. And they're made even less approachable by being turned into

art we might normally overlook are a clean slate and more approachable. we can actually apply directly." The discussion will zero in on four to six works from the U.S. National Gallery. spanning the Middle Ages to the Im-

A Seabrook resident, Gary works in oils and pastels. A former co-president of the Artists Guild, he studied at the Pennsylvania Academy of Fine Arts and with master marine painter Jack Coggins. He taught studio paint-

The focus will be on practical takeaways from masterpieces that aren't household names. "Pieces of That makes it easier to find elements pressionist era.



pop icons or sacred objects."





The Seabrook Island Natural History Group's spring series of Evening Programs concludes on Thursday evening, April 13 with a presentation on Charleston Area Therapeutic Riding by CATR's Executive Director,

Since 1991, CATR has been expanding the horizons of adults and children with disabilities in partnership with horses, beginning as a small program in Summerville and now long established at its 43-

# SINHG EXPLORES CHARLESTON AREA THERAPEUTIC RIDING

acre farm on Johns Island, where it ships with MUSC's physical and oc serves more than 150 clients each cupational therapy department; with year. A Premier Accredited Center of the Professional Association of Therapeutic Horsemanship, the national sanctioning body of the industry, CATR serves a varied population of children and adults with cognitive, physical or developmental challenges, as well as veterans with service-related physical or emotional issues. In recent years, the non-profit organization has formed partner-

cupational therapy department; with Indigo Hall's Memory Care unit; and with Summerville's Coastal Center for adults with cognitive disabilities.

The program at Lake House will begin at 7pm in the Live Oak Room. All Seabrook Island residents and their guests are welcome. There's a \$5 charge for non-SINHG members. Registration is available at sinhg. org/events-page.▲

Norm Powers



# 23-Acre State Park on James Island



Something green is coming to Charleston A new state park is in the works at the tip of James Island. We spoke with SC State Parks Director Paul McCormack for the latest on

Where will it be located? The waterfront park will be lo-

cated on 23 acres at the end of Fort Johnson Road, adjacent to the Fort Johnson historic site. The parcel is managed by the SC Dept. of Parks,

land from the Sisters of Charity of Our Lady of Mercy for \$23 million. The May Forest Convent located onsite is expected to be converted into an event venue that will be the main component of the new park. Funding has not yet been secured for the venue construction project.

#### What will the park feature?

Charlestonians can look forward to a day-use recreation and picnicking area with views of the Charleston Harbor, the Ravenel Bridge, and

In 2021, the state purchased the | Fort Sumter. There is an existing gazebo and bench swing. Conceptual images are not yet available, but stay

An event space, lodging, and a dock may be added in the future. A structural assessment of the property is expected to determine park features down the road.

In addition, there is a master plan that envisions the entire ~100-acre Fort Johnson area that is separate from the state park project.▲

Al Sines of Kiawah Island Recognized as the 2022 Recipient of the Exchange Club of Kiawah-Seabrook Angel Oak Award





I Sines (Center), the recipient of the Exchange Club of Kiawah-Seabrook's 2022 Angel Oak Award with students t the Charleston Area Therapeutic Riding (CATR) facility

There's an adage in the world of olunteer driven non-profit organizations, "Things get solved if you get involved", and this year's recipient embodies that philosophy. Since 2019, Al Sines has been a weekly volunteer at the Charleston Area Therapeutic Riding facility (CATR), helping empower children and adults to enjoy more active and fulfilling lives hrough therapeutic horsemanship.

Al works as a sidewalker, support ing students to ride and build experience with their equine partners. In addition to helping the rider with their horse, Al makes connections with the students, getting to know them and providing support and encouragement until the student is an ndependent rider. According to Al "The best day as a volunteer at CATR is the day you're "fired" because your student has grown and learned so much that they no longer need your help."

Beyond helping students, Al's home repair skills have helped CATR maintain their infrastructure, willingly repairing gates and fences, light fixtures, and anything else that needs to be fixed. As if that weren't enough, Al has been involved in fundraising for CATR, and was recognized as CATR's 2022 Volunteer of the Year.

Each year CATR provides therapeutic riding and other equine activities to over 140 children and adults

with disabilities and 30 wounded military veterans at their facility in Johns Island, SC. By moving the rider's body in a manner similar to a human gait, therapeutic riding helps individuals with a wide range of disabilities gain strength, balance and confidence. Riding and interacting with horses is also fun, motivating and empowering.

There are lots of volunteers in our community and a lot of organizations that need assistance. Al Sines is a model of a volunteer going beyond their original roles and helping to make an organization better. He's an ideal recipient of this year's Angel Oak award.

The Angel Oak Award was established by the Exchange Club of Ki awah-Seabrook Foundation in 2012 to recognize a volunteer who has made an outstanding contribution to the people or the quality of life on Johns Island, Wadmalaw Island, Kiawah Island and Seabrook Island. As a part of the award, the Club makes a \$5,000 donation to a local charitable organization or organizations of the recipient's choice.

The Angel Oak Award Banquet will be held at Wingate Place, 3850 River Road, Johns Island on May 17, 2023. Ticket prices are \$100, and attendance will be limited to 150 persons. It is anticipated that the event will sell out. To attend, please register at <u>ecks.memberclicks.net</u>.▲

Thad Peterson

APRIL 2023

grow

HOW CAN

YOU HELP



Visit: www.kiawahisland.org/events/ for full details of above

THE Seabrooker



SLAND

he Point

KIAWAH ISLAND CLUB

# Kiawah Island Club to Host 8th U.S. Amateur Four-Ball Championship

The Kiawah Island Club will be | for the side. joining an impressive list of past venues, including The Olympic Club and Winged Foot

PAGE 14

\$175

\$700

Introduced to the USGA schedule in 2015, the U.S. Amateur Four-Ball replaced the U.S. Amateur Public Links, an individual tournament that was played from 1922 to 2014. The Amateur Four-Ball has quickly become one of their most popular events, with close to 2,500 entries every year.

The U.S. Amateur Four-Ball is played by "sides" of two golfers, each with handicap indexes of 5.4 or less. 128 sides compete in a 36-hole stroke play qualifier that determines the field of 32 sides for match play. Play is conducted using a four-ball format, where the lowest score by either player on each hole is the score | Golf.  $\blacktriangle$ 

but also automatically registers them for the U.S. Amateur Championship, where a victory leads to exemptions for the next year's U.S. Open, Open Championship and The Masters.

May 20 - 24, 2023 at Cassique. The courses will be open for complimentary spectator viewing and there will be various volunteer opportunities available as well.

"We have forever etched our names in USGA history as a strong supporter of amateur golf and look forward to giving all those involved a taste of the magic our Island so graciously provides."- Dylan Thew, Kiawah Island Club's Director of



- If you're cleaning out your closets: • Our Lady of Mercy Community Outreach accepts gently-used cloth-
- ing + nonperishable foods such as saltines, peanut butter, and boxed pas-ta. Bring your donations to the Johns Island location Monday-Thursday, 8:30 a.m.-4 pm • or downtown location Monday-Friday, 8 a.m.-4 p.m.
- If you simply need more space:
- Neighbor offers storage options listed by locals. Rent anything from an attic, a shed, a spare bedroom, and a garage to store your stuff. Bonus: You can also rent parking spots. ▲

- Location: Clements Ferry Road
- Sponsorships and tickets https://bit.ly/3FzjZAm

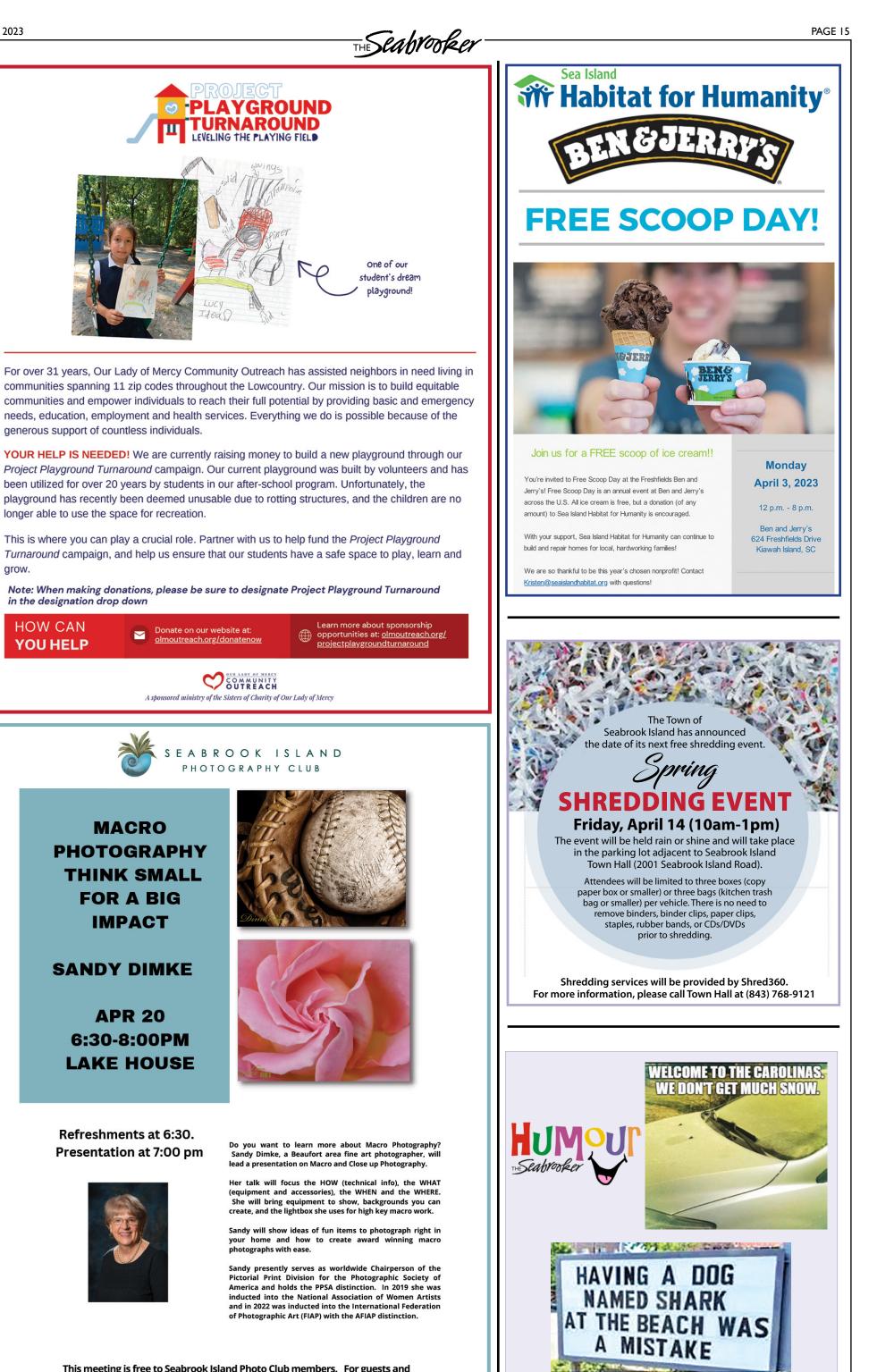
- can be purchased by visiting

Enjoy an evening of live music on the Village Green on Friday, April 7 featuring the Dave Landeo & the Sol Beats. This high energy band

Guests are encouraged to bring a chair or blanket

KIAWAH





This meeting is free to Seabrook Island Photo Club members. For guests and non-members we request a \$10 donation.



SEABROOK ISLAND Real Estate



1156 Ocean Forest Lane - \$5,322,000 Marsh/Ocean View | 4 BR | 4F & 2H BA | 6,390 SF



3075 Marshgate Drive - \$4,650,000 Marsh/Ocean/Creek View | 4 BR | 3F & 2H BA | 4,325 SF Beach Access/Ocean View | 5 BR | 3F & 2H BA | 3,870 SF



2213 Rolling Dune Road - \$4,200,000



2634 Seabrook Island Road - \$1,823,325 Proposed Construction | 5 BR | 4.5 BA | 3,100 SF



2445 Golf Oak Park - \$1,641,500 Proposed Construction | 4 BR | 4 BA | 2,848 SF



3634 Pompano Court - \$1,395,000 Beach Access | 4 BR | 3 BA | 1,774 SF

We list and sell more real estate on Seabrook Island than all other companies combined. If you are looking to purchase a new home, cottage, villa, or homesite — or list your property contact one of our expert REALTORS® today.



13102 Pelican Watch - \$750,000 Oceanfront | 1 BR | 2 BA | 906 SF



1323 Pelican Watch - \$735,000 Ocean View | 1 BR | 2 BA | 928 SF



1412 Dune Loft - \$699,000 Wooded View | 2 BR | 2 BA | 1,184 SF







2778 Hidden Oak Drive - \$650,000 Golf View | 2 BR | 2 BA | 1,173 SF

2532 Clear Marsh Road - \$398,000 Lagoon View | Lot 84, Block 5 | 0.55 Acres 164 High Hammock Villa - \$379,000 First-Floor Villa | 1 BR | 2 BA | 1,026 SF

#### seabrookisland.com | 843.768.2560 1002 Landfall Way, Seabrook Island, SC 29455 | realestate@seabrookisland.com

Seabrook Island Club membership is required for ownership. Club amenity use is for Members and guests. Lake House use is for Members, property owners, and their guests.

