The Seabrooker hasn’t had an article looking at Seabrook Island real estate in quite some time. With all the information on the “hot” Charleston market being a part of the daily news, it is time to bring our readers up to date with what’s happening behind the gate and compare that with the other coastal communities around the Holy City. The Seabrooker met with Joe Salvo, head broker at Seabrook Island Real Estate with that in mind.

Seabrooker: Joe, it has been awhile since we last talked about real estate conditions on Seabrook. Could you give our readers an idea of what you’re seeing?

“The Seabrook Island real estate market is not only showing a continued healthy improvement but its growth over the past year is outpacing many competitive coastal markets in the area.

A snapshot of the 12 months, beginning on July 1st of 2015 and through June 30th 2016, shows real estate sales of homes and villas on Seabrook Island increased 37% over that same period beginning on July 1st of 2014. 155 homes and villas were closed versus 113 for the prior year. The sales volume comparison for that same period shows an increase of 47%, and also puts the average sale price up a strong 16%.

The following charts taken from information provided on the Charleston Trident Multiple Listing Service shows that Seabrook Island had the highest sales growth rate of any of the listed coastal communities.

Closed sales for 2016 year-to-date, through July 22, show a similar story. Unit sales of homes and villas on Seabrook are also up 34% versus the same period in 2015. Volume for those sales increased even more dramatical-ly by 59%, with the average sales price up about 8% halfway through 2016. 37 of these closings were homes with an average sale price of $796,000 and 42

continued page 5
As Seabrooker volunteers with a common objective, we are committed to securing the facts and reporting.

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

Faye Albritton
Denise Doyon
Skip Crane
Guy Gimson
Bob Hider
Monique Sporn
Donna Munday
Sally Kimball
Gary T. Glass
Satch Krantz, President & CEO Riverbanks Zoo
Gary Fansler
Lisa Hillman
SINHG Announces Fall Speakers

The Seabrook Island Natural History Group conducts six evening programs each year. These programs cover a variety of topics related to nature and cultural history on Seabrook Island, Charleston and the South Carolina Low Country. The fall 2016 lineup will feature programs with the topic of "The Conservation Transfers Bateau Trace Green Space to SIPOA"

Thank you for your interest in the Seabrook Island Green Space Conservancy. To find out more about our work on behalf of the island's unique natural environment, please visit www.sigsc.org.

Thanks to the incredible generosity of the local community, a record-breaking Gala and attendees responded by closing the financial gap and securing this green space for Seabrook Island's future.

On September 8th Bertha Booker and the plight of animals in Africa. The fall 2016 line up on a variety of topics related to nature and cultural history on Seabrook Island, Charleston and the South Carolina Low Country. The fall 2016 lineup will feature programs with the topic of "The Conservancy Transfers Bateau Trace Green Space to SIPOA"

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Town Council meeting for August 2016

FATHER LEON WAGNER CELEBRATES HIS 93RD BIRTHDAY JULY 26TH WITH THE PARISHIONERS OF HOLY SPIRIT CHURCH

FATHER LEON WAGNER CELEBRATES HIS 93RD BIRTHDAY JULY 26TH WITH THE PARISHIONERS OF HOLY SPIRIT CHURCH

THE MEETING

After the pledge of allegiance, Mayor Cano called the June 20, 2016, meeting to order at 2:30 p.m. Councillor Shealy seconded the motion. Mr. Thigpen approved the agenda. After the agenda, the following items were presented for the consideration of the Town Council:

a. presents of and from other municipalities
b. presents of and from other agencies/corporations/commissions

The Council approved the minutes of the June 13, 2016, meeting. The Mayor and Councillors were reminded that the next meeting of council will be held at 7:00 p.m. on June 26, 2016. Council members who attended the meeting were asked to sign the register. The meeting was recessed until 2:30 p.m.

Finance

Mayor Cano reported that revenue for the month of May was $1,843,403 and that there was a variance of $133,080. Expenses budgeted for May were $1,431,764. Differences between expenses and revenue included the following:

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- $1,431,764 expenses

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When he tried to return to his room he was completely unable to get up even the legs to work right. She told him she was going to call an ambulance but he told her time. He had a death grip on the hand rail and seemed to have trouble getting his found him on the stairs. He was coming down the stairs but was having a hell of shortly so she went back to the dining area.

The Cigar Factory has been located in Charleston since 2016 as a custom manufacturing that by design, use, display, electricity, heat, and others. The building was originally intended as a location for the building to be located in Charleston and the construction of the building was intended originally produced in June 2000. Finally, the team of a group of other tobacconists, crafters, and tobacco products, as well as hospitally trained.

Many aspects of the gourmet food available in the Homegrown Farmers Market were inspired by the subscription to the South Carolina Healthy Foods Network (SCNFN). The collaborative effort with the Homegrown Farmers Market and Charleston Magnuson Park (CMP) included home-grown, gluten-free, raw foods, and produce from local farmers. The emphasis on locally sourced ingredients is intended.

Grocery delivery services are now able to deliver fresh to local food lovers. Farmers Market SNAP Recipients to Shop Local and Healthy Homegrown Farmers Market on Johns Island encourages SNAP recipients to shop local and healthy.

A Shorts Story!

This is a part of a "No Dog Left Behind" tour that we have just completed in the new season. The tour took us to several cities and towns across the United States and we were able to connect with many people who are passionate about animal protection and welfare. The tour also allowed us to raise awareness about the importance of spaying and neutering pets to prevent overpopulation and improve the health and well-being of our pets. We are excited to continue the tour and hope to reach even more communities in the future. We encourage everyone to support local animal organizations and get involved in their efforts to promote animal welfare.

The Ala Flinging Tennis Tournament was a great success! Many residents and visitors of Charleston enjoyed the event, which was held at the Racquet Club of Charleston. The event included a variety of tennis-related activities, including clinics, tournaments, and social events. The tournament was a great way to get people involved in tennis and promote healthy living.

Respite Care of Charleston chosen Beneficiary of the Fleming Tournament

New Gatehouse On Hold

The outcome of the bidding process was not as we wanted. We received 5 bids and none of them met our expectations. However, we believe that this project will continue and we will be able to work with the successful bidder to finalize the plans and construction.

The line item in the fiscal year 2017 budget that was approved by the Board of Commissioners for the New Gatehouse project was $2,000,000. This amount will be used to fund the project and ensure that it meets the needs of the community.

The project is a critical component of our overall strategy to improve the quality of life for residents of the city and its surrounding areas. The New Gatehouse will provide much-needed housing and support services for people who are experiencing homelessness and other challenges.

As we move forward, we will continue to engage with residents, stakeholders, and partners to ensure that the project remains on track and meets the needs of our community. We are committed to ensuring that the New Gatehouse project is successful and that it provides valuable support to those in need.
Alligators may be seen on Seabrook Island in the water and are very sensitive to vibrations in the water. They are opportunistic feeders and will eat nearly anything they come into contact with. An 800-pound alligator will eat less than a 100-pound dog in a year. They are also extremely powerful. The majority of their jaw muscles are designed to close, crushing anything their jaws can get around. They have very little strength to open their jaws but can crush the bones of a deer or other prey with no trouble. Once they learn something too large to swallow they tear and roll over and vomit their prey into pieces.

It is extremely important not to feed an alligator as they quickly learn to associate food with man. Once that happens they will approach people as though they are food. If you see an alligator, keep your distance – Do not approach any sized alligator. Alligators may move extremely fast on land and are very good swimmers.

A FED ALLIGATOR IS A DEAD ALLIGATOR

USE SOME COMMON SENSE – IT’S ALSO STATE AND FEDERAL LAW

1. Keep your distance – Do not approach any sized alligator. Alligators may move extremely fast on land. Keep away 20 feet or more.
2. Do not fish or wade when alligators are present. Do not throw fish, crabs or other items in the water.
3. Do not feed alligators when swimming around Palmetto and other Seabrook Island lakes.
4. Keep children and pets away from the edge of any water body – even pets on a leash.
5. Callers should keep in mind that alligators occur all of Seabrook Island waters and frequently may be seen in surrounding vegetation (moss) on the golf courses. Alligators may be seen on Seabrook Island throughout the year but are more active during the warmer months.

IT IS CRUCIAL – DO NOT FEED ANYTHING TO AN ALLIGATOR

The Future Of Seabrook Island’s Alligators

The Alligators are now abundant on Seabrook Island and are a part of the ecosystem. They are a part of the natural balance and are a part of the environment. They are interesting and beautiful to watch, but they should not be fed.

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On Sunday, we went out to find a dead something floating on the pond, and with a little dog in the house, we were a little concerned. This is not the first time we've had a gator in the pond. Several years ago a smaller version found 2 little eyes peering out from under a lily pad. The little lily pond was somewhat tossed and a mess. So I looked a little closer, and sure enough, shocked to find a 7-foot alligator on our driveway, guarding the morning paper…which I'm now unwilling to touch. It is now peacefully in residence in a much larger pond on the island.

Piping Plovers Have Returned to Seabrook Island's North Beach

This weekend (July 22-25, 2016), the Charleston Symphony Orchestra League will feature items including trips to Ireland, New York and a benefit dinner featuring cuisine from Duvall Catering. The Charleston Symphony Orchestra League, Inc. (CSOL) is co-hosting the elegant 1930’s-themed A Night to Remember Gala. Following the performance, patrons can continue the celebration with a gala dinner featuring cuisine from Duvall Catering complemented by a full bar. CSO Closing Concert will begin at 8 p.m. and the gala will begin at 7 p.m. gala dinner with dancing, entertainment and a live auction. Check out CSOL for more information and to purchase tickets.

The Charleston Symphony Orchestra (CSO) will perform with A Night to Remember Gala on Saturday, August 27th at 8 p.m. at the Cassie G. and William H. Cooper, Jr. Pavilion of Performing Arts on the campus of the College of Charleston. The CSO will be led by its Music Director, Yuriy Bekker. The concert will feature works by Fleisher, Joulter, and Mozart with the CSO performing Ravel’s Piano Concerto for the Left Hand. Together, he and his wife, Katherine Jacobson, will perform Mozart’s Piano Concerto No. 2 in minor for two pianos. For the second time in residence in a much larger pond on the island.

Low Speed Vehicle Rental

Seabrook Island Security to the Rescue!

A distinctive alternative to the golf cart.

A AUGUST 2016

The 3R’s – Reduce, Reuse, Recycle

www.islanddecar.com

Charleston Symphony Orchestra League to present A Night to Remember Gala

Seabrook Island Security to the Rescue!

Costuming

Concentrating In

Personal Injury

Motor Vehicle Accidents

Motorcycle Accidents

Personal Liability

Driving under the influence

Motor Vehicle Accidents

Promiscuous Driving

Wrecked Vehicles

Personal Injuries

Motor Vehicle Accidents

Motorcycle Accidents

Personal Liability

Wrecked Vehicles

Promiscuous Driving

Driving under the influence

Personal Injuries

Motor Vehicle Accidents

Motorcycle Accidents

Personal Liability

Wrecked Vehicles
July 4th activities were very successful! The parade was well-attended, and our volunteers prepared for the event as early as possible. The Fireworks were well-received, with the audience enjoying the display. The Tiki Bar was open for business, and the entire crowd enjoyed the festivities.

Maintenance Projects Approved YTD = 365

Maintenance Projects Approved in June - 75

Repair & Maintenance Projects:

New Homes Complete YTD = 6

Applications Pending = 17

ARC Activity:

over the end of shift to help process arrivals.

rivals, combined with approximately 800 rental check-ins

their time and effort to make these events happen.

walk/run, with the winner finishing in just 22 minutes.

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Chamber Music Charleston
on Seabrook Island

Making Better Use of Your Technology
How to Avoid Technology Tragedy

I had a very nice talk all ready to give the month about using public wifi but decided to hold it for next month and, instead, talk about how use of a cell phone can be bad or at least very good. Genius. No, it’s not about wireless worries emanating from your phone and wireless networks. It’s more about how to avoid using your phone while it’s on and in a bad way. I’ll talk to four people trying to use their cell phones for work or leisure, while walking down the street or sitting in a coffee shop, unknowingly walking all the clicks into the future of a state engaging in the future of Pokémon Go crime. The Pokémon Go app is not for sale and although they are not problems. Not with the app – it works great. But with the app looming on their phone they think through their life. Yep, when you open the app it becomes a very prominent warning that can be heard but we all know that some different things to different people. Oh, there is no use in going up to the sky but not right on the lot.

I think we all work as a “let’s talk once we app” who did not start using cell phones when we were still very young. These younger folks who did not recognize the obvious potential for a smartphone as a key to a new generation. This technology is always here, and it’s not limited to what we wear at our phones. The future of the smartphone is the future of these phones. And the future of the smartphone is the future of what is in our phones. This is the new world of the smartphone. And it’s not only the new world of smartphones. The new world of smartphones is the future of the smartphone. It’s not limited to what we wear on our phones. It’s the future of the smartphone. There’s a new world of smartphones. And it’s not limited to what we wear on our phones. It’s the future of the smartphone. It’s the future of the smartphone. It’s not limited to what we wear on our phones. It’s the future of the smartphone.

Seabrook Stitchers
Lake House • Every Monday • 1:30-3:30PM
For information, please contact Gail Ayokey at gswyokey@gmail.com or Pat Lilly at phyll106@gmail.com

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Interesting Furniture for Interesting People

There is something warm and beautiful in every old and beautiful table from reclaimed and sustainable woods. From solid wood dining room tables & coffee tables to sideboards made from reclaimed wood, all the designs a depth you won’t find elsewhere. Visit our furniture and home decor warehouse at:
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The Kauaiian Seafood Group
2253 Cateby’s Bluff • 5 beds, 4 baths
Newly Listed at $899,000
Top Miller 843.452.2818 Karen Cherry 843.496.1325
Everest Properties
Avoidance & Deception

Seabrook Island
Joking apart, the world in its own right on the Island.

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2ND ROW FROM THE BEACH!
3620 Loggerhead Ct - $1,390,000

MARSHFRONT SANCTUARY
3060 Marshgate Dr - $1,290,000

5 BR. VIEW OF MARSH OVER POOL
3080 Marshgate Dr - $960,000

GOLF/MARSH VIEW, SINGLE LEVEL
2303 Seabrook Island Rd - $795,000

3 BR HOME, ONE FLOOR LIVING
2645 Gnarled Pine - $795,000

4 BR. GOLF HOME, WALK TO BEACH
2736 Seabrook Island Rd - $749,000

3 BR/3BA, GOLF COURSE HOME
3023 Hidden Oak Dr - $729,000

PRIVATE LOCATION, GOLF VIEWS
2970 Baywood Dr - $699,000

ONLY UNIT AVAIL. GOLF VIEW
3035 Fairway One - $585,000

RENOVATED TOWNHSE, OCEAN VIEWS
736 Spinnaker Beachhouse - $435,000

2 BR VILLA, SWEEPING MARSH VIEW
1238 Creek Watch - $238,000

1 BR END UNIT, TENNIS VIEW
1647 Courtside Villa - $109,000

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