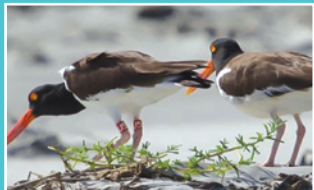


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THE Seabrooker

VOL 26 • ISSUE 1 • JANUARY 2023

The Club Year in Review



FROM SEABROOK ISLAND CLUB

Jim Zielinski
President,
Seabrook Island Club
Board of Governors

After two years navigating the difficulties and dislocation caused by COVID-19, The Seabrook Island Club Board of Governors entered 2022 with a mindset and mission to move the Club in the direction of significant improvement. A new General Manager, Mitchell Laskowitz, had just joined us and we were excited about the impact his experience and creativity would have. In the end, 2022 proved to be a year of incredible advances for the Club and I'd like to share some of the highlights.

AMENITIES UPGRADES

Several capital projects started, some finished, and some are underway. We expanded the Golf Veranda 40% and added a "Pour My Beer/Wine" wall there and at the Ocean Terrace, which itself was upgraded significantly inside and out as a members-only destination. A wood-fired pizza oven came into service, and big screen TVs now can be found almost everywhere around the Club (with the pro football Direct TV service). We broke ground on ambitious renovations to our Racquet Club. Long overdue and with little investment over the years, Racquet Sports is on the cusp of becoming a spectacular amenity with new social areas, additional pickleball courts and bocce, and an overall enhanced aesthetic. Less visible, but very important, improvements occurred in the Island House kitchen, the cart barn, and the maintenance building. In 2023, planned upgrades include a members-only beach area at Ocean Terrace and replacing Crooked Oaks' irrigation system and fixing its pond bulkheads and bunkers.



Seabrook Island Club Executive Chef Daniel Doyle and Culinary Staff

RECORD NUMBER OF EVENTS

Our Membership was treated to almost 60 "members-only" events last year. These included live music, pool parties, trivia nights, themed dinners, and the immensely popular "Tuesday Night Pop-Up Parties." In addition to the Beach Club and Island House, we staged events at The Racquet Club and Equestrian Center, allowing Members to get more engaged with those parts of our Club. We made the Island House a "members-only" venue when Pelican's Nest is most busy, from June 1 until Labor Day. Our annual events were hits as well. From July 4th Fireworks, to the Alan Fleming Tennis Tournament, to the Member/Guest golf events, the Club outshined all previous years.

DELIVERING ON DINING

The Board charged Mitchell with improving the consistency and quality of our food and beverage offerings. He took on this challenge in earnest and, along with new Executive Chef Daniel Doyle, added highly skilled food service professionals to the Club, both in the kitchens and dining rooms. The F&B team have made tremendous progress, both in menu variety and food quality, and the positive feedback from Members has been outstanding, even as we have expanded the number of venues, dates, and hours.

INCREASED COMMUNICATIONS

The Club and Board increased the level and frequency of communication with Members significantly last year. In addition to our quarterly Open Member Meetings, we held an informative "Club Finances" presentation to help Members understand the dynamics and details of that topic, plus ten "coffee chats" with 20-25 Members each. I did an interview with this newspaper in June. We launched an ongoing Member survey to ensure up-to-the-minute feedback. In addition to sending regular weekly emails to our Membership to keep everyone informed about Club happenings and governance items, the GM and Board answered hundreds of emails from Members.

UPDATED POLICIES, PROCEDURES, & PRICING

Many of our policies and procedures at the Club were outdated or needed improvement. The Board worked carefully to address these. Our Compensation Committee now has benchmarking salary data for all positions. We completed a salary review so that each employee is properly compensated. We have specific goals and guidelines for management bonus programs. We instituted a 360-degree review process for all senior managers for better insight into their performance. Recognizing the value of our dedicated employees, we improved

their benefit packages, instituting a more advantageous 401(k) plan and shifting to a more flexible and competitive PTO (paid time off) program. We published a Code of Conduct to establish clear and acceptable behavior expectations for Members and guests. We reviewed pricing for all amenities for both Members and guests for 2023. Working with our Club consulting team we determined our joining fees were well below comparable clubs and needed realignment. We increased joining fees for all membership categories. But first, we gave existing Members a chance to upgrade their membership at the "old" rates. Almost 300 Members increased the level of their membership.

Throughout it all, our mission statement guides our decisions: "Provide an elevated Club experience within a Member-owned oceanfront club where the enjoyment of Members and guests is of the highest priority."

I want to thank the Board Members who have worked tirelessly on many of the projects described above. I also want to thank our conscientious management and terrific employees for their contributions. They make the enjoyment of our Club possible.

With the work completed last year, we are well positioned for continued success. We have a vision, and are working diligently to execute on it, to deliver an elevated Member experience in all facets of Seabrook Island Club.▲

Happy New Year Seabrookers!



FROM TOWN HALL

Katharine Watkins
Town Clerk/Treasurer

As we look forward to 2023, we would like to review some common questions that we receive here at Town Hall.

How do I view the meetings?

To view all meetings, go to the Town of Seabrook Island's YouTube page: <https://www.youtube.com/@townofseabrookisland5287> Then click "Like and Subscribe" to receive notifications.

There are videos of each meeting posted on the Town's website along with the upcoming agenda and approved meeting minutes: <https://www.townofseabrookisland.org/> At the top of the page, go to Meetings->Agendas & Minutes. From there, select the board page to view all of them.

How do I make a public comment?

At the top of the page on Town of

Seabrook Island's website, go to Meetings > Public Comment Portal. We will have the ordinances and variances listed there. Additionally, they can be found on the home page as an announcement.

All public comments can be submitted via email to the Town Clerk, at: kwatkins@townofseabrookisland.org or by mail: 2001 Seabrook Island Road, Seabrook Island, SC 29455. Comments are forwarded to the appropriate board (i.e., Planning Commission, Town Council, Board of Zoning Appeals, etc.) and are archived with a copy of the approved minutes. Additionally, all public comments are available to view upon request.

Who is the appropriate Staff Member to contact?

Town Hall has expanded and can be difficult to remember who to contact for your question. Below is a breakdown of who does what at Town Hall:

- Town Administrator, Joe Cronin
 - o Assists the Mayor with the day-to-day operations of the Town
 - o Supervises Town Staff and manages outside service providers
 - o Implements the Town's budget
 - o Acts as the Operations Official

under the town's Comprehensive Emergency Management Plan.

- Town Clerk/Treasurer, Katharine Watkins
 - o Provides accounting, clerical, and secretarial services to the Mayor and Town Council
 - o Serves as the municipal clerk for all regular, special, and emergency meetings of Town Council
 - o Schedules and streams all meetings in the Town
 - o Acts as Town's chief archivist and the main point of contact for all Freedom of Information Act (FOIA) Requests.
 - o Presides as the Clerk of Court.
- Zoning Administrator/Chief Code Enforcement Officer, Tyler Newman
 - o Responsible for the administrator of the town's planning, zoning, and code enforcement functions
 - o interprets, monitors, and enforces a variety of applicable ordinances, codes, and regulations related to zoning, business licensing, permitting, nuisance abatement, and health and safety issues.
- License & Permit Specialist, Lynda Stearns

- o Primary point of contact for individuals and entities seeking to establish or renew a business license.
- o Assists homeowners, builders, and contractors in obtaining permits for construction, maintenance, or renovation work.
- o Coordinates with Charleston County on permitting and inspections within Town limits
- Short-Term Rental (STR) Compliance Manager, Nichole Nettles
 - o Responsible for administering and enforcing the town's STR ordinance
 - o Processes STR permit applications, ensures compliance with the town's STR regulations, coordinates the inspection of STR units, enforces violations of the STR ordinance, and responds to public inquiries, complaints, and requests for service.
- Administrative Assistant, Beth Rinehimer
 - o Performs a variety of administrative duties in support of the Mayor, Town Administrator, and other members of town staff.
 - o The initial point of contact for the

continued top of page 5

THE Seabrooker
P.O. Box 30427
Charleston, SC 29417



SEABROOKER ONLINE at :
www.townofseabrookisland.org



Shorebird Stewards Ready to Recruit for 2023!

ARTICLE BY MARK ANDREWS & BOB MERCER
(Co-Chairs SIB Shorebird Steward Program)
PHOTOS BY MARK ANDREWS



Stewards watching shorebirds in scope, talking with visitors & residents



Red Knot flock, banded Red Knot with satellite transmitter



Biologist counts Red Knots at Captain Sams, American Oystercatcher US & mate survey lost nest



Seabrook Island Birders Shorebird Stewards had a successful season in 2022, and are ready to recruit for this year! Here are highlights of 2022 - between March 1 and June 11 Seabrook Island beachgoers probably noticed one or more of the nineteen Seabrook Island Birder Shorebird Stewards perched on the beach with their cart, signs, educational material, and spotting scope. The stewards' goal was to educate people about the unique shorebird habitat of Captain Sams Inlet and its importance to migrating and nesting shorebirds. Educational material included a QR code accessed file of shorebird information. The spotting scope brought people over to ask what we were seeing, and stewards could show them some of our special birds like Red Knots, Piping Plovers, and American Oystercatchers.

In that short three month span, our Stewards interacted with 746 people. Most were adults (89%), but often kids brought their adults with them to hear about the birds. A majority of the interactions were visitors to Seabrook Island (64%). Few visitors have the access to the numerous educational articles and blogs that residents receive from sources like SIPOA, the Seabrooker, and Seabrook Island Birders. Visitors often need to learn proper beach etiquette around birds, dolphins, and turtles. The dedication of the Shorebird Stewards creates a friendly educational atmosphere while also limiting human disturbance for the birds that depend upon Seabrook Island for their survival.

Also, quite evident from the observations of the Stewards was the continued success of the Town of Seabrook Island Beach Rules for Pets. During the three months of stewarding, dogs were reported in the Critical Habitat on only four occasions. Those were early in the season before new signs and buoys were installed. This was down significantly from the year before. Birds see dogs as a predator. They then interrupt their feeding activities, or their energy saving roosting periods, when they perceive this predator threat. So, the absence of dogs is great news for the birds. Thank you to all our dog owners and their dogs that enjoy the beach!

We cannot talk about the stewards without talking about the birds that they protect. Critically threatened Red Knots arrived early this year with a flock of three hundred counted for the Christmas Bird Count. The flock continued to grow to one thousand by March and to 4000 - 6000 using the beaches of Seabrook and Kiawah by the end of April. But the flock is not always made up of the same individual birds. Birds that arrive early in the year are part of the Southeastern US population. Many of them were seen on beaches in Florida or Georgia



Wilson's Plover on nest, SIB Shorebird Stewards!



Save the date:
Sea Island Shorebird Festival
May 11-12, 2023

The Seabrook Island Birders Shorebird Stewards are working together with the Kiawah Shorebird Stewards, the Kiawah Conservancy, SCDNR, SC Audubon & Manomet to host the first shorebird festival to be held on our islands Thursday and Friday, May 11 & 12, 2023.

Please join us for bird walks on both islands, field trips to Captain Sams Inlet, and to hear prominent shorebird biologists present exciting new information on the critical importance of Kiawah, Seabrook & Deveau for shorebirds. We will also feature shorebird organizations, artists and photographers at our Festival hub on Friday afternoon.

Look for our registration website to come later in January.



before being counted here. Later in April and May, birds arrive from the Caribbean & from Tierra del Fuego, Argentina/Chile.

How do we know? About two percent of the Red Knots wear colored flags on their legs with codes that identify them like wearing a name tag. Some of the stewards take pictures of the birds, find the flags and report those to researchers through a central data base. Researchers can then understand migration through the patterns that form from comparing the dates and places where the birds were seen.

As part of their commitment to shorebird research, Shorebird Stewards helped SCDNR and other researchers as they captured Red Knots to apply the colored flags and new GPS satellite transmitters. On April 20, stewards explained the trapping activity to beachgoers, while keeping folks out of the capture zone. This banding operation was extremely successful with over 150 knots banded and 15 new transmitters deployed.

Stewards also participated in two coordinated counts of Red Knots along the Georgia and South Carolina coasts. While biologists flew in helicopters and counted from the air, stewards counted on the beach. In mid-May, the total count from Georgia to Captain Sams was over 11000 Red Knots. A big number, but down from what it could be.

In addition to stewarding and assisting with Red Knot research, stewards work to educate the public about the American Oystercatchers, Least Terns & Wilson's Plovers which nest on North Beach. This year was a disappointment with poor nesting success. Our resident American Oystercatchers, U5 and his mate, nested three times this year but lost their eggs to crows and gulls. Higher king tides in May over washed the Least Tern and Wilson's Plover nests. The Least Terns did not re-nest here, the Wilson's Plovers did but we did not see chicks. Seabrook Island owes a huge thanks to those dedicated Shorebird Stewards for their diligence and willingness to help people (primarily visitors) better understand our beaches!

The Seabrook Island Birder Shorebird Stewards team is always looking for new volunteers for this interesting and important endeavor. If you'd like more information on the program and volunteering, please email us at SeabrookIslandBirders@gmail.com.

Note the two very interesting Seabrook Island Birders' upcoming programs on this page. Our January 22 program is A World on the Wing with Scott Weidensaul, renowned bird migration expert and Pulitzer Prize finalist author. And save the date for the first ever Sea Island Shorebird Festival, May 11-12, 2023!▲

Seabrook Island Birders presents
A World on the Wing
by Scott Weidensaul
Book reading in January
Zoom program on January 22, 2023



Join Seabrook Island Birders as we read *A World on the Wing* by Scott Weidensaul.

Scott is a renowned bird migration expert, and author of more than two dozen books on natural history. These include New York Times bestseller *A World on the Wing*, and Pulitzer Prize finalist *Living on the Wind*. He's a contributing editor for Audubon and is a Fellow of the American Ornithological Society. An active field researcher, his studies of migration have taken him all around the world.

Our island-wide book reading culminates in an author led Zoom program on Sunday, January 22, 2023. SIB members can attend a book club style reception at the Oystercatcher Community Center at 4 pm, then view Scott's Zoom at 5pm. SIB members & guests can view the 5pm Zoom from the comfort of their homes.



"I'm not a birder, but Weidensaul persuades me that I could be, and that a greater appreciation of the movement and behaviour of migratory birds might bring me into closer contact with what it means to be a living thing on Earth - Ashish Ghadiali, *The Guardian*

Read Scott's book: *A World on the Wing* available at Indigo Books, John's Island Library, Amazon Use the QR code to register

Attend Scott's program: Sunday, Jan 22, 2023
4-5pm reception at Oystercatcher Community Center, Zoom with Scott at 5pm

Questions? Email us at: SeabrookIslandBirders@gmail.com



FROM TOWN HALL – continued from 1

- public and responds to various types of inquiries, complaints, and requests.
 - Assists with the administration and enforcement of business licensing and short-term rental regulations.
 - Building & Grounds Manager, Robert Meyer
 - Responsible for the general maintenance and repair of all facilities and grounds owned and/or maintained by the town, including Town Hall, Seabrook Island Road, and the shared use pathway
 - Plans, schedules, coordinates, directs, and oversees the work of seasonal personnel and contracted service providers.
 - Code Enforcement Officer, Michael Williams
 - Responsible for identifying, investigating, and enforcing alleged violations of the town's Code of Ordinances and Development Standards Ordinance
- The Town's main number is: (843)768-9121 and hours of operations are from 8:00AM - 4:00PM Monday thru Friday.
- From all of us at Town Hall, we hope everyone has a happy and safe new year!▲

PHOTO PICK OF THE MONTH
ATTENTION ALL PHOTO BUFFS!
Have you taken a spectacular photo recently? Send your photo, along with your name and a title to www.TheSeabrooker@yahoo.com. See if you are our next issue!



thatsmylowcountry
In remembrance of our fallen soldiers this Holiday season, *Wreaths Across America* placed wreaths at 3,400 locations in all 50 states, at sea, and abroad. Above photo is from Beaufort National Cemetery. www.beaufortsc.org

World's oldest tortoise has seen off two world wars and the British Empire

By Lottie Kilrairie and Patrick Pester



Joe Hollins began caring for Jonathan when he worked as the St Helena's vet and still helps look after the tortoise (St Helena/PA)© Provided by PA Media



The world's oldest tortoise has lived through two world wars, witnessed the rise and fall of the British Empire, and has just turned 190 years old.

Jonathan, the Seychelles Giant Tortoise, hatched in the Georgian era and is the oldest known living land animal on Earth and the oldest chelonian ever recorded.

Born in the early 1800s, Jonathan has lived on St Helena – an island situated in the midst of the South Atlantic Ocean – since 1882. Jonathan's age is an estimation but shell measurements documented from a photograph taken shortly after his arrival to St Helena show he was fully mature and at least 50 years old when he arrived from Seychelles in 1882 – although it is likely that he is even older.

Joe Hollins began caring for Jonathan when he worked as the St Helena's vet and, although now retired, still helps look after the tortoise. Mr Hollins said: "When you think, if he was hatched in 1832 – the Georgian era – my goodness, the changes in the world. The world wars, the rise and fall of the British Empire, the many governors, kings and queens that have passed, it's quite extraordinary. And he's just been here, enjoying himself."

At the start of 2022 Jonathan achieved the Guinness World Records title for the world's oldest living land animal and this month, he has also been named as the oldest tortoise ever.

Jonathan has spent the majority of his life on the British Overseas Territory, one of the world's most remote islands. He lives in the grounds of Plantation House alongside three much younger tortoises called David, Emma and Fred.

He has witnessed more than 35 governors come and go from Plantation House and has seen the island introduce radio, telephones, TVs, internet, cars and an airport. Mr Hollins said it has been a "privilege" to look after the elderly animal, who he described as "magnificent". "I do

think he's fabulous actually, he's a great animal," he said. "And as a vet – what greater privilege is there than to be looking after the oldest known living land animal in the world? I mean, how often does that happen? "It is such a privilege to be able to care for this magnificent animal."

To celebrate his 190th birthday, residents from across the island will be coming together on Friday to honour Jonathan over three days at a birthday party at the Governor's House. Highlights will include a display of a range of posters celebrating Jonathan's life, bearing pictures and messages from those who have visited him over the years.

The town honored Jonathan's birthday with a series of activities which included a chat with the Governor and his wife as they fed Jonathan his favourite vegetables. The event streamed live online from the Plantation House so anyone from across the world could join in with the celebrations. An animated video and song dedicated to celebrating Jonathan's life premiered during the celebration, and he was given a 'birthday cake' – made entirely out of his favourite healthy foods.

A special stamp was made alongside other memorabilia which islanders were able to win during novelty tortoise-themed games. ▲

The Kiawah Seabrook Group

May Each Day of the New Year Bring You Joy, Happiness and Prosperity.
Wishing You a Happy 2023 from Our Family to Yours!

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Wishing you and yours a happy and healthy 2023 and thank you for a prosperous 2022!



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GLASS HALF FULL Perspectives BOB LEGGETT

Market Volatility Will Continue In 2023 Due To Fed, CPI and GDP Uncertainties



Federal Reserve actions, high inflation and Recession worries dominated the markets in 2022, leading to losses for both stocks and bonds. The bad news is that it's difficult to see how these worries can turn into market-friendly trends in early 2023.

The Fed is a key factor in the uncertainties in my title. A year ago, the Fed's "dot plot" 2022 forecasts were as follows: +4.0% GDP, +2.6% inflation (using the Fed's preferred measure, the Personal Consumption Expenditures price index or PCE) and three Fed Funds rate hikes of 25 basis points for a total of 75 bps (0.75%).

Clearly, the Fed pursued its easing policies far longer than was required after the COVID Recession and ignored obvious signs that the combination of monetary and fiscal stimulus was feeding the inflation monster. However, I have to say Putin's war in Ukraine and China's adherence to its Zero COVID policy were key factors in the higher inflation the world experienced and in the slowing of global economic growth.

That's the problem with forecasting: there's always something that pops up unexpectedly to make the forecaster look like an idiot. More on that topic later, but the immediate question to be addressed is whether stagflation (slow growth accompanied by high inflation and high unemployment) is the inescapable outlook for 2023.

sticking to their plan very far into the New Year.

Economists like to remind us that Fed policy changes work with long and variable time lags. In plain English, neither the Fed nor we mere mortals will be able to judge the impact of the tightening policy implemented last March until this Spring or even later than that.

So, on to the topic of the 2023 Outlook. Notice I am calling it an outlook versus a forecast. That's because I am no longer in a professional role that requires forecasting, so I don't do forecasts! However, I still follow the investment strategy process I developed over the years.

Anyway, the aim of my process is to understand what is being priced into the markets at any given point in time. Here's how it looks to me right now.

The Economy: Flattish GDP and slowly moderating inflation are expected. The inverted yield curve (short term interest rates higher than the 10 year Treasury yield) is a historic Recession warning with a very strong track record, but the COVID distortions to this economic cycle may make it a moot point. Both consumer and business sentiment are quite pessimistic currently, but these surveys are very volatile.

Bond and Stock Market Valuation: I continue to believe bonds are overvalued because bond yields are well below current inflation. However, it is nice to get 4% CDs and bond yields! If inflation truly moderates

toward 4% or so in 2023, these current yields would be attractive. S&P 500 valuation (the price/earnings ratio is 16.5x) is reasonable if you believe the current consensus EPS forecasts for 2023 (\$230) and 2024 (\$254) are correct. A slow economy and still-high inflation puts these estimates at risk and the recent trend toward negative revisions (EPS estimate cuts) is a concern.

The Federal Reserve: Investors seem to be thinking the Fed will reverse course and cut rates within the next few months. I disagree and will take the Fed at its word that it is planning to continue tightening. Don't Fight the Fed! Technical Indicators: The 10 year US Treasury Bond (10UST) yield hit 4.2% in October, the highest level in 15 years.

As with economic sentiment, stock market investors are pessimistic, but they are always manic/depressive. If investor surveys become extremely bearish, this "reverse indicator" would be a signal for a stronger rally. However, trending measures such as moving averages are bearish, as are indicators of market breadth.

My outlook is for continued high financial markets volatility until the direction of fundamental factors such as the economy and earnings growth are resolved, so it looks like another challenging year lies ahead of us.

Here's wishing my readers a Prosperous New Year!

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



HEALTHY AGING

Jerry Reves, MD

Staying Healthy with a Mediterranean Diet

It is the time of year to make plans for staying healthy in the new year! We have written many times that there are only a few things about our health that we can actually influence. One is our lifestyle including exercise and the other is what we eat - and just importantly what we do not eat.

Background Studies in the middle of the last century demonstrated that people living in some places along the Mediterranean Sea, principally in Crete, had a longer life span than Americans and most Europeans. Years of subsequent work found that the diet of these people was composed mainly of fresh vegetables, extra-virgin olive oil, and fruits but meat, especially red meat was limited.

What Exactly is the Mediterranean Diet? The Mediterranean diet is based on the triad of wheat (bread), grapes (including red wine), and olives (extra-virgin olive oil). So it is a diet that allows great flexibility owing to the inclusion of fresh vegetables, beans, fruits, potatoes, and occasional chicken and fish with red wine, water, tea, or coffee to drink.

The main food group recommended is vegetables - the fresher the better, but canned and frozen can be used. Greens in a salad or cooked with extra-virgin olive oil are important sources of fiber. Fresh fruit can be used as a dessert. Beans prepared from dry are best, but if canned are used look for low-salted ones. Whole-grain breads are a mainstay of the diet and served with most dishes.

Health Benefits This diet has probably been studied scientifically more than any other. There are hundreds of papers on the health maintenance afforded by the Mediterranean diet. To briefly summarize these by category, it has been proven that the diet is beneficial in preventing and mitigating heart disease. It reduces the bad cholesterol, lowers blood pressure, and reduces death from heart disease in those who have known coronary artery disease.

cidence of some cancers like breast, prostate, and colorectal that are very common killers in our country. This is thought to be because of the many anti-oxidants in the fruits and vegetables. There is also evidence that people on this diet have less early onset of dementia and that depression is less frequent.

Foods and Drinks to Avoid There is a lot one can eat on the Mediterranean diet, but also some much-consumed items on our diet that are excluded. The table lists all processed food including vegetables and meats. Red meat can be used for cooking, but should not be eaten nor should any of the white fat-containing meats such as pork.

The Bottom Line Every day we have to choose what to eat. If we make intelligent decisions we can consume healthful and healthy foods that have been proven to prolong our life. The choice is ours.

Table: Types of foods NOT on the Mediterranean Diet and to be avoided when shopping

Table listing types of foods to avoid: Frozen, packaged foods like pizza, chicken nuggets, French fries; Sweetened candy bars, cereals, and breakfast bars; Chips and other salted snacks; Most soft drinks and fruit drinks; Canned Soups; Cakes, cake mixes, and cookies; Instant noodles, shelf-stable breads with preservatives.

SOUTH CAROLINA HISTORY

Commerce Is Organized



"No taxation without representation" became a rallying cry for colonists in the mid-18th century. Prior to the American Revolution and the country's independence, the British government imposed a series of taxes on goods imported to the colonies.

In late 1773, Charlestonians got their chance. On December 1st, a vessel containing a shipment of over 250 chests of tea arrived in Charleston Harbor.

Today, the Charleston Metro Chamber of Commerce continues to be an active membership organization that serves as a voice for the business community in Charleston. The Charleston Tea Party in 1773 gave momentum to the revolutionary sentiment brewing in South Carolina.

In response, local merchants organized to advocate for the business community. On December 9, 1773, Charleston area merchants met at Mrs. Swallow's Tavern on Broad Street to form what became the Charleston Chamber of Commerce.

The Charleston Tea Party in 1773 gave momentum to the revolutionary sentiment brewing in South Carolina. While it may not have been as visible as the Boston Tea Party (copycats 2 weeks later), it had long term impacts on the local business community and played a crucial role on the road to revolution.



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Communication and Staying Informed on Seabrook Island



C.O.V.A.R. CORNER

**JOANNE FAGAN
C.O.V.A.R. President**

COVAR, The Council of Villa Associations and Regimes represents 41 member communities on Seabrook Island.

This month, COVAR would like to focus on transparent communication from our governing bodies and why it is paramount to understand the inner workings of the island. This article will not address the Seabrook Island Club and its communications to their membership.

Navigating the various entities that controls our environment can sometimes be confusing as each body, SIPOA (Seabrook Island Property Owners Association) and Town of Seabrook Island Town (TOSI), control certain aspects of our day-to-day life on Seabrook Island.

In trying to gain firsthand experience and obtain accurate information, as a representative of COVAR, I attend SIPOA meetings, TOSI Town Council Meetings, as well as participate on the TOSI Disaster Recovery Council and ATAX Committee.

The only way for you receive to accurate information and stay educated regarding our island home is to attend meetings either in person or virtually.

With virtual meeting platforms, it is easy to do this on your own schedule. While SIPOA's meetings

are conducted in real time on Zoom and in person at the Oyster Catcher Community Center (OCCC), TOSI Town Council meetings can be viewed in real time on YouTube. They are also recorded, with individual links to specific agenda items posted to the Tidelines blog (tidelinesblog.com) within 2 days of the meeting.

Stay up to date on current SIPOA issues by accessing the "Community Documents" page posted by SIPOA on Gate Access (www.gateAccess.net). You will find meeting minutes from the various SIPOA committees as well as Consent Agendas for past SIPOA Board meetings, Annual Survey Data, Deer Management Program, Alligator Program, Roadway Management Reports—there is a trove of information available.

If you have not signed up for "Currents", sent out by SIPOA monthly, as well as the weekly SIPOA Eblast, please visit their website and click the link titled "Stay Connected with Us!" This link will bring you to the sign-up form.

While you are on the SIPOA website, www.sipoa.org, browse the various tabs not just the Homeowner tab. Under the Visitor and Guest tab you will find the newly enacted SIPOA Short Term Rental (STR) Guidelines including new rules about the number of allowed vehicles at STR's. The timeline for enforcement of the new policy is included in this section. There is also a "Public Comment" tab on the home page. This is the best way to submit a question or comment to SIPOA. The SIPOA Rules and Regulations can also be found through the "Resources" tab under Governing Documents.

Also, please take the time to thoughtfully submit your answers to the SIPOA homeowners survey. This survey was emailed on October 19th and is due by November 18th, 2022.

SIPOA has put out a call for qualified candidates for election at the Annual 2023 meeting. Consider

whether you have a talent or background that could benefit your community by volunteering to be on one of the various SIPOA sub-committees.

Mark your calendar for the **SIPOA Annual Meeting**, to be held on Saturday, February 18, 2023, at 10:30 a.m.

The Town of Seabrook Island website, www.townofseabrookisland.org, contains a calendar of all Town Council and Committee meetings, along with their corresponding agendas and past meeting minutes. You can also visit YouTube, www.youtube.com and search "Town of Seabrook Island." Here you will find links to recorded meetings such as Town Council, budget planning, public safety, and planning commission.

On the Town website, you will also be able to search for recently enacted ordinances as well as find links to the permitting applications and guidelines for Short-Term Rentals. Upwards of 80% of the STR's are in COVAR member communities.

Email your Town Council members and SIPOA Board members with specific questions when you cannot find the information you are seeking on their websites. While social media can have a positive place in our life, please do not rely on social media posts to become educated. Go to the source.

E-mail information for SIPOA Board members, TOSI Town Council members and its administrators is available online through their respective websites:

- www.sipoa.org
- www.townofseabrookisland.org
- There are many current and upcoming projects that could potentially change the fabric of the Seabrook Island that you have come to know and love.
- SIPOA Long Range Planning Committee is investigating a major change to the Oyster Catcher Community Center and pool deck located at North Beach.
- The upcoming annexation re-

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JillButler@thomascottingham.com

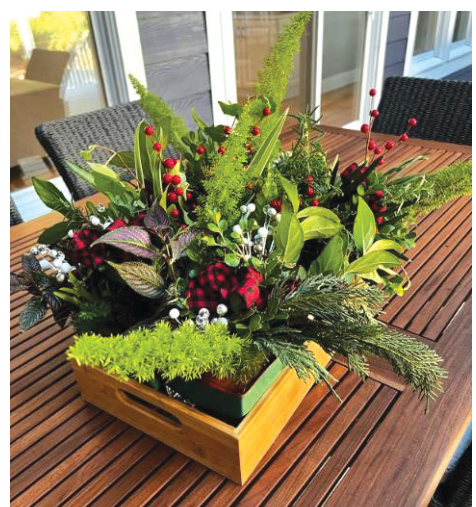
Matt Butler PRINCIPAL BROKER
MattButler@thomascottingham.com

Ann Clark AGENT
AnnClark@thomascottingham.com

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- The possible impact on infrastructure with the planned Harris Teeter and commercial project on the Andell lot adjacent to Freshfields.
- The increased concern for drainage issues on Seabrook Island Road that have arisen from the The Seafields development construction adjacent to the Andell Inn at Freshfields.
- Logistical questions regarding the future MUSC medical facility on Seabrook Island Road.

SEABROOK ISLAND GARDEN CLUB HOSTS HOLIDAY JINGLE MINGLE SOCIAL



Arrangements made by fellow Garden Club members

Forty-two members of the Seabrook Island Garden Club gathered at the Oyster Catcher Community Center to celebrate the holiday season with a fun evening of food and fellowship. The tables were decorated with seasonal centerpieces designed by Garden Club members. In addition to an elaborate food spread provided by the board and committee chairpersons, there were champagne toasts, raffle prizes, and gift bags filled with daffodil bulbs ready to be planted. President Karen Nuttall thanked everyone for their hard work in planning this event and several other holiday events on Seabrook. Garden Club members participated in the annual Seabrook Island Holiday parade, decorated the Christmas tree at the Lake House, and sponsored the holiday Light Up contest on the island.

Upcoming January events include a presentation by Kevin Jones from the Coastal Carolina Orchid Society and the annual Garden Club Winter Open House scheduled for January 29, 2023 from 5:00-7:00 pm at the Lake House. All Seabrookers are invited to attend the Open House! ▲
Susan McLaughlin



Lynn Miner at the raffle table



Dianne Thompson Cain, Karen Nuttall



Robin Aaron, Marilyn Armstrong, and Jo Eisenhauer



Karen Babb, Joy Palmer, and Stephanie Hamilton

You're invited to the
SEABROOK ISLAND GARDEN CLUB
Winter OPEN HOUSE
SUNDAY, JANUARY 29TH
5-7PM LAKEHOUSE
LIVE OAK HALL

PLEASE JOIN US FOR PLENTIFUL HORS D'OEUVRES AND A FESTIVE PUNCH, AS WE START THE NEW YEAR OFF RIGHT! THIS EVENT IS OPEN TO ALL SEABROOK ISLAND RESIDENTS, AND IS A GIFT FROM THE GARDEN CLUB TO OUR COMMUNITY OF NEIGHBORS.

Kiawah River Wins Grand Award in Builder's Choice Awards for Urban and Community Planning



Kiawah River has been honored with the Grand Award in Urban and Community Planning at the 2022 Builder's Choice Design Awards by Builder Magazine! The theme of this year's awards program was innovation. We are so grateful that our community's thoughtful master plan and sustainability initiatives were acknowledged for the singular Grand Award bestowed on a master planned community by one of the most respected and well-known publications in the industry.

As the region's only agrihood, Kiawah River truly embraces its natural riverside setting and was created as a green community that employs principles of sustainability, with only half

of the property's 2,000 acres planned for development. One Builder's Choice Design juror says Kiawah River "feels stitched into its natural element," while another noted, "there's a lot of really appealing things about this project."

The community is a maritime oasis of residential, future retail and hospitality offerings with custom and semi-custom homes that feature an innovating blend of the sea island aesthetic and ideals of quality green building.

We are extremely proud of this accomplishment and are so grateful for the builders, architects, designers, farmers, artists, residents and many others that work so hard every day to make Kiawah River a beautiful place to live. ▲

So many beautiful homes participated this year in spreading holiday cheer on Seabrook.

Congratulations to the Winners!

**1st Place
2405 the Bent Twig**

**2nd Place
2540 the Bent Twig**

**3rd Place
3143 Baywood**



So many beautiful homes participated this year in spreading holiday cheer on Seabrook.

*Happy Holidays
from the
Seabrook Island Garden Club!*



Town Council Meeting November 15, 2022 MINUTES

Approval of Minutes:
October 25 were approved.
November 8 were approved.
Presentations: None.
Public Hearing Items: None.
Town Clerk Watkins listed the individuals who submitted public comments prior to the meeting.

with representatives of Federal Emergency Management Agency (FEMA). Mayor Gregg added the FEMA has provided the FEMA representatives draft documents of a Rented Equipment Summary Record and Damage Inventory using forms prescribed by FEMA together with copies of invoices and related documents for charges incurred by the Town and Seabrook Island Utility Commission.

dures were \$60,044 for October and excess of revenues over expenditures was \$646,603 for the year compared to an excess of revenues over expenditures of about \$1,017,951 as of October 31, 2021, reflecting the decrease in revenues in the period this year as compared last years.

can anticipate them being put back out.
Appointment to Town Boards and Commissions
Accommodations Tax Advisory Committee (7 seats, 2-year terms)
Board of Zoning Appeals (1 seat, 5-year term)
Planning Commission (3 seats, 2-year terms)

Notes)
Appointment to Town Boards and Commissions
Accommodations Tax Advisory Committee (7 seats, 2-year terms)
Board of Zoning Appeals (1 seat, 5-year term)
Planning Commission (3 seats, 2-year terms)

Town Council Meeting December 6, 2022 WORK SESSION

Guest Presentation: Representatives from MUSC for the anticipated Medical Facility on Seabrook Island Road. Representatives from MUSC were as follows: Dr. Patrick Cawley (CEO), Sunday Tuk, and Brian Panique (representatives MUSC development). Dr. Cawley presented on the anticipated MUSC Medical Facility on Seabrook Island Road specifically why this is needed for our area, what services the facility will provide, design of the facility, and current timeline.

Town Council Members:
Jeri Finke - Councilwoman Finke noted the regularly scheduled Environment & Wildlife Committee will be postponed either to another time in December or having a second meeting in January.

Town Council Meeting December 6, 2022 WORK SESSION
Guest Presentation: Representatives from MUSC for the anticipated Medical Facility on Seabrook Island Road.



SIAG presents Jose Rafols January Artist of the Month



Of Catalan and Cuban ancestry, Jose Rafols lived and studied in Barcelona, Spain through the 1960s. In this "modernista" (Art Nouveau) city, he immersed himself in what would become his life-long love affair with the visual arts by visiting art museums and salons exhibiting the work of local and international painters.

Wayne, he held the position of professor of Anatomy and Neurobiology until his retirement in 2016. He and his wife Lori currently reside both in Valparaiso, IN and Kiawah Island, SC. He is a member of both Kiawah and Seabrook Island Art Guilds.

cilitated through his participation in workshops, demonstrations and critiques in the both above mentioned Guilds. His preferred media are oils and acrylics and the subject matter for his painting is eclectic; ranging from the low country and mountain landscapes, local flora and fauna, as well as an occasional portrait done mostly in naturalistic/impressionistic styles.

Beth Wright

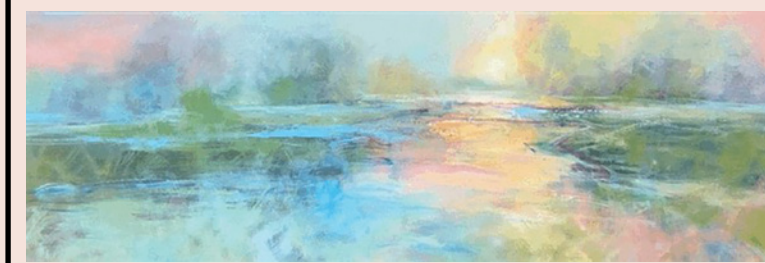
For more information on the Seabrook Island Artists Guild, its membership, classes, events and workshops, please visit our website at www.seabrookislandartistsguild.com



Seabrook Island Artist Guild Demonstration Artist for January Susan Colwell

Born at Camp LeJeune, N.C., Susan was raised in Toledo, Ohio. As a youngster she was enrolled in classes at the Toledo Museum of Art, and as a teenager she had her first solo exhibition at a Toledo art gallery.

back beautiful childhood memories of crabbing, pluff mud, and grandma's fried chicken. Susan states, "The Lowcountry is a continual source of inspiration because I am moved by the ever-changing light and softness I feel in the atmosphere."



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CHRISTMAS GROUP THERAPY HUMOUR THE Seabrooker I DON'T BELIEVE IN MYSELF. I THINK I'M BEING FOLAR. ALL THE OTHER FRIENDS LAUGH AND CALL ME NAMES. I'M TRAPPED IN A DEAD-END JOB.

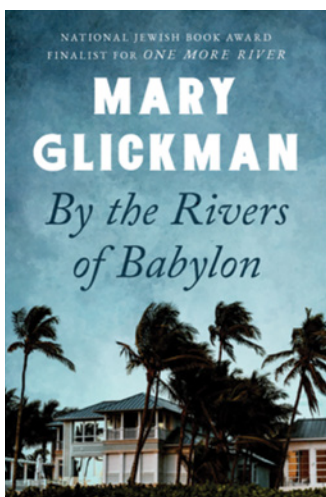
List of 2023 Opera 101 Series January's Artist-of-the-Month Jose Rafols will continue his excellent opera series beginning January 10th at the Sandcastle on Kiawah Island. Start time is 2:00pm. All Seabrookers are welcome! 01/10 "Norma" (Vincenzo Bellini) - Bel Canto (I) 01/17 "Faust" (Chales Gounod) - Romantic (F) 01/24 "Les Pecheurs des Perles" (Georges Bizet) - Romantic (F) 01/31 "Manon Lescaut (Giacomo Puccini) - Romantic (I) 02/07 "Samson et Dalila" (Camille Saint-Saens) - Grand/Romantic (F) 02/14 "Carmen" (Georges Bizet) - Romantic (F) 02/21 "Madame Butterfly" (Giacomo Puccini) - Romantic (I) 02/28 "Aida" (Giuseppi Verdi) - Grand/Romantic (I) 03/07 "Die Gotterdammerung" (Richard Wagner)-Epic/Romantic (G) 03/14 "Der Rosenkavalier" (Richard Strauss) - Romantic/Modern (G) 03/21 "Akhmaten" (Phillip Glass) - Contemporary (A) 03/28 "Fire Shut Up in my Bones" (Terence Blanchard)-Contemporary (A) A, American; F, French; G, German; I, Italian

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SEABROOKERS RELEASE TWO NEW BOOKS



I'm delighted to announce that I have a new novel coming out in February, my fifth, *By the Rivers of Babylon*. It's a story very close to my heart as it concerns the people and culture of Johns Island, circa 1996, before the onslaught of residential development, when it was largely farm and marshland. I'm sure you'll agree. Things have changed.

Mary Glickman



The natural beauty of Seabrook Island and its abundant wildlife are depicted in a new book, *Seabrook Island Green Spaces and Wildlife*, by photographer Charles J. Moore. This book highlights both the importance of GREEN SPACES to island WILDLIFE and the vision, care and dedication of past and current residents to maintain a natural environment where families and wildlife can coexist.

Charles Moore

Charleston Coastal Choir Concert

The Charleston Coastal Choir presented their Christmas program to a "full church" audience this past December 5th at the Holy Spirit Catholic Church. The Choir is composed of Seabrook and Kiawah Island residents and conducted by Van McCollum.

The program opened with a quartet of Ralph Finno, Nat Malcolm, Van McCollum and David Schaeffer singing "Here Comes the Light". The full choir followed with Welcome the Holidays, All on a Cold Winter's Night, The Joyful Bells are Ringing and Candle in the Night. Also included in the first set was a solo by pianist Jessica Minahan White, A Christmas Lullaby.

The quartet added Sleigh Bells (a Ukrainian Carol) followed by a ladies double trio singing We Need a Little Christmas. That group consisted of Debbie Banecker, Beth Connolly, Elise Jurgens, Veronica L'Allier, Kim McMurray and Lynn Russell.

The full choir concluded with another set of five holiday songs ending with "We Wish You a Merry Christmas".

A warm, standing ovation was a well deserved audience participation! ▲



Conductor Van McCollum with Jessica Minahan White



Roger Steel



ANGEL OAK AWARD

The annual award was first presented in 2012 and recognizes a person who performs volunteer services which contribute significantly to the people and/or quality of life of Wadmalaw, Johns, Kiawah, and/or Seabrook Island. The award is named after a historic tree on Johns Island which clearly represents the people, culture, and natural environment of the islands. The 2021 recipient was Seabrooker Charlotte Moran who was recognized for her work with the Sea Island Habitat for Humanity, Charleston Symphony Orchestra League, and Mt. Zion Holiday Gift Fund.

The recipient need not live on the aforementioned islands but the service noted for the award must have been performed on those islands.

The Kiawah-Seabrook Exchange Club is soliciting nominations for its 11th Angel Oak Award



The recipient will be recognized at a banquet on May 17 and will receive an honorarium of \$5000 which he/she can designate for assignment to a charitable organization serving the islands. The recipient will also receive a memento and have their name inscribed on the Angel Oak Trophy which is permanently displayed on the barrier islands.

The Exchange Club is seeking nominations from the public. The deadline is February 11. Nomination information and forms can be found on the Kiawah-Seabrook Exchange Club website (www.ksexchangeclub.com).

Please contact Alan Armstrong at alan9631@comcast.net or 410-274-7545 if you have any questions.▲

Alan Armstrong

Olivia Plyler

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THE CHARLESTON MUSEUM

The Charleston Museum hosts **Nighttime at the Museum as part of 250th Birthday Celebration**

What: Celebrate The Charleston Museum's 250th birthday with an evening of adventure at "Nighttime at the Museum" for guests aged 21 and older. Explore the galleries after hours and discover the spicier side of the Museum's collections. Curators and special guests will be stationed throughout the galleries showcasing some of the less delicate, but highly entertaining themes not ordinarily experienced on a typical visit to the Museum. Guests are encouraged to come dressed as their favorite character from history or animal creature from the Lowcountry's natural environment and beyond.

The celebration's ticket price will include music provided by Professor Ping, an open bar featuring a special anniversary craft beer, 1773 Anniversary Ale, proudly brewed by Holy City Brewery, a reception, and an evening packed with historical fun. Register here or call 843.722.2996 ext. 235 before tickets sell out. Guests must be 21 or older.

Tickets: \$65 Museum Member | \$80 Non-Member
\$120 Museum Member Couple | \$150 Non-Member Couple

Where: The Charleston Museum
360 Meeting Street | Charleston, South Carolina

When: Friday, January 13th | 7:00 p.m. - 10:00 p.m.

About The Charleston Museum:

The Charleston Museum, founded in 1773 and considered America's first museum, is a 501(c)(3) non-profit organization located at 360 Meeting Street in downtown Charleston. The Museum is home to the most extensive collection of South Carolina-related natural and cultural history materials known, two National Historic Landmark Houses and the Dill Sanctuary, a 580-acre wildlife preserve. The Museum's mission is to educate Charleston area residents and visitors about the natural and cultural history of the South Carolina Lowcountry through collections, exhibitions, preservation, conservation, research, and related programming. Museum exhibits provide a comprehensive overview of the South Carolina Lowcountry, while its historic houses offer insight into the families that owned the properties, the people they enslaved, and historic Charleston architecture. The Dill Sanctuary is only available for special scheduled programs.

For information, please visit <https://www.charlestonmuseum.org/> or call 843-722-2996. ▲

Join us for...
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SEABROOK ISLAND GREEN SPACE CONSERVANCY

SATURDAY, MARCH 11, 2023
Oyster Roast

Live Auction Live Music
Roasted Oysters The Lake House Casual Dress
BBQ Pork & Fixings 5 to 8 PM Beer & Wine Open Bar

Tickets \$125
(includes a SIGSC Oyster Knife)

RESERVE YOUR TICKET by mailing a check to SIGSC
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PMB 521
Johns Island, SC 29455



Come join us to support conservation on Seabrook Island. SIGSC protects land for the environment, for habitat, forever.

SEABROOK ISLAND PHOTOGRAPHY CLUB

GET CREATIVE WITH EASY PHOTO EDITING APPS

KATE SILVIA

JAN 19
6:30-8:00PM

LAKE HOUSE



Images were captured and processed on the iPhone by Kate Silvia.

This presentation will demonstrate easy to use photo editing apps and other ways to use your phone in fun and creative ways. Kate Silvia will discuss different apps that enable you to capture photos with creative effects. This presentation is not just specific to iPhones but other mobile devices as well. These apps can be used on any image on your phone - even photos moved from another device via the cloud or something similar.

She will demo a wide variety of photo editing/processing apps from the basic to the extreme. Some examples are Snapseed, Lenslight, MotionLeap and many more. Kate will briefly demonstrate these apps so you'll be able to see them in action before your download or purchase them.

Kate Silvia is a professional landscape photographer and educator based in Charleston, South Carolina. Her passion for the natural world is matched only by the desire to share that passion with her students. Kate is a natural teacher and is often requested to speak at camera clubs and photo organizations throughout the Southeastern U.S. and beyond. She offers e-books, online photo classes and more on her website.



This meeting is free to SI Photo Club members. Non-Photo Club members fee is \$10 (which can be applied to an annual membership). Refreshments at 6:30, Presentation at 7pm.

SIDOGS 2023 ANNUAL MEETING



Wednesday, January 25th - 6:00 PM
Live Oak Hall - The Lake House
Featuring Dr. Kristi Oldham, DVM
"It's A Dog's Life on Seabrook Island"

SIDOGS, the Seabrook Island Dog Owners Group, announced today that their Annual Meeting will take place on Wednesday, January 25th, 2023, beginning at 6:00pm. The event will take place in the Live Oak Hall at the Lake House. All Seabrook Island residents are invited to attend the meeting. Also, we are always looking for new members, so please join us to learn about the good work SIDOGS does for the Seabrook Island community.

On this year's agenda, the officers will provide a brief annual review of 2022 for the SIDOGS organization. Then we are honored to present "It's A Dog's Life on Seabrook Island", a conversation with Kristi Oldham, DVM on some of the environmental and physical challenges for your four-legged loved ones living on Seabrook Island. Dr. Oldham is an integrative veterinarian who has been serving the greater Charleston community for over 15 years. She currently serves the community as a mobile veterinarian, and recently opened a clinic on River Road named "Trinity Island Veterinary Clinic". Dr. Oldham is certified in acupuncture as well as food therapy and has a diverse education in holistic medicine. She is particularly interested in the interconnectivity between her patients and their human companions.

As in past years, SIDOGS will also be collecting charitable donations for a local organization. This year we will be collecting for "Michael's Healing Heart Fund" at Dorchester Paws. This fund allows Dorchester Paws to pay for the medical bills of the neglected and abused. The fund was named in honor of a dog named Michael, who arrived at Dorchester Paws after being abused and tortured with gasoline. You can read more about Dorchester Paws and the "Michael's Healing Heart Fund" on their website: <https://dorchesterpaws.org/about/>. Dorchester Paws is a 501(c)3 non-profit organization in Dorchester County, SC.

As the meeting will be held during dinner time, we will have a potluck meal. If you can, please bring either an appetizer, main dish, or dessert to share. SIDOGS will provide wine, beer, and water.

For more information on the event or about SIDOGS, please visit our website, www.sidogs.org or contact us at siseadogs@gmail.com. We hope to see you there! ▲

Martha Goldstein



EXCHANGE CLUB OF KIAWAH-SEABROOK



What if you could support the Exchange Club charities without writing a check or donating time? Well you can! Simply use the link below to direct Amazon to send our club a donation based on your purchases. There is no added cost to you. The donations we receive from Amazon will be allocated directly to the charities we support on Johns and Wadmalaw Islands.

With all the holiday orders coming up soon, please take a moment to do this before you purchase. ▲

<https://smile.amazon.com/ch/81-1358132>



SEABROOK ISLAND

Real Estate



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



3659 Cobia Court - \$4,850,000
Oceanfront | 6 BR | 4.5 BA | 4,395 SF



3075 Marshgate Drive - \$4,750,000
Marsh/Ocean/Creek View | 4 BR | 3F & 2H BA | 4,325 SF



3017 Rascal Run Court - \$2,900,000
Marsh/Ocean View | 3 BR | 3.5 BA | 3,357 SF



2475 The Haul Over - \$2,150,000
Golf/Lagoon View | 4 BR | 4.5 BA | 4,345 SF



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



2235 Seabrook Island Road - \$1,545,000
Lake View | 3 BR | 2.5 BA | 2,403 SF



3712 Seabrook Island Road - \$1,195,000
Ocean View | Beach Access | 3 BR | 3 BA | 2,650 SF



1397 Pelican Watch - \$750,000
Ocean View | 1 BR | 2 BA | 928 SF



2001 Geranium Lane - \$675,000
The Arbors, Johns Island | 4 BR | 3.5 BA | 2,657 SF



1243 Creek Watch - \$599,900
Marsh View | 2 BR | 2 BA | 1,104 SF



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.

