

THE Seabrooker

VOL 24 • ISSUE 7 • JULY 2021

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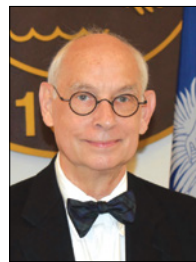


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FAREWELL AND WELCOME



FROM TOWN HALL

John Gregg

July will bring a long-anticipated change to the Town with the retirement of Faye Allbritton, Town Clerk/Treasurer and the introduction of Katharine Watkins to that role. In March of this year, the Town celebrated Faye's twenty-fifth anniversary with the Town. She started her tenure when Town Hall was still located at Bohicket Marina. Faye has a BS in Business Education and came to the Town with over eleven years experience as an office manager of a local family-owned business. She made good use of her formal education and business experience to fulfil the dual responsibilities of her position with the Town. Faye set a high standard of performance and we reiterate our sincere thanks to her for all of her contributions to the Town.

Katharine comes to us with a master's degree in Public Administration and a BS in Finance with a minor in Hospitality and Tourism Management. Prior to her appointment to the Town's position, she held roles with the City of Folly Beach beginning in 2015. Most recently Katharine served as Municipal Clerk of Folly Beach. We are greatly pleased to have Katharine's directly applicable experience with a South Carolina coastal community and welcome her as the newest member of Town staff. Faye's retirement will commence on August

1; Katharine's assumption of duties will begin July 1 — the deliberate overlap is intended to make good use of Faye's familiarity with the office to support Katharine's assumption of substantive duties.

The Town's change of personnel presents an excellent opportunity to describe the role of Town Clerk/Treasurer in Town administration as exemplified by the following categorized duties:

Town Clerk Functions

- issue all notices, including notices of Public Hearings and of all meetings of Council and Town boards and commissions and publish associated agendas;
- compile and distribute agenda packets for Public Hearings and meetings of Council and Town boards and commissions
- keep permanent records of proceedings of Public Hearings and meetings of Council and Town boards and commissions so as to be accessible by the public;
- preserve papers, records and documents of every description for which the Town has primary responsibility for control, including without limitation, ordinances and indexes and codifications thereof, titles and deeds of town-owned property, bonds, insurance policies and financial records of the town;
- attest, notarize and certify official documents, including but not limited to contracts, leases, and oaths of office;
- receive and process record requests under the South Carolina Freedom of Information Act;
- coordinate conduct of Town elections (Town Council and Utility Commis-

sion) with the Charleston County Board of Elections & Voter Registration;

- collect statements of candidacy for Town elections;
- ensure that all Council members satisfy minimum training requirements as required by state law;
- coordinate preparation and mailing of annual Flood Zone Booklets to property owners within the town;
- maintain a current roster of board, commission, and committee members;

Treasurer Functions

- receive and deposit monies coming to the town, and pay out monies as duly authorized;
- receive and process all bills and invoices; submit bills and invoices to the Town Administrator for approval prior to payment; obtain authorized signatures on all checks and countersign prior to timely mailing;
- serve as general accountant for the town keeping a current account of all monies and inventories of town property, and render reports of such accounting as requested;
- prepare and submit required reports, including, State Accommodations Tax Reports; Charleston County Accommodations Tax Reports; and, the Annual Municipal Financial Report; ensure that the Seabrook Island Utility Commission prepares and submits a Debt Report Annual Survey when necessary;
- provide payroll information to the town's payroll processing contractor and ensure proper withholding and payment of federal and state payroll



Farewell to Faye Allbritton

taxes and other deductions, such as South Carolina State Retirement and optional 401(k);

Clerk of Court Functions

- prepare a docket for each session of the Municipal Court;
- process payment for the Municipal Judge (contract);
- prepare and submit monthly court reports to the South Carolina State Treasurer's Office;
- prepare and submit reports/payments to the Charleston County Treasurer's Office for the Victim's Advocate Fee;
- ensure that the Municipal Judge obtains annual Continuing Legal Education Credits; and,
- provide necessary information to the town's auditor so that a yearly court report may be incorporated as part of the town's annual audit.

As evidenced by the foregoing, the Town Clerk/Treasurer is essential to effective administration of functions of government by the Town and provides support for comprehensive communication of Town activities to residents.

Residents who stop by Town Hall during July are encouraged to express their appreciation to Faye for her years of outstanding service to the Town and to extend their welcome to Katharine as she assumes the duties of the position.▲



Greetings!

You may have noticed new Flags and new ribbons if you helped with the Memorial Day Flag raising. The Americanism committee is gradually replacing all of our Flags with new made-in-the-USA flags of a much higher quality. It costs a bit more, but is well worth it.

We also replaced all of the old name-tape ribbons with new printed ribbons. We know that our fellow Club members appreciate the opportunity to contribute to these efforts. You can send a donation to the Exchange Club of Kiawah-Seabrook Foundation directed to Americanism if you wish.▲



Bob Leggett
Jack Wilson
Ron Schildge



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 committed to securing the facts and reporting to you in a forthright, honest and unbiased manner.

Co-Founders: Red Ballentine, (1924-2006) Fred Bernstein (1924-2010) Co-Founders

Editor: Michael Morris, Publisher: Bernstein Lash Marketing, Advertising & Layout: Teri B. Lash

THIS MONTH'S SEABROOKER VOLUNTEERS (ARTICLES & PHOTOS)

Faye Allbritton, Ed Konrad, Joe Cronin, Andy Johnson, Mark Doane, KSE Club, Emily Horn, Bob Leggett, Michael Morris, Reagan Passantino, Jerry Reeves MD

CONTACTING THE SEABROOKER

Please send correspondence and inquiries regarding editorials to TheSeabrooker@yahoo.com or call 843.408.3707

The entry deadline for all items is the 15th of the month. Please limit Cap'n Sams letters to 400 words. Photos should be in high resolution (5" x 7" at 200 dpi or more).

FOR ADVERTISING OPPORTUNITIES, PLEASE CONTACT Teri B. Lash • 843.747.7767 • TLash@BernsteinLash.com



Dear Cap'n Sam,

In accordance with the Bill of Rights and 2nd Amendment, I support our constitutional right and privilege to bear arms. However, if you are incapable of safely using a firearm, you should not own a gun. Just as if you are blind, you cannot get a driver's license, and if you are a convicted felon, you cannot vote.

Former Congressman Joe Cunningham recently shared his three step plan to reduce gun violence in South Carolina, focusing on closing the Charleston Loophole (i.e., completing a gun sale after 72 hours, regardless of a background check), expanding background checks, and funding a "Statewide Violence Prevention Plan." As a community member of Seabrook Island and Johns Island, I understand the importance of protecting our gun rights. However, I also worry about firearms ending up in the wrong hands. This year, 453 South Carolinians died due to gun violence. Gun rights are a privilege, and we need to treat them as such, meaning that we protect our rights, but we also prevent individuals from misusing the privilege. We can find a way to protect our rights while also maintaining

safety in our state. Former Congressman Joe Cunningham has found a way and has emphasized that no law-abiding citizens will lose access to their guns as a result of his plan. By voting for him in our next gubernatorial election, we can keep guns in the right hands. ▲

Emily Claire

Dear Seabrooker. I am sending a letter to the editor as a request to have the article published in the Seabrooker. I request that my name is not listed in the article. Thank you.

Seabrook's Residents Need E-Bikes

I am an older person on Seabrook. I have been very careful with my savings throughout my life, and I feel fortunate that I can live at Seabrook. But it is a struggle with all of the expenses. To save money, my wife and I only have 1 car. It also seems to benefit Seabrook as it reduces the parking problem. As we age at Seabrook, my wife now needs to attend frequent visits to the doctors that are off-island, leaving me without a car. I humbly admit that I cannot afford a second car, but I feel trapped without any means of transportation. I miss the ability to go to Freshfields, or to the POA pool whenever I desire.

In researching for a low cost transportation solution, I learned about e-bikes. They excited me because they have the ability to last up to a week on a single charge, and they have the front and rear basket that can carry 3-days supply

of groceries. I also learned about the models that can carry beach chairs and coolers. Like many people of my age, my knees do not have the strength to peddle a bike. The e-bike industry created a Category Type-3 e-bike that makes the use of peddling an option. They have a throttle, and the motor will power the wheels.

With great excitement, I was planning to buy this bike for me and my grandson. That is when a neighbor told me that they are "illegal" on Seabrook. I am outraged. How is this possible? An e-bike is simply a bicycle with a small battery and a motor. Since bikes are allowed on Seabrook, why are e-bikes being banned? I guess it has to do with the fact that the bike can become mobile without the use of its pedals. But this is exactly what I need.

I wish to express my desire to the Seabrook Community to create a mindset of change. Please think about all of the people who live at Seabrook who would benefit from a Type-3 Ebike. For me, the e-bike fits my budget, it can be easily stored in my 1-car garage, it does not take up any additional parking spaces on the island, it can easily provide transportation for a round trip to Freshfields and the beach, it is silent, they travel at the posted speed limit (removing the risk of being passed by cars), and it looks like a regular bike. Let's create a movement where we permit all categories of e-bikes on the island. I want to buy a category 3-bike for me, and for my family to use when they visit. Please, let's allow all versions of e-bikes on Seabrook. ▲

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MOVING

... and still wish to continue receiving The Seabrooker? Our mailing list is processed by the SIPOA office. If you are not receiving your paper and are still a Seabrook Island property owner, please contact the SIPOA office to update your address.



Call for articles



All Seabrooker readers are cordially invited to send submissions to this paper including articles, photographs, poems etc. If you would like to contribute, our e-mail address is theseabrooker@yahoo.com. You may also contact me with any questions about such at that same address.

Michael Morris, Editor

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NEW 949 River Road Johns Island 5,277 SF | 4 BR, 3.5 BA \$3,250,000



SOLD 4180 Chisolm Road Johns Island 2,460 SF | 3 BR, 2 BA \$2,800,000



SOLD 937 River Road Johns Island 2,471 SF | 4 BR, 3 BA \$1,302,500



SOLD 2963 Capn Sams Road Seabrook Island 2,953 SF | 4 BR, 3.5 BA \$1,289,500



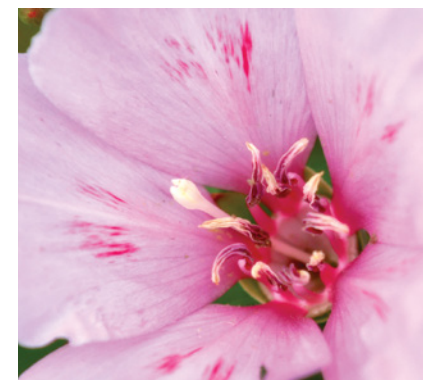
SOLD 3219 Dunwick Drive Johns Island 2,235 SF | 4 BR, 2.5 BA \$440,000



FEATURED 3315 Coon Hollow Seabrook Island 0.40 Acre Lot | Golf View \$199,000

Beautiful Color on our Beautiful Island

PHOTOS BY RALPH SECOY



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BISHOP GADSDEN

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PETITION TO SEABROOK ISLAND CLUB BOARD OF GOVERNORS

As you may have heard, a number of members have expressed concern with access to our Club, its facilities and venues by persons who are not Club members, not guests of Club members and not renters of property owned by Club members. For ease of understanding, we refer to these individuals as "Club outsiders" because it is our understanding that they should not be permitted to use our Club. In some instances, Club management does little if anything to stop use of Club facilities and amenities by Club outsiders; in other instances, Club management promotes such use. To date, Club management and the Club Board of Governors has not committed to stop use of our Club by Club outsiders.

The purpose of this memorandum and the attachments is to provide you with information regarding this issue, actions that were taken, the Board's response and next steps. In short, there is great concern that the Seabrook Island Club is moving far away from a private club to be operated solely for

the use and benefit of its members and their guests into a resort akin to the public components of the Kiawah Island Resort.

Our Club's Bylaws specifically provide that our Club and its facilities exist "solely" for the use of members and their guests. Over the years, Club facilities and amenities were made available to "Club outsiders". However, certainly with increased Club membership and utilization, further expansion of use by "Club outsiders" and reduction of monitoring of amenity cards is neither welcomed nor appropriate.

In short, the problems relate to:

- limited monitoring of access to the Beach Club, the Pelican's Nest and the Osprey Cafe to ensure users have amenity cards; this includes increased use of credit cards by Club outsiders, a practice which is strictly limited under the Bylaws. This use by Club outsiders also puts additional stress on these Club facilities and limits members' access to these amenities.

- extended use of the Ocean Terrace and Island House for weddings which are not sponsored by a Club member; advertising supported by Club management that Club membership is not required in order to hold a wedding at Seabrook; this is especially troubling because dining options in the Island House are unavailable for Club members, their renters and their guests and the Island House is essentially closed.
- extended use of the golf courses, driving range and practice areas by Club outsiders, including outside corporate groups not sponsored by a Club member; again, this limits the access of Club members to such facilities.
- Club members paid initiation fees and continue to pay monthly dues, other charges and fees to ensure the use of Club facilities remain exclusive and private to Club members, their guests and their renters with amenity cards; Club outsiders are just getting a free ride and it is inappropriate that such access be supported and/or encouraged.

Finally, all communications with Club management and the Board have been professional, business-like and unemotional. We intend to keep it this way. This is about members' interests, not power.

The Board of Governors has reminded members of an open Board meeting on Thursday, June 24th in the Atlantic Room at the Island House at 4 pm. We were advised that remote access will be available.

We will do our best to keep you updated regarding further developments. Again, please sign the petition and encourage others to sign and then email joseph.bauer125@gmail.com. ▲

Please review both of these documents at your convenience.

Finally, all communications with Club management and the Board have been professional, business-like and unemotional. We intend to keep it this way. This is about members' interests, not power.

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We will do our best to keep you updated regarding further developments. Again, please sign the petition and encourage others to sign and then email joseph.bauer125@gmail.com. ▲

COMMITTEE OF CONCERNED MEMBERS

- Joseph Bauer • 734.277.4606
- Gloria Bauer Mark Doane
- Valerie Doane Janet Gorski
- Gary Kotva Denise Kotva

on the internet after the Board's June 6 letter; do this search: "play golf at Seabrook Island."

-Assertion: The Post and Courier listed Seabrook in its "Top 30 you can play."

-Reality: The Club had no prior knowledge of this article. Once made aware, we contacted the true source of the story, The SC Golf Rating Panel, and informed them that going forward, they must state only Members, Guests or Renters can in play our courses. [So, did or did not the Club ask the Post & Courier (or the reporter of the story) to retract or correct this? A week ago, the Board president wrote to concerned members that the Club had. Now, someone else is said to have been contacted. And, The Club itself has continued to reprint and quote—in the club's own ads—the SC Golf Rating Panel's statement to the public that "you can play" our courses.]

-Assertion: Diablogolf.com shows "545 people have played our courses for greens fees, and they have written reviews and... Club Management has either approved, acquiesced in or refused to take steps to remove from the internet"

-Reality: There are in fact 545 reviews. They take place over the past 11+ years. [This particular site is one of many showing play to be available on our courses.] Two reviews in 2021, 6 in 2020, and 5 in 2019. As a point of reference, reviews for Augusta National numbered 1 2021, 4 in 2020, and 3 in 2019.

Nowhere does it say these rounds were played for "greens fees." [The site prominently shows rates for greens fees, ranging from \$100-\$180.] Additionally, Diablogolf.com lists Seabrook Island as a "Private Equity Facility," while it lists a Kiawah course as a "Daily Fee Facility."

The fact that a person posts a review of our courses says only that they played here. Maybe a guest, maybe a renter, maybe ClubCorp? This has been the case for 11+ years. Nothing has changed. [Ask any regular golfing member whether they have seen a big increase in recent years of strangers on the practice range.]

-Assertion: The Dramatic / Skyrocketing revenue in golf is due to outside non-Member / nonguest greens fees.

-Reality: The increase in revenue is due to increased MEMBER play. Cart fees charged to members has increased, as have fees for lessons and merchandise sales have increased proportionately. In 2020, outside / non-member / non-guest revenue was down significantly, so the "sky rocking revenue" had nothing to do with outside play.

In fact, the percentage of non-member golf rounds has dropped significantly from 2017 to today [Only the Finance people in management, and Brian, have access to the figures below. None can still

CLUB'S RESPONSE DATED JUNE 6, 2021

This note is to respond to a petition which is being circulated which we believe has numerous misleading and in some cases 100% false statements [not so; see errors below]. As a Board and Management team, we take all member concerns seriously. However, when facts are being misconstrued, we feel it appropriate to provide a fact-based response.

In the past 14 months Seabrook Island Club has experienced a level of success not seen before in its history. The significant increase in membership (9% overall) and especially the increase in full memberships (42%) has resulted in a very healthy financial position. [Misses the point. Raking in revenue is not the issue, and not the right priority. Members are not being placed "First"; member satisfaction is secondary. "Profit" dollars may be the priority of the Board and management. It seems that the board is priding itself on this revenue success; not member satisfaction.]

Unfortunately, our success has resulted in many challenges with crowded conditions and, due to the pandemic, understaffing which has led to frustration. We acknowledged this and are working to overcome where we have fallen short. As members, you expect more, and we hear you. [But continuing to refuse to hire cooks through attractive bonuses and refusing to hire a recruitment firm to bring them in. Maximizing revenues from non-members, especially weddings, seems to have been given the priority.]

The petition contends that the Club is not adhering to the Bylaws and the Rules and Regulations. [It plainly is not. The Bylaws state we will not operate for profit from outsiders, but solely for the benefit of members and guests. The Board's letter mentions "profitable" "very profitable" and "profit" (proudly) but never quotes the first section of the Bylaws, which state our facilities are to be used on a not for profit basis and solely for the benefit of members and their guests.] Additionally, it asserts the Board and Management are trying to move Seabrook Island to a "Kiawah-like" operating model. [Many hundreds of members see, feel, and believe this too, as their signatures to the Petition show. You might say, "We know it when we see it with our own eyes." Last, it raises the concern that Seabrook could lose our current tax status. [The Petition does not even mention our tax status.]

All of these points are 100% false. [No, they are not false.]

As you will see below, we (The Board and Management) take exception to many of the points in the petition and e-mails which have been sent to the Board. That said, this situation has caused significant reflection and discussion on how we can service, you, our members better. We are committed to review all aspects of Club operations to look for opportunities to improve.

A number of assertions in the peti-

tion being circulated and e-mails which have been sent to the Board are misleading or outright false. Following is the Board's views on these topics:

-Assertion: The Island house is being offered to "outsiders" for wedding banquets instead of available to members for dining and drinking.

-Reality: Seabrook has always hosted weddings for both members and non-members. In other words, nothing has changed. [This doesn't make it right. Weddings for the public that are not truly sponsored by a member are not permitted by the Bylaws, which prohibit the use of Club facilities by non-members and non-guests. And having them nearly every weekend night while no dining or beverage in the Island House is made available to members, is simply unacceptable, no matter how much revenue the Board and management want to bring in. Additionally, former finance chairmen confirm that in the past, weddings rarely exceeded 25 per year, and often were much less. We are now told that over 50 weddings have been booked for the remainder of this year alone (it may be closer to 40 more, but only club management knows. The Club shows no sign of taking its foot off the gas pedal. It is presently aggressively advertising in bridal forums and in our own ads, explicitly stating that "you don't have to be member" to get us committed, over the availability of the Island House to our own members.] Over fifty (50) percent of our weddings are sponsored by members or are for members' families. To staff a wedding, we need two (2) kitchen staff due to very limited menus versus the five (5) to six (6) we need to provide full-service dining at the Island House. Additionally, weddings are often staffed by individuals performing a second job where these few hours can be fit into their other workload. Thus, we can host weddings at a profit to the club [Again "profit" over members], at times when we are unable to provide full-service dining. We are contractually obligated to fulfill all weddings with which the Club has already entered into agreements. [Should no one be held accountable for contracting members right out of the picture?] Also, it should be noted that weddings are highly profitable to the Club—thereby directly benefiting our members. ["Highly profitable" when we are required to operate as a not for profit country club, and it means members are not served?]

-Assertion: The Club is advertising our courses can be played by anyone and we have done a poor job making it clear this is only true for Members and rental guests.

-Reality: We agree. In fact, we need to be clearer in our advertising with respect to who can play our courses. We will review all existing and future advertisement to address this concern. [Is there really an intent to take down these numerous ads? All were still

verified by members.]

Total Rounds Full Member Comm/ Social/Other Non-Member 2017 46,535 17,882 (38%) 22,238 (48%) 6,415 (14%) 2018 46,155 18,738 (41%) 22,097 (48%) 5,320 (11%). [According to the Board's Annual Report for 2018. It stated that non-member, non-guest rounds accounted for 20% of all rounds played nearly twice the number of rounds by outsiders than shown here.] 2019 48,808 19,011 (39%) 23,996 (49%) 5,801 (12%) [The year for which the Club stopped disclosing to members the amount of non-member, non-guest rounds in its Annual Report.] 2020 59,208 31,592 (53%) 22,305 (38%) 5,311 (9%) [A large number of rounds by non-members, non-guests on, for most of the year, only one golf course.] 2021 22,842 15,141 (66%) 5,607 (25%) 2,094 (9%) [Still a large number, and likely before the PGA period recently.]

-Assertion: The club is in violation of By-Laws section 5.15.c by allowing credit card payments vs 100% amenity card use. [Incorrect. The Petition does not state that 100% of guest use must be by amenity card, and in fact sets out exceptions. But the Bylaws require that it be used for access by renter-guests, and the use of credit cards, witnessed by so many members, has been rampant and allowed. The amenity card is like a passport. Without rigid enforcement of the requirement to have them, we do not and cannot know who is on our premises.]

-Reality: This is false. Section 5.15.c specifically refers to: "renters must obtain a rental guest amenity card from the Club." This section does not speak to the use of credit cards by any other be group (Open Rounds, ClubCorp, Guests of members, etc.). All of which the Club allows to accommodate a limited number of special situations.

-Assertion: The Club allows access to the Equestrian Center to boarders and non-members.

-Reality: This is true and has been the case for many, many years – nothing has changed.

-Assertion: Brian (Head Golf Professional) and Caleb (GM/COO) are driving non-member / nonguest revenue to "enrich" themselves and their compensation is based on revenue and Club rounds played. [Absolutely incorrect. The Petition does not even mention the compensation of anyone. And communications to members have specifically said, these two persons "may or may not be enriched" by the Club's practices. The Board does not reveal the incentive compensation models for the General Manager, Golf Professional, or anyone else. This bothers many members who long for transparency from the board, not secrecy. Members of our committee have been told by a sitting Board member that even he does not know what is in these contracts. In the meeting that Joe Bauer and Denise Kotva had with the Board president, Caleb, and Brian, it was eventually acknowledged that

Brian (by Brian) receives an unstated percentage of Golf Shop Revenues (do not more public rounds add to Golf Shop Revenues; and that Caleb's annual compensation is determined, in part, by whether he exceeds revenue forecasts and produces expenses (as for cooks, maybe?) that are reduced from "budget" levels. We suggest that the air should just be cleared. Tell us and prove it by publishing the management contracts. Members should know what the management is in fact paid, and how that pay is adjusted and computed.]

-Reality: This assertion / statement is 100% false and insulting to these two professionals. Neither Brian nor Caleb are compensated in the manner that has been suggested. It should also be noted that in 2020 the Board proposed and Membership approved a formal Compensation Committee [the members of which are not disclosed on the member website.] This was a Board initiative to ensure proper governance regarding compensation and recommended by the Club's auditor.

As a Board and Management team we fully understand there is considerable frustration.

Covid impacted our ability to staff F&B as we would have liked. In the past year, far more members and guests were on the island for an extended period of time resulting in overcrowding. We fell short on our hiring model, as was common in the industry, and that is being reviewed and addressed. [Why is it, if not mismanagement or inferior pay, that nearly all fine dining establishments are open to their customers, and that every Kiawah restaurant is open with full service?]

Our membership has grown at an exponential rate which we did not anticipate during a pandemic, nor could we. Combined, these factors have led to considerable Member dissatisfaction.

That said – management and the Board take exception to the idea that the model and value proposition of Seabrook has changed. [Then why will the Board not say anywhere in this letter that we are a private, not for profit club? It did to the thousands of visitors at the PGA Tournament. Members can see and feel this change, regardless of the Board's denials.] Like you, every member of the Board is a Member of the Club. We value the same things about Seabrook as you do. Let's not confuse operational challenges during and after a pandemic with a fundamental shift in the direction of the Club.

We have challenges. We also have an exceptional Club which is operating within its By-Laws [not so] and the tax laws [hope so] just as we always have. Our first Open Member Meeting since the pandemic impacted our world is scheduled for Thursday, June 24th at 4:00 in the Atlantic Room; all members are invited to attend. ▲

Respectfully,
Seabrook Island Club Board of Governors

SUMMARY OF THE JUNE 24 OPEN MEETING

Fellow Members,

Many members attended the June 24 meeting and others watched on YouTube. The Club has posted the YouTube tape of the meeting on our website and has also sent out a club notice containing a link to it. We encourage all members to watch it.

Highpoints of the meeting were:

- The Board responded affirmatively to many, but not all, of the requests made in the Petition concerning outsider access to our facilities. Importantly, the Board committed that beginning today (Monday, June 28), persons attempting to use the tennis courts, golf courses, driving range, pool area, and Pelican's Nest will not be permitted entry or service unless they produce a member number or an Amenity Card.
- Outsider access will continue to be allowed at the Equestrian Center. The Board stated that this is the most popular attraction to outsiders. This remains a concern to members who have not been able to use the facility on account of heavy outsider demand.
- Advertising for corporate golf outings will be discontinued, and corporate outings will not be hosted. Member arranged groups, of course, will continue.
- Outsider weddings currently under contract through 2022 will occur, but no new engagements will be made.
- While not a subject of the Petition, the Board explained its reasoning for its recent purchase of the office building outside the gate for \$1.5 million. The Board stated that it made the purchase with "excess cash" because it views the purchase as a good investment as our amenities expand in the future. Many members asked questions and objected to the purchase when member dissatisfaction with food service and other amenities is so high.
- The Board stated that a new Compensation Committee is reviewing how club management should be paid, but that it has no plan to disclose to the membership the compensation of management. It acknowledged that members of some other private clubs have this information available to them.

- As to the Island House food availability and quality problems, management stated that its plan is to continue to rely on the foreign workers' temporary visa program, whenever that program becomes available, for which no date was stated. It stated that all advertising and contacts with employment agencies have been fruitless. It did not state whether it has or has not retained a hospitality industry search firm. It did not address the fact that all Kiawah restaurants and other fine dining establishments in our area have cooks and are open. Management did state that it intends to increase its sign-on offer from \$1,000 to \$1,500.
- The Treasurer of the club addressed the concern that our Bylaws state that we are a not-for-profit club. This was the central focus of the Petition. Are we operating as one? He explained that despite the Bylaws and our Articles of Incorporation, we do not have tax exempt status and are not a 501 (c) 7) nonprofit corporation which would afford us tax free status. He said we file our tax returns as a "c-corp" "the same as McDonalds," or any other big company. He did not state how much we pay in taxes.
- The Board said it has now established an Audit Committee. It had been pointed out before the meeting that previous to this announcement, an Audit Committee was not in place. The Committee of Concerned Members appreciates the efforts of the Board to respond to the Petition and to the other concerns raised by members. Many members have contacted us since the meeting, with comments and questions. We have prepared a public letter to the Board members that respectfully addresses the issues that remain unresolved in the minds of members and that letter is attached to this email. We welcome your continued interest and any comments or questions you have. We also encourage you to write the Board members directly. ▲

Thank you,
Committee of Concerned Members,
Joseph Bauer Valerie Doane
Mark Doane Gary Kotva
Denise Kotva Gloria Bauer

The Club's full response is available on their website.

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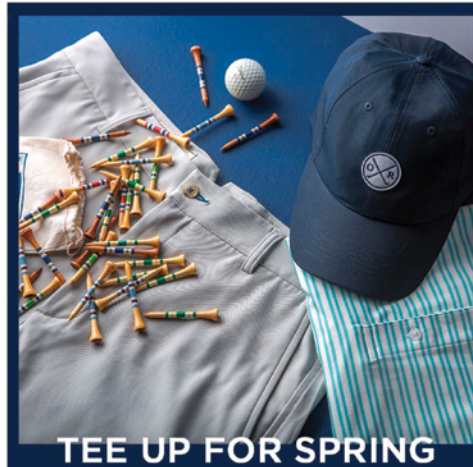
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CRYPTO SPECULATIONS

I'll begin with the closing line of last month's column: there is vehement disagreement as to the value and future of cryptocurrencies. I remain very dubious about the underlying value of Cryptocurrencies, but in a world awash in liquidity, I would not bet against Crypto prices continuing to rise in the future.

A key factor in considering Crypto (Bitcoin, Ethereum, or any of the other several thousand versions of Crypto) for your financial accounts is whether you are looking for an investment or a speculation.

Goldman Sachs (a major investment banking company) believes an asset must meet at least three of five criteria to qualify as a "sound investment". The asset should (1) generate reliable cash flow, like bonds; (2) generate earnings through exposure to economic growth, like equities; (3) provide consistent diversification benefits to a portfolio; (4) dampen portfolio volatility; and/or (5) hedge inflation or deflation as a store of value. Goldman rates cryptocurrencies "0 for 5".

I would not be quite that harsh, as Crypto might meet number (3) over time. During its short time on the scene, Crypto has not always been highly correlated with stocks and it seems uncorrelated with other asset classes such as bonds, real estate and gold. As a reminder, assets that are correlated tend to move in the same direction as one another. Diversifying into various asset classes can thus reduce the risk of having everything in your portfolio going down at the same time. Crypto's portfolio impact on (5) is also unknown, as we have not experienced prolonged inflation or deflation since Bitcoin was introduced.

The bottom line for me is that Crypto may not qualify as a sound investment asset, but it's intriguing as a speculation. Investopedia defines Speculation as "the act of conducting a financial transaction that has substantial risk of losing value but also holds the expectation of a significant gain". If your research indicates the potential return of a speculation is 10x the purchase price, and if you can afford to lose 100% of the purchase price, the speculative trade may be worth un-

dertaking. I have done this many times - some worked, some were (ouch!) vaporized.

Mindless speculation, spending more than you can afford to lose, or getting caught up in a FOMO (fear of missing out) Mania are what gives speculation a bad name. Plenty of people have struck it rich with Crypto. Getting in early and staying in (presuming you didn't lose the key to your digital wallet) has worked well, so far. Trying to time the extreme ups and downs of Bitcoin has likely resulted in many people losing money.

Many people have labeled Crypto as just another speculative mania. Crypto Mania is often compared to an early mania (Tulip Bulbs), or a more recent mania (the Internet Bubble).

The Dutch Tulip Bulb Mania became known to the Dutch as the tulpenwindhandel, literally, "tulip wind trade," because the "bulb futures" transactions involved nothing more than air. At first, tulip lovers invested in bulbs in the ground, but that changed as buyers piled into the tulip trade. The craze reached its height nearly 400 years ago in Holland, as the rapidly rising prices tempted many ordinary middle-class and poor families to speculate in the tulip market (FOMO Tulip Mania). Homes, estates, and businesses were mortgaged so that bulbs could be bought for resale at higher prices. Rare varieties of bulbs sold for the equivalent of hundreds of dollars each. The inevitable crash came early in 1637, when doubts arose as to whether prices could continue to increase. Almost overnight the price structure for tulips collapsed, sweeping away fortunes and causing financial ruin for many ordinary Dutch families.

Most of my readers are more familiar with the dot.com Internet Bubble, since we all lived through that one! Despite correct expectations that the Internet would change the world, many dot.coms ended up worthless and it's the same with many cryptocurrencies. Will there also continue to be big winners in the Crypto space? Time will tell, but I suspect the answer is "yes".

Crypto Bulls point out that much of the criticism aimed at Crypto is applica-



ble to fiat currencies as well, since fiat currencies such as the US Dollar (USD) are not redeemable into an underlying asset such as gold. The USD has value primarily because it's tethered to the real economy by fiat (USD legally must be accepted as a means of payment, as noted on the face of any dollar bill) and it represents the transactions system as nearly every payment that goes back and forth in the US is in dollars. The combination of government fiat and trouble-free transaction use is what gives the USD value. All fiat currencies rely on trust in a government for value and trust that others will accept the currency in exchange for goods and services transactions.

While the USD's purchasing power has obviously fallen over the years, it remains the most trusted currency in the world. However, as new Cryptos are developed expressly for use in legal transactions, the capability of Crypto to serve as currency may continue to improve. In fact, El Salvador recently passed a law making Bitcoin legal tender for all debts public and private. Many countries including China and the US are reportedly working on "gov-coins", or central-bank digital currencies that would be centralized and controlled by governments. China has basically banned Bitcoin - will the US attempt to do the same?

If you prefer to invest in asset types with underlying value, "stablecoins" may look tempting, as they are meant to be

pegged to a fiat currency or asset. The largest stablecoin is Tether which is supposedly backed 100% by USD. If true, US Dollar Tether (USDT) could act as a bridge between decentralized digital currencies and fiat currencies. Unfortunately, the \$60 billion of USDT outstanding is not backed by cash dollars in a bank. Over half is actually "backed" by commercial paper of unknown quality. The question here is whether purchasing of USDT makes you a speculator or a potential scam victim.

What about Crypto as digital gold? Using the Goldman Sachs criteria, gold may provide diversification, dampen volatility and hedge against inflation and the scarcity value of gold has kept it as a store of value over the millennia. The speculative potential of Bitcoin is based on scarcity and its potential to be a store of value, albeit with high price volatility. If gold is the ideal physical world hedge, perhaps the scarcity value of Bitcoin could make it the ideal digital world hedge. In conclusion, here is my fearless prediction: Bitcoin will be priced somewhere near the extremes of zero and \$500,000 per coin in 10 years - or maybe next 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. This column is for general enjoyment and not intended to provide specific advice or recommendations for any individual or institution.

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KIDS on Seabrook

by Reagan Passantino

Due to the COVID-19 pandemic, this year has been tough, but let's focus on one of the more positive parts of this year: the graduation of the Class of 2021. Here's another spotlight on our graduating seniors living permanently on Seabrook Island.

PIPER LEE



No matter what grade you are going into, or even if you are out of school, this year has been crazy for everyone, especially our seniors. But, we are finally out of school, and it's time to continue honoring our seniors that are moving on, wherever that may be.

Piper Lee has graduated from Porter-Gaud in Charleston this year. Before COVID-19, she attended school normally until last year, when her adventure into online school began. She is planning to attend Carleton College in Northfield, Minnesota this coming school year. She is interested in majoring in Chinese, History, and Political Science. She is considering pursuing teaching at a highschool or college level, entering politics, or being a political correspondent.

Piper has also loved her Chinese class at Porter-Gaud, and the class has been her favorite throughout her four years of high school. She was glad her class could accommodate for these confusing times of COVID-19 and says she is forever grateful for her favorite teacher, Mrs. Cao. Piper even co-founded a Chinese club with her friend in her Freshman year. Every month, they gathered to learn about Chinese culture. Piper also played French Horn in her school's Jazz Club, was on the yearbook editing team, and played varsity tennis.

Piper loves living on Seabrook and especially likes the racquet club between the tennis and pickleball courts. She also enjoys baking and biking up to Fresh Fields to purchase her ingredients!

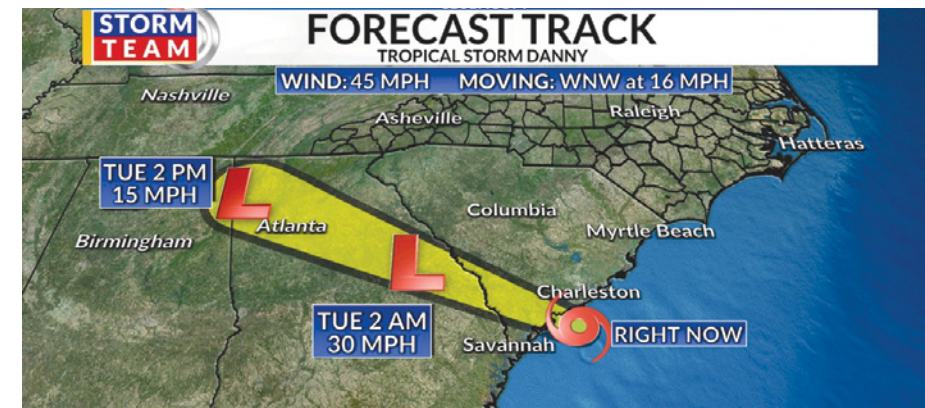
Finally, Piper's advice to younger students or kids entering the next grade, or even going to college like her, is to talk to other students and teachers and make new friends. She said, "Some of the most unusual friendships have bloomed through just saying hello!"

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



SC Safe Home Mitigation Grant Program

We're sure you heard about the tropical depression that recently formed off of the SC coast. Good thing applications for the SC Safe Home Mitigation Grant Program are now open!



The SC Safe Home Mitigation Grant program 2020-2021 cycle is now closed. The program will begin accepting applications for the 2021-2022 grant cycle in July 2021. You can sign up at online.scsafehome.sc.gov/Application/FundingNotificationEmail to be notified when the program reopens for the 2021-2022 cycle.

About the South Carolina Safe Home Program

The South Carolina Safe Home program, administered by the South Carolina Department of Insurance, provides matching and non-matching grant funds to help coastal property owners retrofit their homes to make them more resistant to hurricane and high-wind damage. The funds provided by this program are for the sole purpose of retrofitting owner-occupied, single-family homes. SC Safe Home funds may not be used for remodeling, home repair or new construction.

Grant awards are based on the total annual adjusted gross household income of the applicant, adjusted for family size relative to the county area median income or the state median family income, whichever is higher. These statewide and countywide income figures are published annually by the United States Department of Housing and Urban Development (HUD).

If the cost of the mitigation project exceeds the amount of the grant award, the remaining cost is the responsibility of the applicant. No grant award may exceed \$5,000.00.

The second round of the 2020 - 2021 funding cycle will be available no later

than December 1, 2020. At that time, the program will accept applications and award grants using the outlined methodology. The total amount awarded during this round will not exceed \$1.1 million.

The maximum individual grant amounts (effective July 1, 2020) are as follows:
Matching Grants \$4,000
Non-matching Grants \$5,000

To help applicants determine their estimated grant award, the South Carolina Department of Insurance has provided an award estimator which can be found at doi.sc.gov/900/Award-Calculator

The Following Retrofits Are Allowable Under the SC Safe Home Grant Program

- Bracing gable ends
- Roof-to-wall connectors
- Secondary water barrier
- Exterior doors (including garage doors)
- Roof covering
- Repair or replacement of manufactured home piers, anchors and tie-down straps
- Opening protection (window replacement, hurricane shutters)
- Roof deck attachment
- Issues associated with weak trusses, studs and structural components

Retrofitted or strengthened homes are less vulnerable to the effects of severe wind storms, thereby making the hurricane and high-wind damage less likely and less intense. Fewer damages result in lower or fewer insurance claims and will over time reduce insur-

ance premiums for all South Carolinians.

The SC Safe Home Program has partnered with the IBHS Fortified Program (fortifiedhome.org/) to provide participating homeowners the possibility of achieving dual designations when mitigation work is performed on the roof of their homes. In choosing the dual designation, the homeowner may qualify for additional insurance benefits based on meeting the now shared standards of the Safe Home program and the Fortified Roof program. Your approved independent contractor will know what additional measures are to be taken during the mitigation process to ensure your home qualifies for both standards.

This program was established through the Omnibus Coastal Property Insurance Reform Act of 2007 (www.doi.sc.gov/DocumentCenter/View/2416/Omnibus-Coastal-Property-Insurance-Reform-Act-of-2007?bidId=). Changes to the program made during the 2017-2018 Session of the South Carolina General Assembly are outlined in Act 28 (https://scstatehouse.gov/sess122_2017-2018/bills/315.htm). For additional information please see South Carolina Department of Insurance Bulletin 2020-06 (doi.sc.gov/CivicAlerts.aspx?AID=270).

Should you have any questions concerning this information, please contact the SC Safe Home Grant Program staff by calling (803)737-6087. You may also contact the staff at the following email address: scsafehome@doi.sc.gov. ▲

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Enormous Whimbrel Flock Discovered on Deveaux Bank!

Article courtesy of SC DNR press release, June 15, 2012.
 Edited by Judy Morr and Joleen Ardaiole



Whimbrel, North Beach
 BY ED KONRAD

On April 21 during an International Shorebird Survey on North Beach, Bob Mercer recorded 34 Whimbrel. On May 8 Aija Konrad reported 157 Whimbrel in the mudflats at the curve at Jenkins Point. Looking back into his photo archives, Ed Konrad found Seabrook's high count of 327 Whimbrel on the old inlet and the beach in May of 2016. As it turned out our SIB members were observing only a small number of the almost 20,000 Whimbrel roosting on Deveaux Bank, Seabrook Island's backyard barrier island.

On June 15, 2021, a special event was held at The Charleston Museum to announce the discovery that approximately 49% of the estimated eastern population of Whimbrel were using Deveaux Bank as a nighttime roosting area during their migration. The following excerpts from the South Carolina Department of Natural Resources highlights the details from the many years of research:

It's not every day that someone discovers a new-to-science bird migration spectacle. It's even more unexpected that such an encounter — in this case, tens of thousands of shorebirds gathering during their annual journey north — would be just a stone's throw from a metropolitan area. But two years ago, that's exactly what happened in coastal South Carolina.

In May 2019, South Carolina Department of Natural Resources (SCDNR) biologist Felicia Sanders and a team of researchers confirmed that approximately 20,000 Whimbrels were roosting at night on a small island during their spring migration. The team documented similar numbers again in 2020. This single flock includes nearly half of the declining shorebird's estimated eastern population: a staggering spectacle hiding in plain sight. The findings were recently published in the peer-reviewed scientific journal *Wader Study*.

Sanders has devoted her career to protecting South Carolina's coastal birds. After decades exploring the coast, few are more familiar with the way shorebirds and seabirds use the state's salt marshes, tidal creeks, and barrier islands. But when Sanders pursued a hunch about the large numbers of Whimbrels, she saw congregating at Deveaux Bank, she could barely believe what she'd found.

"A lot of people were skeptical, but after tallying results from coordinated surveys by fellow ornithologists and video documentation, we are certain of the magnitude of the flock," said Sanders. "Finding so many Whimbrel here gives me hope that we can turn the tide for this and other declining shorebird species."

Whimbrels are large, striking shorebirds known for their down curved bills, which are ideally adapted to plucking fiddler crabs from muddy burrows. Like many shorebirds, they

migrate incredible distances across the Western Hemisphere each year, facing threats including habitat loss and overhunting along the way. In the last 25 years, Whimbrels declined by two-thirds across the Atlantic Flyway, the eastern portion of their population. The discovery of a roost of this size — the largest known for the species — is of critical importance to successfully protecting this rare shorebird.

After spending the winter on the coasts of South America, Whimbrels fly thousands of miles north to nest and raise young across subarctic regions of Canada and Alaska. They typically make just one stop along the way. For many of these birds, that stop is in South Carolina, where they rest and feed on rich coastal nutrients that will fuel their breeding season.

At high tides and at night, when feeding habitat and other safe resting sites are inundated, the birds flock together for safety. They seek large, isolated offshore refuges like Deveaux Bank, where disturbances from people and predators are minimal. But relatively few such places remain along the Atlantic coast.

"Having such a globally important phenomenon occur right here in our own backyards, that's really something to be proud of," said Sanders. "And I think it's really important to understand that biologists aren't the only ones that care about these birds. Local communities take ownership of places near their homes. It really does take a village to protect places as important as Deveaux."

In early 2019, Sanders' discovery inspired a collaboration between the South Carolina Department of Natural Resources, the University of South Carolina, the Cornell Lab of Ornithology, and the conservation nonprofit Manomet to census and film this nocturnal roost during peak migration in April and May. For optimal visibility, the shorebird biologists, along with videographers specializing in filming sensitive wildlife, converged on Deveaux on full moon nights as flocks of Whimbrel arrived during and after twilight.

"We worked to visually document what Felicia and the team have uncovered here, because this truly unique spectacle underscores the value of the wild spaces still left intact on our southeastern coasts," said Andy Johnson, who led a team from the Cornell Lab's Center for Conservation Media to film the Whimbrel roost.

A shorebird roost of this magnitude offers a glimpse of the abundance that was once widespread across the Atlantic coast and now stands as a testament to South Carolina's commitment to coastal habitat conservation.

Deveaux Bank Seabird Sanctuary is closed year-round above the high-water line, apart from areas designated by signs for limited recreational use (beaches on the ends of the island, facing inland). From March 15 through October 15, some of the island's beaches are closed for seasonal nesting of coastal birds and are demarcated by fencing. Dogs and camping are prohibited year-round. If you notice violations to these rules, contact SCDNR at 800-922-5431.

The New York Times published this amazing piece, *Leave This Wondrous Island to the Birds*, about the migrating Whimbrels' use of Deveaux Bank as their nocturnal roost. The visuals are outstanding. ▲

<https://www.nytimes.com/interactive/2021/06/19/opinion/carolina-coast-whimbrel-deveaux.html?referringSource=articleShare>



Deveaux Bank - BY ANDY JOHNSON, CORNELL LAB OF ORNITHOLOGY



Felicia Sanders, SC DNR, at work North Beach



Whimbrel, North Beach - BY ED KONRAD



BY ANDY JOHNSON



Deveaux Bank - BY ANDY JOHNSON



Whimbrel, North Beach - BY ED KONRAD



Part of 2016 North Beach high count - BY ED KONRAD



HEALTHY AGING

Jerry Reves, MD

Extreme Heat and Our Vulnerability to it as We Age

July and August historically bring the highest heat and humidity to Charleston and its environs. This means that people over 50 years of age should be alert to the forecasted temperature and humidity, better known as the heat index. Older people are less tolerant of the special hazard that a high heat index brings. Extreme heat is temperatures much hotter and humid than average and accounts for the largest number of weather-related deaths in the U.S. and many of these are in the elderly.

What is the Heat Index?
 The heat index is a calculation based on the temperature in the shade and the relative humidity. In lay terms it is explained as "apparent temperature" because high humidity makes the temperature seem higher than it is and when the humidity is low, the temperature feels less hot. The heat index is more than a calculation, however, because it has human health consequences as shown in the figure. The dark red zones of the heat index show extreme danger, orange danger, and yellow caution. Thus, when the daily or 3 day weather forecast comes out, look at the heat index. It is the best indicator of the danger of the forecasted temperature and humidity. A heat index higher than 103 is dangerous to our health.

Why is Heat Index Used to Predict Health Status

The human has several ways to cope with elevated temperatures and to avoid over-heating. These include, perspiring, vasodilation, increased cardiac output, and thirst. Perspiration (sweating) evaporates from the skin and this cools the skin to combat the higher temperature. However, when the humidity is high this essential, first-line method of cooling is inhibited since there is less evaporation when the humidity is high. Thus, the heat index is a useful way to warn people of the dangers of a temperature that without high humid-

ity may not seem dangerous.

What Makes the Elderly More Susceptible to Heat?

There are several normal physiologic factors of normal aging that predispose to susceptibility to increased heat. First, as we age our skin is less able to perspire compared to younger people. We lose that first, important mechanism of controlling our temperature in a hot environment. Elderly are also often on diets that restrict salt a major component in perspiration. Also, medicines that many elderly take like diuretics and other heart/vascular drugs can impair the body's normal response to heat. Cardiac output is often reduced with age as are the reflexes that increase the cardiac output in response to heat. This means that the heat building up within our body cannot be dissipated by the increased cardiac output and dilation of our veins under the skin. This means that a second, important mechanism for combating increased heat is diminished. Being either overweight or underweight also predisposes to inability to help cooling in the heat. Drinking alcohol and caffeinated beverages also makes you more vulnerable to heat.

Strategies to Deal with Extreme Heat

There are many ways to mitigate the effects of extreme heat. The CDC and NOAA have compiled a simple list of actions to take when under an extreme heat warning (see the table.) These are common sense and generally easy for most people to do. The first is stay out of the heat and sun. Stay in a well ventilated, air conditioned room. Avoid going outside in the middle of the day (between 10:00 am and 4:00 pm.) Do not engage in strenuous exercise or other activities. These raise the body temperature and a high heat index makes it less possible to reduce the heat of these activities.

It is important to wear light colored and loose fitting clothes of synthetic materials rather than cotton or certainly wool. Staying hydrated is critical to preserving the body's ability to cope with the elevated temperature. Perspiration tends to decrease hydration so it is critically important to drink plenty of water and or sports drinks that have salt, potassium and other ingredients proven to preserve essential internal fluid volume. My practice is to make my own fluid replenishment solution by diluting Gatorade in half or mixing the powered Gatorade with more water than recommended to end up with a diluted solution. If outside stay in the shade if possible. Never leave anyone or a pet in a closed car when the temperatures are above 70.

Other Steps to Remain Cool in the Heat

When staying indoors, pull shades down be sure the house has proper weather stripping. Consider installing or running an attic fan. Take a cold water shower if you feel over heated and drink ice water. Be aware that if the ambient temperature is above 95 degrees, running a house floor fan may actually inhibit your ability to recognize the severity of an elevated body temperature. Measure your temperature and call your physician or 911 if your temperature is over 103, you are no longer sweating, have a rapid, strong pulse, and your skin is hot and dry (symptoms of Heat Stroke.)

The Bottom Line

July and August are the times of year we are most likely to experience extreme heat to which older people are vulnerable. Keep an eye/ear out for dangerous heat index advisories from the weather bureau and protect yourself from this seasonal threat to our health!▲

Relative Humidity (%)	NWS Heat Index Temperature (°F)															
	80	82	84	86	88	90	92	94	96	98	100	102	104	106	108	110
40	80	81	83	85	88	91	94	97	101	105	109	114	119	124	130	136
45	80	82	84	87	89	93	96	100	104	109	114	119	124	130	137	
50	81	83	85	88	91	95	99	103	108	113	118	124	131	137		
55	81	84	86	89	93	97	101	106	112	117	124	130	137			
60	82	84	88	91	95	100	105	110	116	123	129	137				
65	82	85	89	93	98	103	108	114	121	128	136					
70	83	86	90	95	100	105	112	119	126	134						
75	84	88	92	97	103	109	116	124	132							
80	84	89	94	100	106	113	121	129								
85	85	90	96	102	110	117	126	135								
90	86	91	98	105	113	122	131									
95	86	93	100	108	117	127										
100	87	95	103	112	121	132										

Likelihood of Heat Disorders with Prolonged Exposure or Strenuous Activity

Caution
Extreme Caution
Danger
Extreme Danger

Figure 1 (above) - Heat Index with health implications. Heat index is calculated from the relative humidity and the temperature. Note that a forecasted heat index above about 103 is dangerous to health. From NOAA.

- 1 Stay in air conditioned room
- 2 Avoid strenuous activities
- 3 Wear light, loose clothing
- 4 Stay hydrated with drinking fluids
- 5 Monitor for heat symptoms like cramps, loss of sweating, temperature > 103
- 6 Never leave person or pet in closed care
- 7 Check on others

Table 1. Steps to mitigate extreme heat. From: <https://www.ready.gov/heat>

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On Wine

Michael Morris - Vintage Wine

One of my least favorite things to do is describe my passion for wine. The easiest way is to just say "I'm in the wine business". How others would describe my passion is another story. The most common response I get is probably "oh, you're a wine connoisseur". While it may be the most accurate description, it always makes me cringe.

Despite my unapologetic preference for French wines, there is something about the French language that when it is inserted into English that can make something so benign sound pretentious. When I first started selling wine in a retail setting, I used to tense up when I guided customers into the French section. I would have to make an on-the-spot judgment on how accurately I would pronounce the producer or region. Too American and I risked losing credibility, too French and I would come off as the one thing that those in the wine profession fear most, snobbery.

People in the wine business are acutely aware of the stereotype of wine being "high falutin'". In fact, quite the opposite is true. The overwhelming majority want wine to be more approachable. We want a bottle of wine at the dinner table to be common on a Wednesday

night, not just on special occasions.

I still remember going to see a friend who worked at Pearlz Oyster Bar in West Ashley. He asked me what I wanted and I responded with "a glass of cheap white wine". Out of the corner of my eye I could see the person sitting next to me open their eyes a little wider as if I had said something offensive. My friend, without hesitation, went to the cooler to grab a bottle. He knew what I meant. Something simple, something fresh, something cold. I wasn't looking to wax poetically over a glass, I just wanted something that wasn't trying to be something it's not.

Which brings me to the worst thing wine lovers can be called: the dreaded "wine snob". I can't deny the existence of "wine snobs", however, most of the people I've interacted with that I would consider putting into that category actually whine the least. They always want to talk about the price, what's in their cellar, or that killer bottle they had at some overpriced steakhouse. These people make most people I know in the



business want to ask for a beer. "Wine snobs" act like know it all's, while those who are truly passionate about wine are drawn to it precisely because it is impossible to know it all. Even overlooking the fact that each vintage is different, there is always someone who has more knowledge of a region or a producer than you do. What drives most people to become passionate about wine is the fact that you can never know everything; you can always learn something from someone. Wine will either make you humble or look like a fool. Those who know the most about wine are also the most aware of that dilemma. ▲

SEABROOK ISLAND ARTIST GUILD INDEPENDENCE DAY WEEKEND SHOW AND SALE

Saturday, July 3rd
10:00 a.m. - 5:00 pm
Lakehouse



We are pleased to announce that the Seabrook Island Artist Guild is once again holding an indoor arts and craft show in the Lakehouse's Live Oak Hall. The Seabrook Island Artist Guild, founded thirty years ago, has continued to grow with many talented artists. Come see and purchase the beautiful artwork, photography and crafts created by its members. The artwork will include oils, watercolors, pastels, acrylics, seascapes,

still life, landscapes, abstracts and more. Take this opportunity to enjoy the display and take home a piece of Seabrook Island.

SIAG is a non-profit 501(c)3 organization with close to 100 artists from Seabrook Island, Kiawah Island and Johns Island. For more information on the Guild events, workshops, and membership, please visit www.seabrookislandartistguild.com ▲



Debbe Falls Finkelstein
JULY'S ARTIST OF THE MONTH

Debbe Falls Finkelstein JULY'S ARTIST OF THE MONTH

Now that the Lakehouse has re-laxed its covid-19 restrictions, the Seabrook Island Artist Guild will once again showcase one of the guild's artist's works each month. Take a walk down the hall from the lobby towards the library to see the artworks of Debbe Falls Finkelstein.

Retiring from a career in education and moving to Seabrook Island provided Debbe with opportunities to explore more personal interests. Not wasting any time, she began local oil painting classes and joined the Seabrook Island Artist Guild. Finding so much joy in

painting she continued developing her artistic skills taking art classes at the College of Charleston and attending artist's workshops with prominent artist in North Carolina, Virginia, Texas, and Florida. During her artistic adventure she moved from traditional oil painting into experimental abstract art using acrylics and alcohol inks. Wanting to enhance the motion and depth of her ocean and landscape paintings, Debbe began layering metallic pigments into clear resin to create a three-dimensional effect. Infusing different colors and textures into fluid resin produces the

uniqueness of her work. Debbe most recently embraced creating resin art on a variety of art substrates, sculpted wood and Polycarbonate. She is known to say, "Art always provides a challenge to explore skills and methods." It is the challenge that keeps her level of expertise flourishing. Exploring types and styles of painting provide endless ways to enjoy creativity. Debbe plans to continue enjoying the many facets of painting. ▲



C.O.V.A.R. CORNER

JOANNE FAGAN
Secretary for COVAR

The Difference Between an Association and a Regime on Seabrook Island

COVAR represents 41 associations and regimes here on Seabrook Island. Established in July of 2001, the original mission statement of COVAR was On Seabrook Island, we have 27 Associations and 14 Regimes. The first recorded Regime was High Hammock Villas, built in 1974. The first Association built was Dunecrest in 1975. Typically, regimes will pay their fees monthly while associations generally pay quarterly. We do have some exceptions on the island, to make it easier for owners to budget their payments. What is included in these fees varies on whether the property is in an association or a regime.

The difference between an Association and a Horizontal Property Regime

On Seabrook Island, a regime consists of townhomes or condos that are grouped within a structure, while associations are either stand-alone structures (single family home) or an attached townhome. Our regime members are Atrium Villas, Bay Pointe Villas, Bohicket Marina Village, Chateau by the Greens, Courtside 1 and 2 Villas, Heron Point Villas, High Hammock Villas, Live Oak Villas, Marshwalk Villas, Ocean Winds Villas, Pelican Watch Villas and Racquet Club Villas. Our association members are Beach Club Villas, Charles Towne Place, Creekwatch Villas, Deer Point Villas, Dolphin Point Townhomes, Dune Crest Villas, Dune Loft Villas, Fairway One, Fairway One 2, Fiddlers Cove 1 and 2, Golf Shore Villas, Haulover Pointe Homes, Homes of Hidden Oaks, Horseshoe Cove, Marsh Pointe, North Beach Cottages, Salt Marsh Townhomes, Sealoff Villas, Shadow Wood Villas, Shelter Cove Villas, Spinnaker Beach Cottages, St. Christopher Oaks, Summer Wind Cottages, Tarpon Pond Cottages, Treeloft Villas, The Village at Seabrook Island and Wedgewood Villas. In the Master Deeds for all Horizontal Property Regime's (HPR) on Seabrook Island, recorded at the

Charleston County Registry of Deeds, a complete description of the land and buildings is found as well as the number of apartments/condos, description of the units and the percentage of ownership for each unit. In addition, the Bylaws require that the administration and governance of the regime be clearly defined. Both the Master Deeds, Covenants and Bylaws can be found on each regime property management company website. An example of the percentage owned in an HPR on Seabrook Island would be Chateau-by-the-Greens, which consists of 4 units, each unit owning 25%, while Ocean Winds has 24 condos, each with a 4.167% share. HPR fees are charged monthly and may include structural maintenance and repairs, (roofing, exterior painting, power washing, exterior insurance, pest control, common area upkeep (stairs, walkways, elevators, pools, landscaping, irrigation, lighting). One HPR, Bohicket Marina Village lies outside of the Seabrook Island Gate. Their monthly fees address their needs of sewer and water costs, road maintenance and trash removal that is not included as part of the SIPOA yearly homeowner assessment that all Seabrook Island homeowners pay. More detailed information can also be found at www.consumer.sc.gov, search "SC Homeowners Association Act". Occasionally, unanticipated capital projects may occur within an associa-

tion or regime, requiring a special assessment. This fee is in addition to the regular monthly or quarterly association or regime fees. At the time this article was written, Seabrook Island has 6 Property Management companies responsible for the 41 COVAR member neighborhoods. Reliable Property Management manages 16 neighborhoods, Ravenel Associates-13, IMC Charleston-6, Applegate Realty and Property Management-2, with Columbia Development and First Palmetto managing one each. SIPOA Fees In addition to the association or regime fee paid by each owner in our COVAR membership, homeowner members also pay a yearly SIPOA assessment. The 2021 fee of \$2370 for a home or villa, or \$1304 for an undeveloped lot covers SIPOA's "routine, predictable expenses, such as security, administration, landscape, trash pick-up, etc." The 2021 operating budget for SIPOA is \$5.2 million (68% of the total budget). For a new homeowner that has purchased property in one of our COVAR Associations or Regimes, the goal for this article was to provide some detailed understanding of the fees that are paid and what is included in your assessments.▲

Vacation Without Travel?



Seabrook Island Beach Rides | PHOTO BY @JRSMOAK

This summer, the U.S. will be far more open than it was last year during the height of the COVID-19 pandemic. But even though the COVID-19 vaccines have made summer travel possible, some people may not be ready to venture far from home yet, and others simply don't have the money to take a trip with how hard COVID-19 has hit the economy. Luckily, there are certain places that offer plenty of options for entertainment and relaxation at the right price point, making those cities the perfect spots for staying local.

To determine the best places for a fun-filled yet wallet-friendly staycation, WalletHub compared more than 180 cities across 46 key metrics. Our data set ranges from parks per capita to restaurant-meal costs to the share of residents who are vaccinated.

Charleston is the fourth best city in America for a staycation — according to

a recent WalletHub study. Factors considered in the research included recreation, food and entertainment + rest and relaxation.

Here are 3 ways to enjoy a staycation full of fun and leisure around the Lowcountry.

Hotel Bennett
Book a stay at this luxurious hotel on King Street — where you can shop, eat, and enjoy entertainment. Plan to also make a reservation at the hotel's Champagne Lounge — Camellias. The afternoon tea experience will make you feel as if you're in the middle of Europe. The menu includes teas, mini-sandwiches, and desserts. Protip: Catch the Charleston Farmers Market across the street at Marion Square on Saturdays.

Seabrook Island
Our very own oceanfront community is dreamy. You can check out its rental options + plan your island life adventures.

The 2,200 acres of land are home to beautiful beaches, marshes, and a maritime forest. Along with racquet sports, club dining, and a golfer's paradise, there's an equestrian center with horses ready to take guests on a trail ride. Protip: Walk or bike to catch the sunset on the North Beach or off Captain Sam's Inlet. You'll find dolphins strand feeding there, too.

While out and about, pick up a copy of *The Seabrooker* and enjoy reading about happenings on our beautiful island.

The Sanctuary at Kiawah Island Golf Resort
Our luxury neighboring beach resort hotel isn't just known for hosting the 2021 PGA Championship + weddings. The Sanctuary also offers guests a long list of dining options, aqua retreats, solariums and tranquil treatment rooms + 22 tennis courts. Protip: Check out the island interactive map to explore activities. ▲



The Sanctuary on Kiawah Island, SC | PHOTO VIA @KIAWAH-RESORT

JULY EVENTS

NEW SUMMER EVENTS FOR 2021

In addition to the weekly Farmer's Market, the Village has announced a variety of summer events for the entire family! Full schedules and details are available online: <https://freshfieldsvillage.com/events>.

..... SHAG NIGHT ON THE DOCK

Are you a shag dance pro wanting to dust off your dancing shoes? Or are you new to the area and want to learn the basic steps to the official dance of South Carolina? Head to the Lakeside Dock each Tuesday from 6:00 to 8:00 pm for Shag Night on the Dock to enjoy beach music tunes perfect for shagging.

..... JAZZ NIGHT ON THE GREEN

Our Jazz Night on the Green will be held every Thursday in June from 6:00 to 9:00 pm featuring a variety of local jazz groups. Guests are encouraged to bring beach chairs and blankets for the complimentary event.

..... STARLIGHT CINEMA SERIES

Join us for our Starlight Cinema Series every Thursday in July at 8:30 pm. Guests are encouraged to bring beach chairs and blankets for the complimentary, outdoor movie series featuring a variety of family-friendly movies.

..... AUGUST ACOUSTIC NIGHT

Head to the Village Green for our August Acoustic Night every Thursday in August from 6:00 to 9:00 pm featuring a variety of local acoustic groups. Guests are encouraged to bring beach chairs and blankets for the complimentary event.

SUMMER FARMER'S MARKET RETURNS

Freshfields Village is pleased to announce the return of our weekly Farmer's Market! The seasonal market will be held on Mondays in June, July & August from 4:00 to 8:00 pm. Guests can pick from fresh organic produce, local food products like breads, jams, and fresh pasta, plus Lowcountry crafts all summer long. A full list of this season's vendors is available online: freshfieldsvillage.com/event/farmers-market-2021

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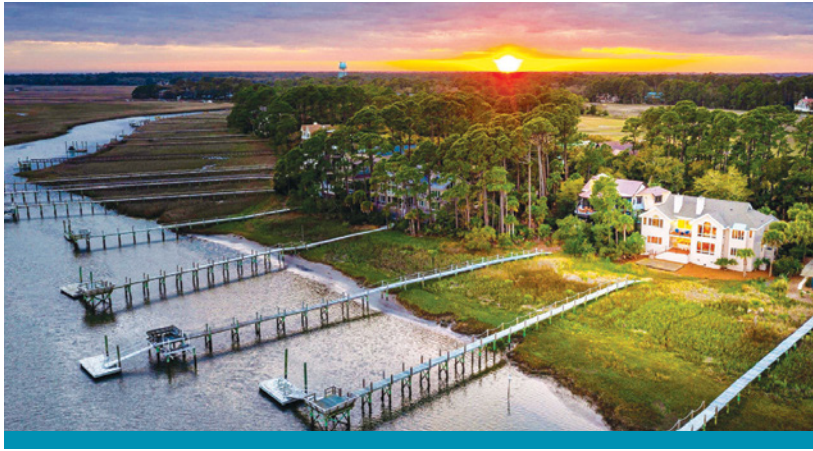
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SEABROOK ISLAND

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3125 Marshgate Dr - \$2,800,000

Ocean/River/Marsh view | Private dock | 5 BR | 4F & 2H BA | 6,758 sq ft



3015 Marsh Have-n - \$2,611,000

Marsh/Ocean view | 4 BR | 3.5 BA | 4,239 sq ft



2287 Seascape Ct - \$2,000,000

L13 B19 | Oceanfront | 0.41-acre homesite



2821 Cap'n Sams' Rd - \$800,000

Golf view | 3 BR | 3 BA | 2,761 sq ft



2918 Atrium Villa - \$659,000

Golf view | Ocean peek | 2 BR | 2 BA | 1,080 sq ft



3086 Marshgate Dr - \$499,000

L35 B50 | Marsh view | 0.28-acre homesite



2931 Deer Point Dr - \$225,000

L20 B49 | Marshfront | 0.28-acre homesite



2325 Cat Tail Pond - \$210,000

L18 B30 | Marshfront | 0.44-acre homesite



Lot-B9 Seabrook Village Dr - \$135,000

Village at Seabrook | Lakefront | 0.14-acre homesite



2767 Old Oak Walk - \$119,000

L17 B43 | Wooded view | 0.33 acre-homesite



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1002 Landfall Way, Seabrook Island, SC 29455 | seabrookisland.com