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THE Seabrooker

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An Historical Perspective on Seabrook Island



FROM TOWN HALL

Jeri Finke

It is always difficult for me to come up with a Council topic when it's my turn to write for "From Town Hall." While I'm not writing about recent Council activity this time around, I believe I'm hitting on a topic that has generated discussions out there in the Town.

And I'll justify sharing the following information as coming "From Town Hall" because the source includes nine volumes of scrapbooks full of news clippings, newsletters, legal communications, etc. that I found at Town Hall and also a book written by former Mayor Ron Ciancio about the history of the island and the Club.

I stumbled on so much information and enlightening stories that for once I wish I had room to write and write.

So reading through all this material alongside some of the community discussions that took place this summer, it made me think of how we all stand in front of a mirror and are overly critical of what we see. You know how it goes ... I've got my hair looking good but I wish for my mom's long legs ... or thanks be for the height I inherited but

I've got to do more crunches or lay off the wine and beer!

It seems that many Seabrookers have been standing in front of a mirror and looking at our community with a very critical eye (perhaps forgetting that we've experienced two years of unprecedented activity because of the pandemic). They love the beauty of the island and all the amenities it offers, but they perceive that too many people are sharing it all with them, be it through new construction or the guests who visit.

The image in our mirrors reflects the genes we inherited as well as life choices we've made along the way. With that in mind, now that our peak summer season is winding down, can the community step back a bit from the mirror and take a more realistic look? What did we inherit from the initial development of Seabrook Island and the following choices made along the way, be it by the developers, the POA, the Club, and the Town? Is it fair to be outraged that we're not just a sleepy little town for all 12 months of the year? Can we just dismiss and ignore the history that started and promoted Seabrook Island as a resort destination?

I am throwing out odds and ends of information here as a bit of history and food for thought. This by no means suggests that there are not changes that could and/or should be made by our island's governing entities to address concerns.

Seabrook Island (fifty years ago!)

was not planned as a residential community with a private club. Resort is in the foundation of the development. From the Town's Development Standards Ordinance, Section 6, Background: *The resort community of Seabrook Island is the first Planned Development District established in Charleston County. The "Planned Unit Development (PUD)" was initially approved by the Charleston County Council in 1971 ...*

Back then, the lead partner in the Seabrook Development Corporation (SDC) would tell any source that would print it that "the prestigious Seabrook Island will rival the resorts of Hilton Head and Myrtle Beach." That marketing strategy would continue for several years; once enough residential lots were sold and homes built, marketing efforts started referencing the *residential resort community* of Seabrook Island.

In 1972 when SDC sold its interest to the partnership called the Seabrook Island Company (SIC), our little barrier island got lucky. One of the general partners, Harry R. Gonzalez, fell in love with the beauty of the island. He pledged that "every tree that can be saved will be saved" and that the resort and eventual residential development will not be "at the expense of destroying the ecology of the island."

It was also in 1972 that the Articles of Incorporation for SIPOA were filed. While developers controlled a majority of the votes for several years, the property owners who served on the board

played an early key role in protecting the island from any "clear and build" development.

For example, when SIC went to Charleston County for a controversial variance to save more than 30 trees that would otherwise need to be cut down for road construction to provide the required drainage maintenance easement, SIPOA supported SIC and agreed to assume the maintenance of the roads behind the gate. Since the County was then off the hook for maintenance, the variance was granted and the trees saved - think about the tree canopy along Seabrook Island Road.

The Town of Seabrook Island was not incorporated until 1987; there were 16 years of development activity prior during which there were many disagreements between property owners/residents the developers. While it is generally the accepted history that resident property owners voted overwhelming to incorporate to avoid annexation by the City of Charleston, it is also very true that they wanted to control the character of the island. Incorporation created the Town's ability to enact its own zoning and design standards, and thus put a stop to the then-developer's already County-approved plan to build high-rise structures along Seabrook Island Road. Incorporation also shut down commercial development behind the gate.

Continued page 3

Charleston Symphony Orchestra October 24, 2021 • 4:00 pm • The Lake House Lawn



The Charleston Symphony on the Lake House lawn for the town's 25th Anniversary in 2012

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Invasive Plant Species on Seabrook Island

Invasive plant species are defined as plants that are non-native and harmful to an established ecosystem. The introduction of non-native plants into a new environment can result in significant ecological, economic, and/or human health issues. While the spread of invasive plant species can occur naturally (mediated by wind, water or wildlife), their spread is primarily attributable to human-related activity. For millennia, humans have introduced non-native plants into new geographic areas. Although most human-facilitated plant invasions are unintentional, there are instances when the introduction of non-native plants was intentional. English ivy (*Hedera helix*) and kudzu (*Pueraria montana*) are two well-known examples. The introduction of these non-native plant species has proven to be disastrous for the natural environment. Both English ivy and kudzu grow and spread rapidly, their runners climb over and smother anything in their path, including trees, shrubs and buildings. Kudzu has earned the moniker "the vine that ate the South". Wherever these plants have become established, native vegetation has been crowded out and wildlife habitat degraded. Over the years, significant resources have been expended to control or eradicate these two invasive plant species.

Impacts of invasive plant species on established, healthy ecosystems include diminishment of plant and animal species diversity; degradation of wildlife habitat; increased soil erosion; degraded water quality; and decreased recreational opportunities.

Invasive plants possess attributes that allow them to outcompete native plant species in an established ecosystem. These characteristics include rapid growth and reproduction, high dispersal ability, and tolerance to a wide range of environmental conditions. A non-native plant can become invasive if it outcompetes native plant species for critical resources such as nutrients, light, physical space, and/or water. For example, non-native plants may be able to utilize natural resources that are not

available to native plants (e.g., previously uninhabited soil types or a deep water source). Some invasive plant species can also alter their environment in ways that inhibit native plants (e.g., releasing toxic chemicals, shading out other plants, affecting the behaviour of herbivores). The invaded ecosystem may have few or no natural competitors to the non-native plant, thus allowing the invader to spread and reproduce rapidly. Alternatively, there are scenarios where an invasive plant species may co-exist with native plant species for an extended period of time as it adapts to its new environment. Only gradually does its competitive edge become apparent as its population grows larger and denser.

Changes in landscape can also present an opportunity for the establishment of an invasive plant species. For example, when a cleared lot is adjacent to an undisturbed forested area, an "edge habitat" is formed where the two distinct ecosystems share a common boundary. The creation of edge habitat is common on Seabrook Island due to the frequent clearing of undisturbed landscape to accommodate residential development. Light, moisture and other environmental conditions within an edge habitat are unique and can present an opportunity for the establishment of non-native plant species that would otherwise not thrive in either a forested area or a residential lot.

Invasive plant species are successful because they

- Outcompete native plant species for moisture, sunlight, nutrients, and space
- Produce large quantities of seed
- Thrive on disturbed soil or previously uninhabited soil types
- Disperse their seed over great distances via wildlife, wind, and/or humans
- Possess aggressive root systems that spread long distances from a single plant and often grow so dense that they smother the root systems of native vegetation
- Produce chemicals in their leaves



Kudzu: The Vine That Ate the South

or root systems that can inhibit the growth of other vegetation.

There are two methods of controlling invasive plants: mechanical and chemical. Mechanical control methods include pulling out or digging up the plants; suffocating the plants with plastic sheeting; and frequent cutting or mowing of the plants. Chemical control of invasive plants involves the use of herbicides. The two most commonly used herbicides are glyphosate (Roundup™) or triclopyr (Brush-B-Gone™ and Garlon™). These herbicides are applied by either spraying on the plant's leaves ('foliar' method) or pouring directly into a stem cut ('cut stem' method). The preferred disposal method for invasive plant material is by burning. Any residual plant material left onsite could result in the area being reinfested.

Invasive plant species are a problem throughout the United States, and Seabrook Island is no exception. Non-native plant species can be found on SIPOA's green space properties as well as on residential properties. Invasive plants were introduced to the island primarily by human-related activities (horticulture, tourism, construction) and, to a lesser extent, wildlife. The invasive plant species of greatest concern on Seabrook Island are the following:

- Oleaster (*Elaeagnus* sp., native to Japan, Korea and China)
 - Chinese tallow (*Triadica sebifera*, native to eastern China and Taiwan)
 - Pampas grass (*Cortaderia selloana*, native to southern South America)
 - Privet (*Ligustrum* sp., native to Europe, north Africa and Asia)
 - Beach vitex (*Vitex rotundifolia*, native to China, Japan and Oceania)
- A comprehensive survey of invasive plant species on Seabrook Island has never been conducted. However, a listing of invasive plant species on Kiawah Island has been published and it is reasonable to assume that this information is representative of Seabrook Island. This publication can be viewed online at https://s3-us-west-2.amazonaws.com/kiawah-island/wp-content/uploads/2016/11/28184857/Vegetation_Survey_of_Kiawah_Island.pdf.

SIPOA's Environmental Committee is working jointly with the Seabrook Island Green Space Conservancy to implement an environmental monitoring program to locate and eradicate invasive plant species within SIPOA's green space conservation properties. The objective of this monitoring program is to improve wildlife habitat by removing non-native plants. The Seabrook Island Green Space Conservancy is also working to develop a community outreach program to educate residents regarding invasive plants and the importance of not using them for ornamental or landscaping purposes. If you have questions regarding either of these planning efforts, contact Barry Shedrow (barry@shedrow.com). ▲

Joseph Beckert

- Selected Resources
1. Adrea Hughes, SIPOA staff arborist (ahughes@siipoa.org)
 2. Clemson University Regulatory Services (<https://www.clemson.edu/public/regulatory/plant-industry/invasive/index.html>)
 3. US Department of Agriculture Animal and Plant Health Inspection Service (https://www.aphis.usda.gov/aphis/ourfocus/wildlifedamage/operational-activities/sa_invasive/ct_invasive_species1)
 4. Gramling, J.M., 2012. "A Vegetation Survey of Kiawah Island, Appendix III".
- Barry Shedrow



On Wine

Michael Morris - Sorghum and Salt

Recently, I have moved on from Vineyard Lounge. There was no animosity or incident that initiated the move, but rather, a slow but consistent deviation from the vision that sold me on the position. When I discussed the project originally with ownership, I was presented with the idea of a wine focused project on King Street. I raised the issues that came with that. Mainly that running a wine focused bar is difficult and that difficulty is only heightened by a location in the main bar district in Charleston. Liquor, cocktails and beer sell, wine needs to be sold.

Selling wine is not an easy task. It takes an educated and inquisitive staff as well as an inquisitive customer base. It can be hard to find half of that equation, and even more difficult to find both.

The average person looking at a beverage menu in a bar or restaurant often thinks that a glass or bottle of wine is quite expensive when compared to cocktail or beer prices. In fact, the opposite is true. The average cost of a bottle of wine is about 25-40 percent of the price you see on the menu, where as for beer it's 20-25 and liquor can be as low as 15 percent. When it comes to wines by the glass, the price of a glass is usually close to the wholesale price of the bottle.

One might think that paying the price for a glass that is equal to the cost of the entire bottle is exorbitant. However, what the customer needs to keep in mind is the one major disadvantage that wine has in a bar/restaurant setting. That disadvantage is that there is spoilage with wine, while for beer or liquor that's not an issue. Once a bottle of wine is opened, it has a shelf life of about two days. Therefore, wine, especially more esoteric wines, need to have their costs covered by the first glass. In case you're wondering, the cost of a bottle of liquor is usually covered by the first two to three pours, meaning the remaining nineteen or twenty pours of a product that won't go bad are profit.

The best way to combat this problem is to sell more bottles of wine. A customer buying a bottle is both a win for the customer and for the establishment. The customer wins by getting a significantly better deal on a bottle; while the establishment wins because once the bottle is opened, the amount of labor required is minimal. Making a cocktail is much more labor intensive. From the



preparation of garnishes, to the stocking of mixers, to the amount of time it takes to properly mix a cocktail, as well as many "little" things like keeping ice stocked and a higher volume of glasses to wash. Mixologists may roll their eyes at the number of people who order a house vodka and soda, but in fact these are the most profitable customers. Ownership is making a huge percentage of profit on the drink and the bartender is getting a tip on a drink that requires minimal labor.

All of this brings us back to staffing and customer dilemma. Finding a staff that is both knowledgeable and interested in wine is extremely difficult. In the entire city there are probably less than 200 people who would fit that description. When you divide that by the number of bars and restaurants in Charleston, the chance that the customer is interacting with staff member that fills that criteria is small. This is a problem that the current labor shortage only exacerbates. Conversely, finding a customer who is willing to try something new is also extremely difficult. Therefore you end up with a wine list written by a buyer with wines that may be fantastic, but if the staff can't sell them to the customer is unwilling to try them, they linger on the shelves. Ownership doesn't care for products, especially expensive ones that linger on the shelf.

The best way to take advantage of this as a customer is to first know what

qualities you like in a wine. Do you like lighter wines or more full bodied wines? For reds, do you like more tannic wines or softer, more fruit forward ones? For whites, do you like lighter, higher acid wines like Sauvignon Blanc or lower acid, more full bodied varieties like Chardonnay? Oak or no oak? This is the part that is intimidating to many customers. They have a hard time putting what they like into words. I always recommend noting any bottles you've really enjoyed recently. Any wine buyer should be able to decipher your tastes based solely on that list.

All of this information leads me to my final point. If you are purchasing a bottle of wine, the best way of finding something you like is to know a little bit about what you like. Second, don't be afraid to ask if the person responsible for buying the wine is available to speak to. Following those two steps will almost assuredly result in selecting a wine you will enjoy. If you want to get something interesting and maybe a little different, not to mention a bargain, be willing to branch out from your "go to" categories. I guarantee you the wine buyer has several that he is just dying for customers to try. Finally, remember the first sip of a wine is very different than the fourth or fifth sip, so try to be patient. A wine, like a song, might not immediately appeal to you, but if you give it a listen or two, it may end up being something you can't get out of your head. ▲

WellAged

SEABROOK ISLAND



The Prejudice of Ageism

I have been writing a series of articles for the Seabrooker under the topic, "Well Aged". In these columns, I depict people who are in their eighties and nineties as well as a few in their seventies who contradict the picture people hold in their mind about people of those ages. In the process I have learned quite a lot about the subject of ageism, including my own prejudices.

"People are polished and perfected by age. I will be refined by age, not defined by it." Kathy Sporre

The number of people over 60 is growing, but society has still not embraced the aging evolution. I look at the ages of various leaders and reflect on their contributions. For example, Nancy Pelosi is pushing 81, as is Dr. Fauci. President Biden is 78. Just those three alone contradict the well held concept that aging means, which is you've gotten fragile and defective and it's time to get out of the way.

I am here to say Not So!

The pandemic has hurt the wise population (my word for aged). We have been relegated to a position that requires caring for us not counting on us.

I have done several interviews with Seabrookers who have broken the concept of what it's like to be part of the well-seasoned population. Two of them are 95. They live in their homes in Seabrook. One has made a concession in bike riding; he now rides a 3-wheeler instead of a 2. He still drives his 30-year-old car, shops, cooks and entertains friends. The other 95-year-old is looking forward to his 100th birthday and has a friend who has promised to pay for the

party if he makes his 100th. Now his problem is keeping that friend alive so he'll be around for the big birthday with his checkbook.

I interviewed Sally Kimball, who along with myself, started Seabrook Island Village, which is a thriving non-profit in the Seabrook community.

Sally and I were in our late 70's when we started Seabrook Island Village. We're on our second round of board members, we're financially sound, and we are making a difference in the lives of our members by giving them services they need without having to make an ask of a neighbor to do so. We currently have 40 members.

I spoke earlier in the article of my own prejudices of the seasoned population. We lived with my grandmother when I was a young child. She was my father's mother so he was taking care of her. She was not independent; she was unhappy and it showed. As I watched her among us, I was forming my own opinions of aging. When you age you are unhappy and dependent on others to take care of you. I am now 84, live independently and have carved a new niche for myself with my writing. None of this has been easy to attain, but it has been so worth it. And it is the complete opposite of my grandmother's way of life.

The over 85 segment of the US population is the fastest growing group of the US population. It is an incredible time to be alive to be viewing the changes the expanded age population is making. I am loving watching these changes and to realize I am a part of them. ▲

Barbara Burgess



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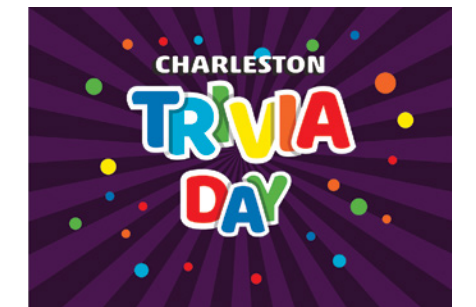
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1. True or False: The Charleston Museum is the oldest museum in America.
2. Legend has it, the Union sent black paint to restore damaged homes in Charleston after the civil war + residents mixed it with other hues. What famous local color did they create?
3. What was the original name of Broad Street?
4. What does the pineapple symbolize?
5. What flower was named after local physician Dr. Alexander Garden?
6. In Charleston, it's not a cockroach, it's a _____?
7. Name the Four Corners of Law.
8. What famous poet was stationed at Fort Moultrie while serving in the Army under a false identity?
9. In what year was Charleston founded?
10. Who serves as the Charleston RiverDogs' Director of Fun?

ANSWERS ON PAGE 14 ~ Good luck!



COVAR CORNER

JOANNE FAGAN Secretary for COVAR

Summer is almost officially over, although hurricane season will be with us a little while longer here on Seabrook Island.

COVAR, the Council of Villa Associations and Regimes continues to work towards the resolution of issues that are still pertinent to our 41 Associations and Regimes on the island.

Since the adoption of the Town of Seabrook Island (TOSI) ordinance 2020-14, which went into effect on January 1, 2021, the occupancy limits associated with Short Term Rentals (STR) have been successfully addressed through the new STR permitting process, and through TOSI Code Enforcement when needed.

During the public hearing held in October 2020 as part of the adoption of the ordinance, many Seabrook Island residents voiced their fear that the STR ordinance would negatively impact future sales among the villas, cottages, and townhomes. Sales in the first half of 2021 have not realized this concern, with 74 closings within COVAR associ-

ations and regimes, valued at close to 33 million dollars from January 1-June 30, 2021. Of the 541 short term rental permits so far this year, 80.8% were within the communities represented by COVAR.

Another agenda item that COVAR has been addressing are the increased numbers of cars and gate passes that are issued to Short Term Rentals. This problem does not just affect the villa associations and regimes but is being felt island wide.

o continue to work towards a solution to this complex matter, COVAR has participated in the first of several planned meetings with Seabrook Island Property Owners Association (SIPOA) to identify obstacles currently in place, gain input from homeowners and draft a solution. A "one size fits all" approach will not work to solve gate access and the number of vehicles looking to park within limited parking spaces.

COVAR was invited to participate in the Town of Seabrook Island Disaster Recovery Council Drill, which was held on July 23, 2021. The virtual event was well attended by the mayor, the entire Town Council and Town Administrator, as well as representatives from St. John's Fire Department including the Seabrook Island Fire Commissioner, Camp St. Christopher, Seabrook Island Community Emergency Response Team (CERT), Berkeley Electric Co-op, Seabrook Island Property Owners Association (SIPOA), Seabrook Island Club, and the Seabrook Island Water and Sewer Commission. The drill was conducted by Scott Cave, Principal Consultant, Business Continuity and Disaster Recovery Consulting, which is part of the Intelligent Edge Professional Services Division of Verizon Business Group.

Rather than focus on hurricane preparedness, which had been the agenda

for previous exercises, this year's scenario involved the potential aftermath that Seabrook Island would encounter if it were impacted by a Category 4 hurricane. Participants were organized into breakout rooms. Hypothetical questions were presented by Scott Cave to each group, who were then tasked with devising an action plan. As a first-time participant in the drill, the enormous impact such a storm could inflict on Seabrook Island was certainly thought provoking. It highlighted the multi-faceted effort that would be required by all attendees to eventually return to the island. Communication was the overwhelming topic, with input from all participants as to the systems currently in place and possible improvements that could take place. Another great concern was the possibility of abandoned properties, should there be widespread damage. Recommendations are due to be forwarded to the Town by Mr. Cave. And finally, I volunteered to become a member of the ATAX Committee for the Town of Seabrook Island.

The ATAX Committee is comprised of 7 members, appointed by Town Council, and serve for a term of 2 years. The ATAX Committee reviews and provides recommendation to Town Council on how best to use ATAX funds generated by the 2% state tax. ATAX funds must be used exclusively for the promotion of tourism as well as arts and cultural activities within Seabrook Island. ("TOWN OF SEABROOK ISLAND") Applications were submitted and funding recommendations made which will be submitted to Town Council for approval.

COVAR welcomes your suggestions for future topics that you would like to see addressed in "COVAR Corner". If you would like to stay connected, please join our COVAR group on NextDoor.▲



SEADOGS BEACH WALK

September 28, 2021

SEADOGS, the Seabrook Island dog and beach advocacy group, announced today that the Annual Beach Walk will take place on Tuesday, September 28, 2021 starting at 5pm on North Beach. The Beach Walk is a tradition that has helped the Seabrook Island community combine fun for dogs (and their humans) with charitable giving to worthy area animal causes.

For the dogs, the Beach Walk is a great time to run and play on the beach with other friendly dogs in the community. For the humans, there is the satisfaction of being able to take advantage of a wonderful feature of Seabrook Island. Past President Mitch Pulver has stated: "The SEADOGS Beach Walk is a community celebration of the joy dogs and their owners have while playing on the Seabrook Island beach. It is an added bonus that the event raises funds for other animals in the area that aren't as fortunate."

This year, SEADOGS has designated Southern Tails for Precious Paws (https://www.southernailsforpreciouspaws.org) to be the 501c3 charity for giving. Southern Tails for Precious Paws is a nonprofit, 100% volunteer, foster based rescue founded in 2016 and based on Johns Island. Their mission

is "to provide every dog in need a warm and safe home with the love and care they deserve!" The founder of Southern Tails for Precious Paws will be at the event in order to answer any questions you may have about the organization.

All residents of Seabrook Island are invited to join the SEADOGS Beach Walk on September 28, 2021 at 5pm on North Beach. Access to North Beach is through Boardwalk 1 or 2. Please bring an appetizer or snack to the Beach Walk to share. Water for both humans and dogs will be provided by SEADOGS. If you wish to bring something else to drink for yourself, please remember that glass bottles are not allowed on the beach. Your dog will have fun, and so will you! Although not a requirement for attendance, please consider being generous to area dogs at Southern Tails for Precious Paws by bringing a donation to the event. Checks can be made out directly to Southern Tails for Precious Paws. The rain date for the Beach Walk will be Wednesday, September 29.

For more information on the event or about SEADOGS, please visit our website https://www.seadogs.org, or email us at seadogs@gmail.com.

Martha Goldstein President, SEADOGS

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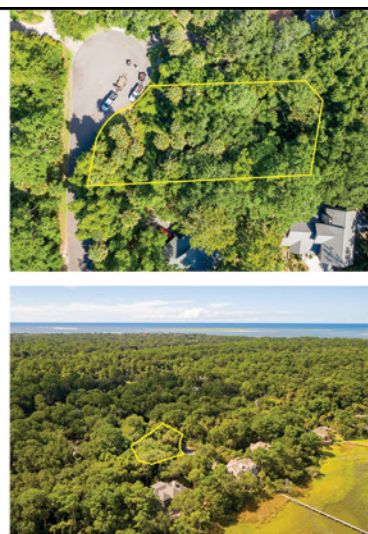
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GLASS HALF FULL Perspectives BOB LEGGETT

INFLATION PROTECTION

Are you in the "inflation protected" category? If so, the 2021 CPI (Consumer Price Index) inflation spike may not be a significant worry for you. An annoyance, yes, but not a threat to maintaining your lifestyle. It seems those who are not working may be well-protected from inflation while those who are working (particularly lower income workers) are unprotected as their cost of living rises much faster than incomes.

Protections against inflation include: positive net worth, positive annual cash flow, assets that may rise in price due to inflation, and certainty of income growth.

So, what is net worth? This is strictly a financial measure - I am not referring to your worthiness as a good person! To calculate net worth, sum up the value of your assets (stocks, bonds, bank accounts, real estate, gold, crypto etc.) and then subtract your debts (mortgages, credit card balances, auto loans, other personal loans, etc.) If the assets are larger than the debts, you have a positive net worth. If your assets are primarily in bonds, CDs, and money market funds, it is possible to offset inflation, but only for a while. A positive net worth has the greatest protective value if you own assets whose price may increase due to inflation, as I discuss below.

Positive annual cash flow can also protect you from inflation. A quick "back of the envelope" method to determine this is to take a look at your yearly contributions and withdrawals from your investment accounts. If you are able to transfer dollars from your bank account to your investment accounts, you likely have a positive cash flow and should be able to fund at least a portion of inflation-caused increases in your cost of living. If negative cash flow is already forcing you to draw down your investment accounts, inflation is likely to worsen the situation.

Assets that may rise in price due to inflation include real estate, stocks, TIPS, art, gold, and cryptocurrencies.

No matter where you live, you have certainly seen significant increases in real estate prices over the past year. High demand and low mortgage rates are firmly in place which should support continued housing price increases.

Stock prices have risen significantly due to the combination of rising earnings and dividends (fundamental value) and rising P/E ratios (inflation). If future earnings growth continues to approximate nominal GDP and profit margins can be maintained or improved through productivity enhancements, the growing value of earnings and dividends on stock prices should continue to offset inflation. Additional protection would occur if P/E ratio inflation is NOT transitory. As with real estate, low interest rates are very important to this outlook.

Treasury Inflation-Protected Securities (TIPS) are US government bonds whose principal amount is adjusted by changes in the CPI. The principal increases with inflation and decreases during deflation. The relationship between TIPS and the CPI affects both the sum you are paid when TIPS bonds mature and the amount of interest that it pays every six months. One interesting feature of TIPS is that when a TIPS bond matures, you receive the adjusted principal or the original principal, whichever is greater, so investors who hold their TIPS to maturity receive the upside of inflation, but are not hurt by deflation.

Gold has not hedged inflation so far in this cycle which should not be a huge surprise to anyone who has studied the inconsistent correlation of gold with inflation, interest rates or stock prices over time. If inflation expectations become ingrained, gold may yet prove to be a good protector. The history of cryptocurrencies is too short for me to attempt to judge inflation protection capabilities.

Obviously, confidence that your income will grow provides protection against inflation. That is one reason to consider investing in stocks of compa-

nies that regularly increase the dividends they pay. Another angle is guaranteed income increases. If you think back to the 1970s-80s, you will recall that rising inflation allowed unions and pensions to include a new contractual concept: annual increases called COLAs - Cost of Living Adjustments. The COLAs were either tied directly to the rate of change of the CPI, or were set at fixed rates such as 3% or 5% per year. In recent decades, COLAs fell out of use due to the decline in union power and very low inflation rates. Of course, many of my readers are familiar with one organization that still has a COLA, Social Security. The 2022 bump may be the biggest since 2008 (which was +5.8%) even if the Fed is correct and inflation is "transitory!"

Who knows? Jerome Powell's Federal Reserve Board may be correct about the transitory nature of the 2021 5%+ CPI surge. However, even if the inflation rate subsides, higher prices may prove to be an ongoing problem. Here's why: an item priced at \$100 becomes \$105 after a 5% inflationary price hike. Assuming the Fed is correct and 2022

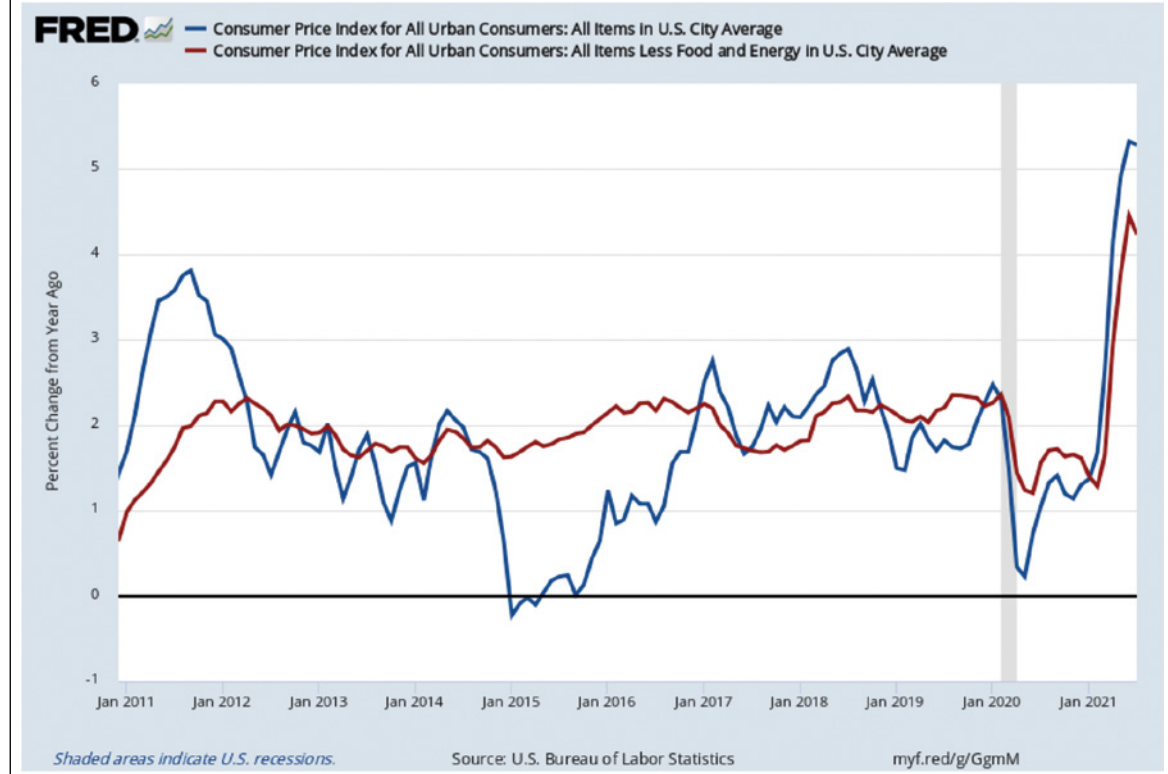
CPI sinks back to 2%, we add 2% to the \$105 and see the item is now priced at \$107.10. While the Fed will reiterate that the inflation rate was transitory, we may find future prices starting from a higher permanent (non-transitory) base. Bottom line: inflationary spikes may come and go, but higher prices are forever.

I am not at all convinced the inflation surge will be transitory. You don't have to be a diehard Milton Friedman monetarist to be worried about the inflationary impact of the 30% growth in the Monetary Aggregate from February 2020 to June 2021. Combined with trillions of Dollars of fiscal stimulus, how can there not be too many dollars chasing too few goods and services? Besides, it's a global trend - Central Banks are simply not worried about inflation and balanced budgets and pay-as-you-go have no champions anywhere. Supply chain changes, the costs of greening the world, reduced immigration at all levels of jobs, and more job openings than available workers all feed the dynamic of rising costs.

The risk is that higher inflation be-

gets expectations of higher inflation which creates an inflationary psychology as buyers are willing to pay a bit more now because prices will be higher later and sellers seize the opportunity to raise prices because they can. My final point relates to the chart on this page which shows the All Items (Headline) CPI as a blue line and Core CPI (in red) going back to 2011. As an aside, the difference between the two CPIs is that the Core excludes a few "nonessential" areas: food and energy! The chart shows that the 2011 Headline CPI surge was not matched by the Core CPI and both surges proved transitory. This time around, both measures are spiking to highs. Is that a warning of an enduring cycle of rising inflation? Whether you are Inflation Protected or not, cross your fingers!▲

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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State, local officials propose new path for long-awaited I-526 extension

By Jocelyn Grzeszczak, Post and Courier

After more than a decade of delays, officials from Charleston County and the South Carolina Department of Transportation unveiled a new proposed route for the completion of Interstate 526.

Richard Turner, Charleston County's deputy director of public works, said in an Aug. 19 news conference that introducing the plans to the public was a benchmark moment for the Mark Clark Extension project, formally referred to as the Mark Clark Expressway project. The project would connect West Ashley to Johns Island and then James Island. The entire I-526 corridor has been in the works since the late 1960s.

The proposed route is titled Alternative G, and is essentially the same as the one proposed in 2010, when stakeholders first examined 39 alternatives. Now, 11 years later, state and county officials reaffirmed their initial decision after going through much of the same process.

"From a big picture point of view, it's the same," said Jae Mattox, SCDOT's program manager for the project. "There might be some minor design deviations that have been accommodated in the alternative today, but from my perspective, it's the same alternative."

Alternative G is proposed as a four-lane parkway including a sectioned-off, multi-use path for pedestrians and cyclists. It would stretch 9.5 miles in total, including two connector roads. The route would connect I-526 and West Ashley to the James Island Connector at Folly Road.

It would begin just west of the I-526 interchange with U.S. Route 17, also known as Savannah Highway, near Citadel Mall, and end just east of the Folly Road interchange.

The proposed expressway would bridge the Stono River and neighboring marsh in two places: first at Johns Island, and then again to enter James Island. Sixty-four percent of the mainline will be elevated, helping to reduce its footprint and preserve wetlands, Mattox said. The speed limit is proposed at between 35 and 45 mph.

There will be 20 total relocations necessary as a result of the project: seven businesses and 13 residential properties. Five homes have already been acquired.

"If we know we're going to impact them, I think we're going to look at opportunities to acquire right of way," Mattox said. "Real estate costs aren't getting any cheaper, so it would be nice to go ahead and pick up some of the additional property that we need prior to construction."

The Mark Clark Extension project, a collaboration between Charleston County and SCDOT, is necessary to improve traffic and support dramatic population growth in the Lowcountry, Turner said.

While many people moved to Johns Island, for instance, most work in North Charleston and downtown Charleston, the county's employment centers, Turner said.

"It's a lot of commuter traffic that's going in and out of those areas each day," he said. "When I look at traffic needs, that's really the thing that sinks in to me."

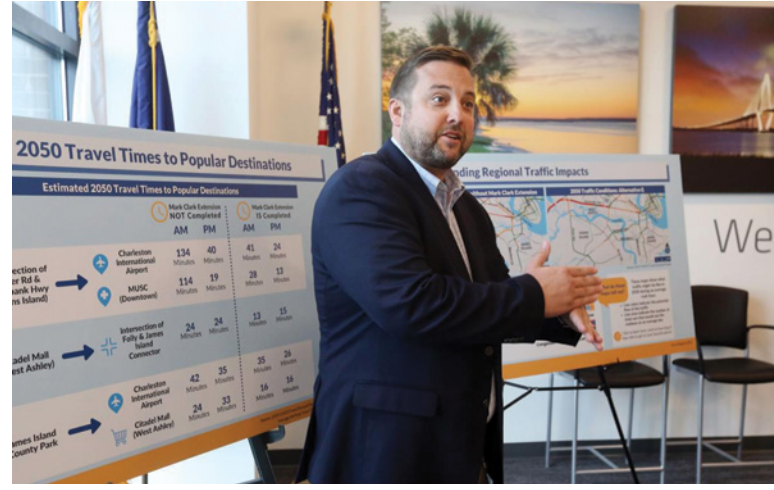
By 2050, it's projected to take over two hours to travel during morning rush hour from River Road and Maybank Highway in Johns Island to Charleston International Airport if the Mark Clark Extension project is not completed. If the road does get finished, travel time would be cut to 41 minutes.

But opponents of the project have previously voiced concern over both the environmental and financial effects of the roadway.

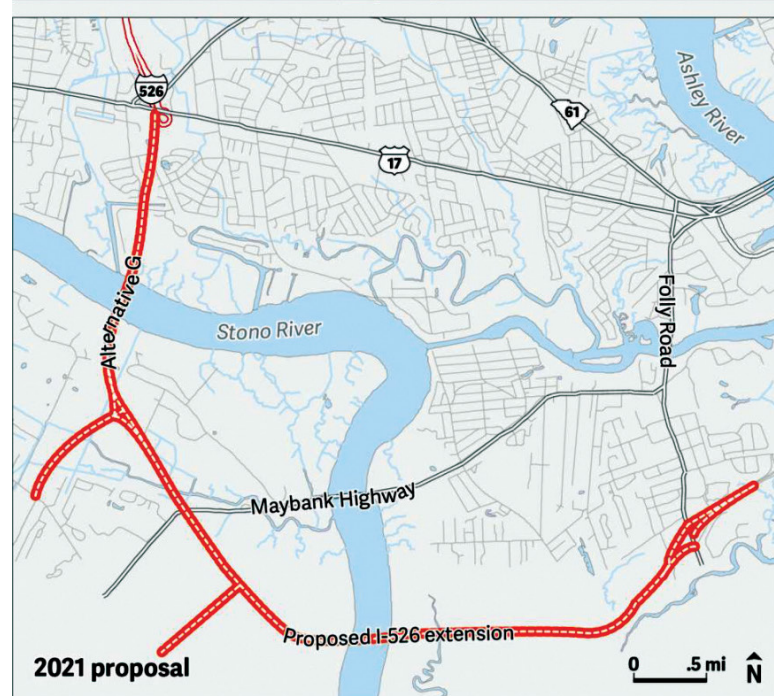
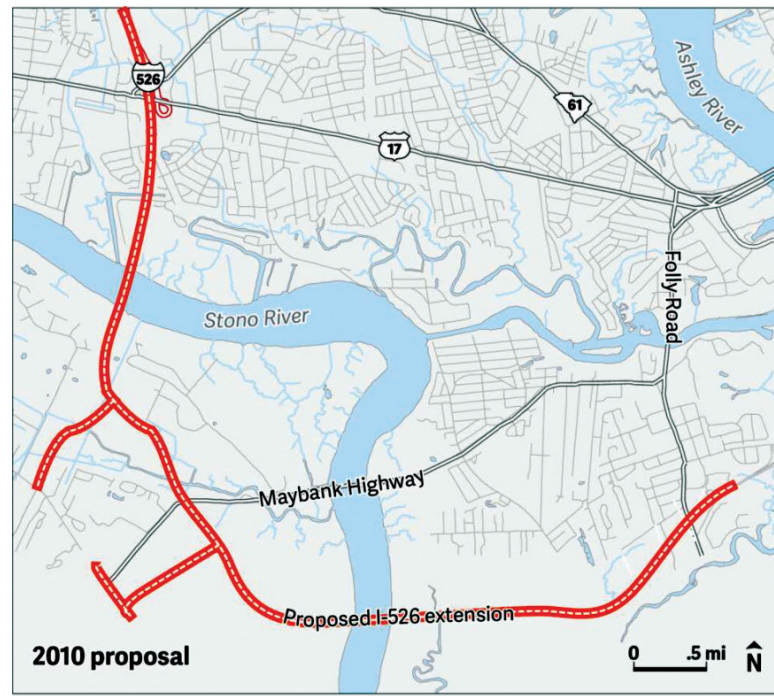
The newly proposed Alternative G does not yet have a final price tag, Turner and Mattox said. It was last estimated in 2019, when the South Carolina Transportation Infrastructure Bank, Charleston County and SCDOT agreed again to move forward with its completion. Then, it was projected to cost between \$725 million and \$772 million.

Alternative G will be further refined based on public comment, and then a final price will be determined, Mattox said.

"We're not going to keep it a secret when the cost is determined," he said. "It will be released to the public."



Charleston County Deputy Director of Public Works Richard Turner explains the pathway for the Mark Clark Extension Project (I-526) through Johns Island and James Island August 19, 2021. BRAD NETTLES PHOTOGRAPHER



I-526 EXTENSION, THEN VS. NOW: OFFICIALS FROM CHARLESTON COUNTY AND THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION SELECTED ALTERNATIVE ROUTE G AS ITS PROPOSAL FOR EXTENDING INTERSTATE 526. THE ROUTE WAS FIRST PROPOSED IN 2010, AND WAS REVEALED TO THE PUBLIC AGAIN AS THE SELECTION ON AUG. 18, 2021. THE PROJECT HAD BEEN STALLED FOR MORE THAN A DECADE. SOURCE: ESRI



South Carolina Department of Transportation Project Manager James Mattox talks about the Mark Clark Extension Project (I-526) through Johns Island and James Island on Aug. 19, 2021. BRAD NETTLES PHOTOGRAPHER

And at that point, we'll see where we're at and determine if there's ways to fund it if there is a shortfall. We don't know at this point. We will find out. Time will tell."

As for the project's potential environmental effects, Mattox said more emphasis was placed on examining them while preparing the updated draft proposal than perhaps what was done in 2010.

The Aug. 19 media briefing formally kicked off a 45-day public comment period — a time frame both Mattox and Turner stressed as being essential in moving to the project's next phase.

Following the project's initial draft proposal in 2010, comments collected from the community helped bring about key changes to the route's design, Mattox said.

Those changes included the creation of Alternative G — the route proposed both in 2010 and 2021 — by combining features of two other proposed alternatives. Community feedback also inspired draft planners to extend a multi-use path to the entrance of the James Island County Park.

After the comment period, a final environmental-impact statement will be prepared, hopefully by spring 2022. The official proposal will have to move through federal and state approvals before SCDOT can choose a contractor to design and build the road. If all goes according to plan, construction is expected to begin in 2024, Mattox said. It could take four years to build.

The public will likely be skeptical of the new proposal, and whether it will actually be completed this time.

After its initial unveiling in 2010, squabbles between Charleston County officials, SCDOT and the bank ensued, stalling the highway for years.

The bank voted in May 2016 to unwind the project entirely, after county officials struggled to come up with a plan to fund the roadway's growing price tag. But the three stakeholders reached an agreement in 2019 and the project moved forward. Turner remains focused on seeing it through, despite the possibility of history repeating itself.

"The charge we've been given by County Council and our leadership has been to move it forward," he said. "At this point ... we're charging forward."

"Could those things creep back in? Sure. You could look at the history and say, yeah, there's a chance there. But that's not going to change our path and our charge here."

Residents looking to provide their feedback on Alternative G can visit the project's website, <https://www.scdotmarkclark.com/>. The period for public opinion will end Oct. 15.

Mark Clark Extension Public Hearings!

September 1, 2021
4-7pm Open House
James Island County Park • Edisto Hall
(871 Riverland Drive, James Island)
Notify the gate attendant you are there for the community meeting for FREE ENTRY

The Public Hearing will take place on September 14 with an open house from 11:00 am to 6:00 pm, after which the formal presentation and verbal comment session will begin. To speak during the formal comment session, participants must be signed up in advance. Sign-ups can be completed on the project website by September 13 or at the public hearing prior to 5:55 p.m. The verbal comment session can be viewed live on the project website.

September 14, 2021
1-6pm Open House • 6-7pm Formal Session
Essex Village Church
(736 Savage Rd, West Ashley)
www.scdotmarkclark.com/publichearing

Sea Islands WATER WELLNESS MISSION

PROVIDING CLEAN WATER... ONE "IN NEED" FAMILY AT A TIME

Water Wellness Mission was created in February, 2016, as an outreach of the Sea Island Hunger Awareness Foundation. This much needed organization helps those "in need" residents on Johns Island and Wadmalaw Island that do not have access to clean, healthy water. Some have no water at all. It's unthinkable that in the 21st century this condition exists!

Water Wellness Mission has installed 226 new wells that have given over 650 people clean water. These folks no longer have to buy their water in jugs.

55 approved applicants are waiting for clean water. It's that time of the year for giving. Please consider helping our neighbors get clean water.

To donate, visit:
WaterWellnessMission.org

This ad is sponsored by Bill Britton and the New Home Collection at Seabrook Island

CHURCH BLOOPERS

Those wonderful Church Bulletins! Thank God for church ladies with computers. These sentences (with all the BLOOPERS) actually appeared in church bulletins or were announced in church services:

- The Fasting & Prayer Conference includes meals.
- The sermon this morning: Jesus Walks on the Water. The sermon tonight: Searching for Jesus.
- Ladies, don't forget the rummage sale. It's a chance to get rid of those things not worth keeping around the house. Bring your husbands.
- Don't let worry kill you off - let the Church help.
- Miss Charlene Mason sang 'I will not pass this way again,' giving obvious pleasure to the congregation.
- For those of you who have children and don't know it, we have a nursery downstairs.
- Next Thursday there will be tryouts for the choir. They need all the help they can get.
- Irving Benson and Jessie Carter were married on October 24 in the church. So ends a friendship that began in their school days.
- At the evening service tonight, the sermon topic will be 'What Is Hell?' Come early and listen to our choir practice.
- Eight new choir robes are currently needed due to the addition of several new members and to the deterioration of some older ones.
- Scouts are saving aluminum cans, bottles and other items to be recycled. Proceeds will be used to cripple children.
- The church will host an evening of fine dining, super entertainment and gracious hostility.
- Potluck supper Sunday at 5:00 PM - prayer and medication to follow.
- The ladies of the Church have cast off clothing of every kind They may be seen in the basement on Friday afternoon.
- This evening at 7 PM there will be a hymn singing in the park across from the Church. Bring a blanket and come prepared to sin.
- Ladies Bible Study will be held Thursday morning at 10 AM . All ladies are invited to lunch in the Fellowship Hall after the B. S. is done.
- The pastor would appreciate it if the ladies of the Congregation would lend him their electric girdles for the pancake breakfast next Sunday.
- Low Self Esteem Support Group will meet Thursday at 7 PM. Please use the back door.
- The eighth-graders will be presenting Shakespeare's Hamlet in the Church basement Friday at 7 PM. The congregation is invited to attend this tragedy.
- Weight Watchers will meet at 7 PM at the First Presbyterian Church. Please use large double door at the side entrance.
- The Associate Minister unveiled the church's new campaign slogan last Sunday: "I Upped My Pledge - Up Yours ."

Overnights • Walks • Food • Medicine

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FEATURED

2981 Deer Point Drive
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3,691 SF | 5 BR, 4.5 BA
\$1,299,000

SOLD

1148 Summer Wind Lane
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1,308 SF | 3 BR, 2 BA
\$650,000

NEW

2943 Atrium Villa
Seabrook Island
972 SF | 2 BR, 2 BA
\$599,000

SOLD

749 Spinnaker Beachhouse
Seabrook Island
1,497 SF | 2 BR, 2 BA
\$597,000
Listed and Sold by Emery & Nick

SOLD

1134 Summer Wind Lane
Seabrook Island
1,308 SF | 3 BR, 2 BA
\$505,000
Listed and Sold by Emery & Nick

SOLD

3220 Privateer Creek Road
Seabrook Island
0.49 Acre Lot | Golf View
\$220,000
Listed and Sold by Emery & Nick

Newly-Renovated John's Island Library NOW OPEN



Charleston County Public Library (CCPL) opened the renovated John's Island Library, on Monday, August 23, 2021. The John's Island Library closed in August 2020 to undergo renovations as part of the ongoing \$108.5 million referendum-funded project passed by Charleston County voters in 2014 to build five new libraries and renovate all existing branches. ▲

Seabrook's Community Blood Drive



Thursday, September 23rd • 10:30AM to 3:30PM
at the Lakehouse

We invite all donors to participate in what has become one of Seabrook's most valuable and far reaching volunteer activities available on the Island. Our performance of reaching or exceeding the goals set for us during the COVID-19 crisis when donors had to adjust to new procedures was met with applause and congratulations by the Red Cross. Now we have another opportunity to continue this trend. To do that please contact RedCrossBlood.org or the Blood Donor APP code: Seabrook to schedule your appointment. If new on the Island or have questions about the drive, please contact Kathy Rigtrup - that's ktrup2@aol.com or 973-715-3005. Also, many of our donors take advantage of using RapidPass - redcrossblood.org/RapidPass - the day of their donation to save time during the interview process. Try it. We think you will like it! We look forward to seeing you on the 23rd. Please note - as of now, the wearing of masks at the drive is required by the Red Cross, if you have been vaccinated or not.

RESTAURANT WEEK SOUTH CAROLINA SEPT 9-19, '21 RETURNS TO CHARLESTON!

Charleston Restaurant Week, which will be held September 9-19, 2021, is sponsored by the Greater Charleston Restaurant Association and is an opportunity to try a restaurant that is new to you. This culinary dream, executed by Explore Charleston, is one of the most highly anticipated culinary events in the Charleston area and is an eleven-day celebration at hundreds of participating restaurants.

VISIT: restaurantweeksouthcarolina.com/city/charleston_area/ to find out which restaurants will be participating. Be sure to continue to check for updates as restaurants are added weekly.

James Taylor is Going to Carolina in his mind and in person for show



November 17th
North Charleston Coliseum
Special guest Jackson Brown
Tickets now on sale



Seabrook Island Artist Guild's LABOR DAY ART SHOW Sunday, September 5th | 10:00AM - 5:00PM The Lake House | Seabrook Island



This event has been one of the biggest shows of the year for the many talented and prized artists of the Seabrook Island Artist Guild. This year's show will be held at the Lakehouse on Seabrook Island and not at Freshfields Village where it was held in previous years. If you are not a resident of Seabrook Island and you would like to attend the show, simply email Tina@TinaMayland.com in advance of the show and she will arrange for a gate pass for you. Expect to see oil paintings, watercolors and pastels of seascapes, landscapes, wild life and more. This event promises to offer a beautiful display of both traditional and abstract paintings. Come and shop or just come to view the fabulous artwork. SIAG now has approximately 100 members from Seabrook Island, Kiawah Island and Johns Island. For more information on the Guild events, workshops, and membership, please visit: www.seabrookislandartistguild.com

Sharon Peck

The 2021-22 Ovation Concert Series opens with a celebration of Bach and Beethoven under the expert musicianship of internationally acclaimed violinist Rachel Barton Pine and harpsichordist Jory Vinikour.

Tuesday, September 28, 2021
7:00 pm

College of Charleston Sottile Theatre
44 George Street, Charleston

- BACH Brandenburg Concerto No. 5, BWV 1050
- BACH Sonata in E Major, BWV 1016
- BEETHOVEN String Quartet No. 11 in F minor, Op. 95
- Rachel Barton Pine, guest violinist
- Jory Vinikour, guest harpsichordist
- Regina Helcher Yost, flute
- Frances Hsieh, violin
- Jenny Weiss, violin
- Ben Weiss, viola
- Timothy O'Malley, cello
- Mary Reed, double bass



ANSWERS to Charleston Trivia Questions from page 7

1. True
2. Charleston Green
3. Cooper Street
4. Hospitality
5. The gardenia
6. Palmetto bug
7. St. Michael's Episcopal Church, Charleston County Courthouse, Charleston City Hall, and the U.S. Post Office and Courthouse
8. Edgar Allan Poe. The poet was stationed at Fort Moultrie from Nov. 1827-Dec. 1828, where he served under the name of "Edgar A. Perry."
9. 1670
10. Billy Murray



Raise the Roof AUCTION & DINNER

SUNDAY, NOVEMBER 14, 2021
SEABROOK ISLAND CLUB



The Charlestons Sunday, September 19, 2021 Church of Our Saviour | 4 p.m. Ticket Release: 9/3 | Cost: No Charge

The Charlestons are the Holy City's Premier A Cappella Quartet who have quickly made a name for themselves with their trademark flawless intonation, rocksteady camaraderie, and a wide variety of vocal styles.



Piano Bar

Wed. September 22: Gary Pecorella
The Sandcastle | 5-7 p.m.
No Tickets Required

Not meant to be concerts, Piano Bars are to enjoy with friends and offer an opportunity to meet neighbors outside your circle for some island socializing. Bring your beverage of choice and a snack to "tide" you over. The Sandcastle will be the happening place at 5 p.m. (island time).



Brad & Jennifer
MORANZ
PRESENT

Moranz Entertainment The Glory of Gershwin

Sunday, October 3, 2021
West Beach Conf. Center | 7:30 p.m.
Ticket Release: 9/17 | Cost: \$10

Broadway performers Brad and Jennifer Moranz present "The Glory of Gershwin!" - a 90-minute musical celebration of the songs of George and Ira Gershwin. This show highlights their career from their beginnings on Tin Pan Alley to their work on Broadway and Hollywood musicals and finally to their greatest achievement, "Porgy and Bess," written right here in Charleston.

www.seabrookrealestate.com
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2766 Old Oak Walk
3BR/2BA, updated throughout,
lagoon front, furnishings negotiable
\$649,000

2148 Royal Pine Dr
Lot 5 Blk 44, .28 acre, equestrian trail
& green space border the rear line
\$119,500

CENSUS 2020 BE COUNTED

Every 10 years, the US Census Bureau collects nationwide population and demographic data, which is used to redraw congressional and state legislative district lines + determine federal spending. **What did we find?** In terms of population growth, Charleston County remained in the top 3 counties by population + accounts for 6% of the statewide growth. Mt. Pleasant saw an increase of ~33% in the last 10 years, making it SC's fourth largest place. FunFact: Mt. Pleasant is a town - not a city - so this growth is pretty impressive. North Charleston, Mt. Pleasant, Summerville, and Goose Creek joined Charleston as Lowcountry spots that made SC's top 10 most populous cities + towns, with a total population of 452,741 residents. **Why does this matter?** Redistricting, or the process of redrawing council and school districts, is completed every 10 years after the US Census is finalized. New voting district boundaries must be balanced by population and follow traditional redistricting criteria. With the census data now available, the state of South Carolina is getting ready to review the 7 US House districts, 46 state Senate districts, and 124 House districts.

The 17th Annual Respite Care Charleston Golf Tournament

...is less than two months away, and space is filling up fast!
Please help us continue to provide support and services to families living with Alzheimer's disease and other forms of dementia by signing up to play, sponsoring or spreading the word!



Presented by Bishop Gadsden
10:00am Registration | 11:30am Putting Contest
12:30pm Shotgun Start
Captain's Choice Format | Rain or Shine

Support services for local families living with Alzheimer's and dementia while hitting the links at Seabrook Island's exclusive Crooked Oaks Golf Course. Designed by Robert Trent Jones, Sr., Crooked Oaks is 6,780-yard, par 72 course that winds through marsh, maritime forests and moss-hung, century-old live oaks. After the tournament, players, volunteers and guests will enjoy dinner and awards at The Seabrook Island Club's Atlantic Ballroom. (Dinner-only tickets are available for \$40 / person.)

Tournament Entry: \$200 / player
Includes greens fees, cart, lunch, beverage cart & awards.
Register online:
www.eventbrite.com/e/2021-golf-tournament-for-alzheimers-dementia-tickets-159193123919
or by mail



SEABROOK ISLAND
Real Estate

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

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3125 Marshgate Dr - \$2,538,000

Ocean/Marsh/River view | Private Dock | 5 BR | 4F & 2H BA



2447 The Bent Twig - \$1,930,000

Golf view | 4 BR | 5 BA | 6,200 sq ft



2541 High Hammock Rd - \$1,850,000

Golf view | 4 BR | 4.5 BA | 4,550 sq ft



3012 Marsh Haven - \$1,311,000

Marshfront | 5 BR | 3.5 BA | 3,066 sq ft



321 Seabrook Island Rd - \$1,100,000

Beach Club Villas | Beach access | 3 BR | 3 BA



3112 Marshgate Dr - \$825,000

L30 B50 | Marsh view | 0.69-acre homesite



2939 Atrium Villa - \$789,000

Ocean view | 2 BR | 2 BA



2437 Racquet Club Dr - \$750,000

Charlestowne Place | Lagoon view | 3 BR | 3 BA



732 Spinnaker Beachhouse - \$426,000

Lagoon view | 2 BR | 2 BA



2767 Old Oak Walk - \$119,000

L17 B43 | Wooded view | 0.33-acre homesite

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