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# THE Seabrooker

VOL 25 • ISSUE 7 • JULY 2022

## INDEPENDENCE DAY CELEBRATION



The Seabrook Island Club will host Seabrook's annual Independence Day Celebration on Sunday, July 3. The fireworks display is sponsored by the Town of Seabrook Island.

The primary spectator area for the fireworks will be the Club's driving range, located behind the Clubhouse at 3771 Seabrook Island Road. The range will open at 4 PM, with music, food, and beverage sales beginning at 6 PM. The fireworks display with patriotic music will begin shortly after 9 PM.

### Live Music:

- Lauren Hall Duo, 6-7 PM
- The Break Circuit Performance, 7-7:30 PM
- The Midnight City Band, 7:30-9 PM

### Fun Family Activities:

- Interactive Break Dancers
- Face Painting Station
- Balloon Artist
- Backyard Dominoes
- Yard Yahtzee
- Giant Jenga
- Cornhole

### 3 Food Stations:

- All American Station
  - Hot dogs
  - Hamburgers/ Cheeseburgers
- Smoke House Station
  - Pulled Pork Sandwiches
  - Chicken Wings
- Chilled Seafood Station
  - Shrimp
  - Cold Crab Dip and Crackers

Attendees are asked to please take note of the following:

- There will be limited to no parking available at the Club. Attendees are asked to walk or bike to the event or take a shuttle from the Lake House (see below for shuttle info).
- Seabrook Island Road will be closed to traffic in front of the Clubhouse beginning at 5 PM. Motorists are advised to use High Hammock Road as a bypass route.
- The "fallout area" on the golf course will be closed to pedestrians beginning at 4 PM and will remain closed until 30 minutes after the fireworks show. For your own safety, please obey all signage and instructions

from security personnel within this restricted area.

- No grills or open flames will be permitted on Club property.
- No dogs (except service animals) will be permitted on Club property.
- Due to South Carolina ABC regulations, outside alcoholic beverages will not be permitted.

### Trolley Shuttle "Loop" Service for Seabrook Island Club:

- A 37-passenger trolley will be running on a continuous shuttle loop.
- Park for the shuttle at the Lake House (2319 Seabrook Island Road).
- First Pick Up at the Lake House is at 4:30 PM.
- The shuttle will drop off in front of the Beach Club.
- Each loop is expected to take about 25 minutes.
- Last Pick Up at the Island House will be at 10:15 PM with drop off at Lake House at 10:30 PM.

### Rain Date:

In the event of inclement weather, the rain date will be Tuesday, July 5, with Rotie Salley Band performing.



## What's Been Happening:

Since our last update, the project team presented the Recommended Preferred Alternative at the public hearing events in the fall of 2021. Between August 18, 2021 and October 15, 2021, 967 people viewed the virtual public hearing room and 311 people attended the three in-person meetings held in the project study area on Johns Island, James Island, and West Ashley. A total of 2,618 comments were received during the comment period from 2,421 individuals. The top comments or concerns received during the public comment period were related to the following themes:



Since our last update, the project team presented the Recommended Preferred Alternative at the public hearing events in the fall of 2021. Between August 18, 2021 and October 15, 2021, 967 people viewed the virtual public hearing room and 311 people attended the three in-person meetings held in the project study area on Johns Island, James Island, and West Ashley. A total of 2,618 comments were received during the comment period from 2,421 individuals. The top comments or concerns received during the public comment period were related to the following themes:

As the project team moves forward into the Final Environmental Impact Statement (FEIS), public and agency comments are being incorporated into the project design. As a result of

Continued on page 3

## Seabrook Island Announces Annual Alan Fleming Senior Open

### Clay State Champion Tennis Tournament for October 5-9

The Seabrook Island Racquet Club has announced the annual Alan Fleming Senior Open Clay State Championship to be held on Seabrook Island from October 5-9, 2022. The event has grown into a premier tournament in the Southeast and nationally, attracting more than 250 senior tennis players from as many as 20 states.

The tournament has become a key event for the Charleston region and beyond and the US Tennis Association (USTA) and has awarded the event Level 1 and 3 Status. The tournament offers competition for men and women ages 30-80 in singles, doubles and mixed doubles events. Registration opens in August.

The event offers opportunities for local businesses to be sponsors and promote their services to the community. Several sponsorship opportunities are available. For additional information visit: alanflemingtournament.net.

An important component of the tournament has been a tradition of philanthropy to benefit local charitable organizations. This year's committee has selected Sea Island Hunger Awareness and Barrier Island Free Medical Clinic as the recipients. "The committee recognizes there is an incredible need to fight hunger and provide free medical care to residents on Johns and Wadmalaw Islands. Each of these organizations do outstanding work in providing food and healthcare to the community," stated Karen Petrucelli, Tournament Chair. ▲

Karen Petrucelli

For additional information contact:  
Tournament Director:  
Laura Ferreira  
Director of Racquet Sports  
Seabrook Island Racquet Club  
843-768-7543  
Media Contact:  
Karen Petrucelli • 412-310-7537



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



SEABROOKER ONLINE at :  
www.townofseabrookisland.org



THE Seabrooker

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.

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)
Barbara Burgess, Joanne Fagan, Michael Morris, Paul Tillman, Chip Campsen, Aija Konrad, Karen Petrucelli, Katharine Watkins, Sue Coomer, Ed Konrad, Norm Powers, Bonnie Younginer, Virginia Ellison, Bob Leggett, Jerry Reeves, MD

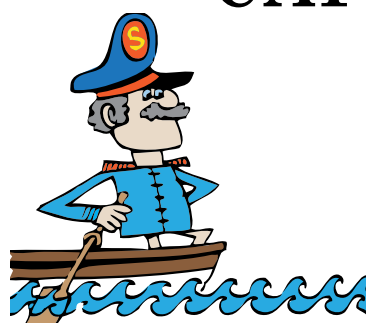
CONTACTING THE SEABROOKER

Please send correspondence and inquiries regarding editorials to

Mike Morris • TheSeabrooker@yahoo.com • 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"x7" at 200 dpi or more).

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



Dear Cap'n Sam,

Thank you for your thorough and unbiased Ad Hoc Committee Report on Short-term rentals for Seabrook Island. We hope all SI members and SI petitioners take the time to educate themselves about the facts you so carefully detailed. We believe the conclusions in this document might assist them with ameliorating their frustration which has been fueled by misleading innuendo and rhetoric that does not agree with reality.

We own 3 Pelican Watch Condos on Seabrook Island. Be assured, we stand with all rental property owners who offer properties for rental purposes. We also support you as our representatives in your efforts to find the middle ground in the contentious issues surrounding "rental policies on Seabrook Island."

We bought into the SI community of both rentals and personal residences with our eyes open and our hearts informed. So do all SI residents. We purchased our Pelican Watch Condos with the understanding that we had a "right to rent them."

In lieu of flowers, Karen asks that memorials be directed to Charleston-AnimalSociety.org or BIFMC.org.
Dear Cap'n Sam,
The Town of Seabrook Island recently published a study regarding the growth of Short-Term Rentals (STRs) on Seabrook Island. This report, which was supposed to be the Town's data-driven effort to study this topic, was neither data-driven nor objective. In fact, the report seemed more focused on discrediting Preserve Seabrook, a concerned citizen's alliance with nearly 700 Seabrook members, than in undertaking a thoughtful and unbiased look at how the rapid growth of STRs is impacting quality of life on Seabrook today and in the future, which was its stated purpose.

The Town's report has no shortage of pages, figures or percentages, but none of these address the critical questions the voting citizens of Seabrook Island are asking. For example, it barely touches on the current and potential future negative impacts on quality of life on Seabrook driven by the growth in the number of STRs and the increased number of guests they house. Why?
While the report's findings indicate a 7.3% overall growth rate in STRs on the island and a 9.9% increase in the multi-family areas from 2019 to 2021 alone, it fails to address the obvious impact on crowding for parking, the Lake House, the pools and dining facilities as issues that their voting constituents might be concerned about. Why?
The report goes to great effort to

discredit one of Preserve Seabrook's primary proposals, a reasonable cap on the number of Short-Term Rentals, then proposes a cap of 20% in single family residential areas of the island which would double, if not triple, the number of STRs already in place in many of these neighborhoods. It is disingenuous to propose to a 20% cap in residential areas currently at 8%, as opposed to a 20% cap islandwide. We also find it surprising the Town is not more concerned with the long term negative impact on property values which over saturation of STRs has proven to contribute to in other similar communities. Why?
The Town's report has a very pro-STR bias, which concerns many of us worried about the future of the island we have chosen to call home. The voting citizens of Seabrook Island are asking: "Whose interests are our elected leaders really serving?" This question might be answered somewhat in the report, as one prominent property management firm is repeatedly sourced for data and information contributing to the Town's conclusions and legislative recommendations. It is troubling for the Town, which is charged with regulating STRs, to be relying on one company directly tied to promoting and managing STRs in writing a report about what should or should not be done with regards to this activity on Seabrook. On the other hand, the people who live and vote here requested and have been denied a vote on a non-binding referendum about capping and restricting the growth of Short-Term Rentals. Why?

Grace Taylor remarried Mr. Gibler who adopted the young Robert Sheridan Taylor and changed his name.
The Giblers spent time in Dallas before relocating to Waco where Sheridan graduated from Waco High School. He then attended the University of Texas at Austin and the University of Texas Southwestern Medical School in Dallas where he obtained his medical degree in 1966. He did his internship in North Carolina and his cardiology fellowship in Alabama before settling in Fort Worth where he became a partner of Cardiology Associates and was on staff at All Saints and Harris hospitals. He was renowned for his compassionate and calm bedside manner and widely admired and loved by his co-workers, patients, and patients' families.

In 1992, Sheridan married Karen Gillespie, RN, and continued to live in

DEATH NOTICES

Death notices include basic information about the deceased: the person's name, age, occupation, date of death and place of death information. Notifications can be sent to theseabrooker@yahoo.com



Sheridan Taylor Gibler, MD (80) died on May 24, 2022 in Charleston, SC. He was born in Houston to Robert and Grace Taylor in 1941.

Sheridan's father, a second lieutenant in the air force, died at 28 in 1944 when his plane was damaged by flak after what would have been his final bombing mission over Luxembourg, Germany. The crew of nine all bailed out before the crash, parachuting into the icy waters of the North Sea which then raged with 10 to 15-foot waves. Two crewmembers were picked up by the British Air Forces 90 minutes after the crash. The early death of Sheridan's father marked his life.

Larry John Wiessmann was born in Wayne, NJ on August 27, 1947, and passed on June 8, 2022 in Charleston, SC. He married Colleen Wiessmann on October 7, 1989, and he and Colleen resided in West Milford, NJ before moving to Seabrook Island full-time in 2003.

Larry was married to Susan Harwell of Waco, Texas for 28 years. They had three children. The family spent most weekends and holidays on a ranch in West Texas. Sheridan was the family cook, a fact much appreciated by his ex-wife and children alike.

He collected guns, knives, and limited-edition fountain pens and was known for his erudition, prodigious memory, and dry wit. He often tempered his learning with such Texas color as the phrase "too stupid to pour warm piss out of a boot."

He loved the Dire Straits and the Rolling Stones, Umberto Eco's Foucault's Pendulum and Jack O'Brien's Silver Chief Dog of the North. He raised his children on Monty Python, John Waters, and Clint Eastwood films.

In 1992, Sheridan married Karen Gillespie, RN, and continued to live in

CAP'N SAM EDISTO

business for rentals.)
We disagree with most of the claims and changes demanded by the signers of the Seabrook Island NextDoor.com petition circulating during September 2021. One prominent issue is: we do NOT believe guests have the same "rights" as owners just because they are temporarily occupying our property. We, as owners, specifically limit "their rights" by contractual arrangement that is legally binding. This has been litigated nationally and there is much evidence to support our conclusion.

One of the solutions we are asking the Town Council and SIPOA to consider is:

- A. Guests should not be able to "add" visitors to our gate entrance system.
B. Since this is overly burdensome on the gate personnel, please consider allowing owners to provide guests with their unique "PIN," for monitoring purposes.
C. Or, require owners, alone, to accept responsibility for adding guests.

We wish to reiterate the ideas Jeri Finke shared with us in her September 2021 Seabrooker article: An Historical Perspective on Seabrook Island. Her trip through memory lane was a powerful, insightful, and thought-provoking piece about the history of our beloved island. Jeri's delightful analysis gives those who have not lived through our sordid past of financial turmoil a glimpse into the results of painful "isolationism" policies espoused in the misguided petition in circulation.

We have heard the current petitioners' cries before for less visitors, no weddings, fewer guests, and less congestion. This cycle always repeats itself with SI and Club properties ending in disrepair and fair market values declining when other SC islands travel a more "welcoming and sound fiscal" path. Eventually, the vocal few are forced to decide whether they want increased home-owner's dues, club and golf fees, special assessments and less overall infrastructure caused by shrunken budgetary funds necessary to keep our buildings, roads, and amenities in good working order.

The result of denying our "residential resort community" heritage is a decline in long-term homeowner's values which silently erodes the wealth for both SI residential owners and investors.

Those who have recently joined the SI family during our real estate bonanza do not have the years of re-life experience to demand action that has basis in hypothetical predictions. Many communities have seen this same outcry from outsiders who do not have the necessary boots-on-the-ground experience to make sound judgements for their communities at large. Their conclusion: frankly, the newcomers have not lived there long enough. Perhaps we could take note of their solutions for these change agents. Covenants & Restrictions are being changed to prevent recent owners from serving on the Board and committees and leading groups that incite drastic "unproven" changes until they have lived in the neighborhood for 5 years. I applaud this "learning" opportunity to allow our new friends to spend the time getting up to speed while they consider the ramifications of their hasty demands and untested attempts to govern.

The Ad Hoc Report illuminates our SI story. It is profound and worth the reading and contemplation. Given more time to study the facts contained in this report, one can only hope our newest neighbors begin to appreciate the blended fabric of our community. SI visitors and guests broaden our town's economic base with augmented sales taxes and other revenues that increase our resources available for the likes of firefighters, police force, water and sewer, landscaping, green-scaping, roads and jobs at the marina, and the SI Club restaurants. We owe the plethora of small businesses who keep our paradise beautifully coiffed and up to date our gratitude, support, and sage administration. We owe our neighbors the very same.

Jeri's analogy of using the mirror to reflect our embrace and welcome our newest neighbors as well as visitors is sound advice. We are reminded of this truth: together we are mindful caretakers to one of Mother Nature's most precious islands. And, we have the history of the days of old to guide us safely and wisely to our bright shared future.

Thank you for your dedicated assistance.

Mary Cardello, CPA, CFP®
Owner of 1313, 1314 and 1315 Pelican Watch Villas



FROM TOWN HALL

Joe Cronin

NOTE: As an FYI, this article anticipates that council will give second reading approval of the new DSO on 6/28

On June 28, 2022, Town Council gave final reading approval to an ordinance adopting a new Development Standards Ordinance (DSO) and zoning map for the Town of Seabrook Island. This ordinance was the culmination of a three-year effort to review and modernize the town's zoning, land use and development regulations. While the DSO has been updated and re-codified over the years - most recently in 2011 - this was the first comprehensive re-write of the ordinance since the town was incorporated more than 35 years ago. The new DSO and zoning map will take effect on July 1, 2022.

The new DSO includes a multitude of major changes. For example, the outdated Planned Development (PD) districts from decades past have been replaced with standard zoning districts that more accurately reflect the type and scale of existing development. The new DSO increases minimum lot sizes and reduces the allowable density for future residential development. The ordinance enhances protection for sensitive environmental resources, such as marshes, wetlands, and significant trees, and imposes new buffer requirements between non-compatible uses. The ordinance also minimizes barriers to the renovation of existing structures, better defines and streamlines review procedures, and promotes greater predictability in the planning process.

The focus of this update, however, is not to review the minutia of the new DSO and zoning map. The full document is readily available on our website at www.townofseabrookisland.org/dso. The primary purpose of this

update is to give credit to those individuals who, over the last three years, helped bring this project from concept to reality.

As with any undertaking of this magnitude, there are many people who deserve to be recognized for their contributions to this effort. Much of the credit is owed to the town's DSO Advisory Committee, a citizens' committee established by Town Council to review and provide recommendations on proposed revisions to the DSO. In addition to reviewing draft sections on their own time, committee members met more than 20 times between May 2019 and November 2021. During that time, members provided valuable feedback on each and every section of the document. While the work was highly detailed and often technical in nature, no topic was off-limits and no stone was left unturned. We thank each of the committee members for volunteering their time and expertise in service to their community: Skip Crane (Chair), Wayne Billian, Katrina Burrell, Bob Driscoll, Ava Kleinman, Gary Quigley, Walter Sewell, Roger Steel, and Ed Williams.

Before the draft ordinance was submitted to Town Council, it received a thorough review by members of the Seabrook Island Planning Commission. Consistent with state law, the commission was also tasked with reviewing and providing recommendations on all amendments made to the draft ordinance by Town Council prior to its final adoption. We offer our thanks to members of the commission for their contribution to the new DSO, as well as their continued service to the town: Stan Ullner (Chair), Wayne Billian (again), Jim Newton, Ken Ots-tot and Sharon Welch.

We owe a huge debt of gratitude to our project consultant, Paul LeBlanc of PLB Planning Group, for the countless hours he dedicated to this project. This is the second time I have personally worked with Paul on a major ordinance re-write. From my experience, his background, knowledge, and expertise are unmatched in the field of planning and zoning. As our timeline was affected by a variety of factors - including a global pandemic - his contin-

ued patience and flexibility were much appreciated.

As with everything we do, our work would not have been possible without the support of our dedicated and professional staff at town hall. This project spanned the tenure of two Town Clerks, Katharine Watkins and Faye Allbritton, both of whom kept official meeting minutes and maintained records of all public comments. Our License and Permit Specialist, Lynda Stearns, provided valuable input on procedural language. Our Administrative Assistant, Nichole Nettles, responded to public inquiries and ensured copies of all documents were available for town officials and the public. Our Zoning Administrator, Tyler Newman, provided valuable insights during the final review and adoption phases. Tyler will also take the lead on implementing and interpreting the new ordinance once it goes into effect.

Finally, and perhaps most importantly, we must thank the community. We are grateful for each of the community stakeholders who participated in one of ten focus group meetings early in the process, including SIPOA, Seabrook Island Club, St. Christopher Camp and Conference Center, CO-VAR, regime representatives, business owners, contractors, and real estate professionals. We appreciate each of the residents who took the time to review the draft DSO and zoning map, and we thank each of you who reached out with thoughtful questions and comments over the last three years. And we especially thank those who took time out of their busy schedules to participate - either in person or virtually - during an open house or public hearing. Your continued engagement and feedback resulted in a better, more thoughtful, and inclusive ordinance.

Despite their imperfections, our old DSO and zoning map have served their purpose over the last 35 years. While we are now equipped with a new set rules and regulations, our goal is still the same: to preserve and protect the unique community we all know and love, while respecting the rights of individuals and their property.



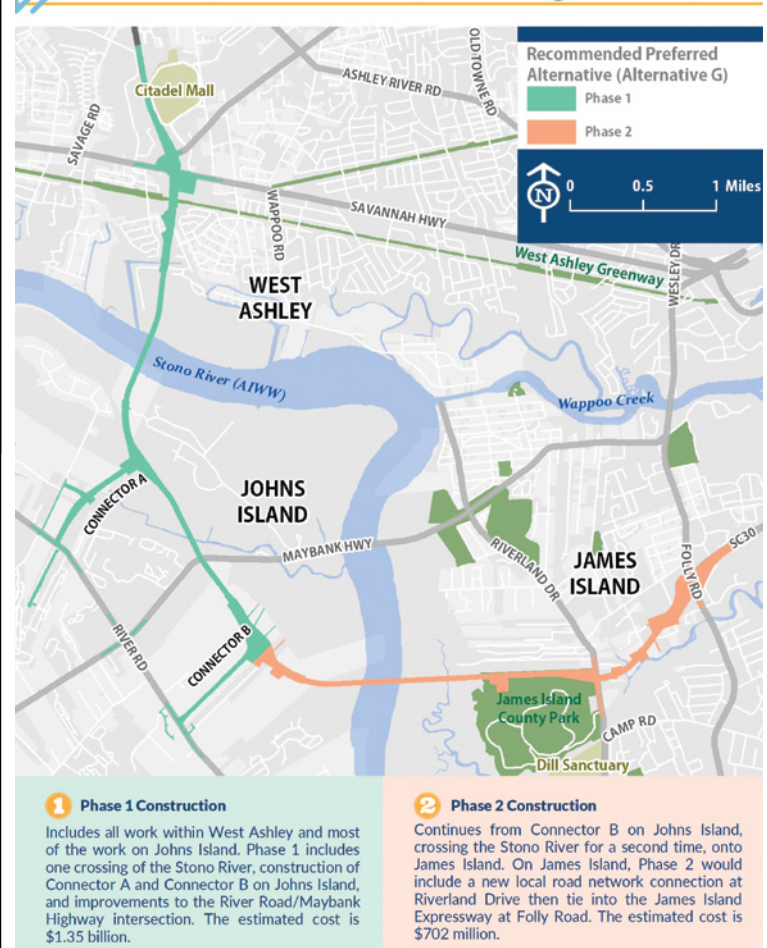
Continued from page 1

comments received, the South Carolina Department of Transportation (SCDOT) and Charleston County have initiated a Settlement Community Study. For more information about this study, please see page 3. Additionally, the project team is conducting further analysis on the Recommended Preferred Alternative, including noise, natural resources, and visual impacts. SCDOT, in conjunction with the Federal Highway Administration (FHWA), recently completed a complex process to update the project cost estimate based on federal requirements.

In March 2022, the updated potential project cost was estimated at \$2.352 billion (2028-2035 dollars), an increase from the 2014 estimate of \$725-\$772 million (2019 dollars). The cost estimate increased primarily due to construction cost adjustments to present day market conditions and inflation. It should be noted the actual costs of the project will be unknown until construction bids are received. Based on the updated cost estimate, it was recommended to construct the proposed project in two phases:

- 1 Phase 1 construction cost at \$1.35 billion
2 Phase 2 construction cost at \$702 million

What would the Construction Phasing Look Like?



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Nesting Egret Lot 37 | \$475,000
3143 Privatcer Creek Road | \$315,000
1952 Gasque Street | \$399,000
2510 Otter Lane | \$799,000
1913 Marsh Oak Lane | \$469,000
180 High Hammock Drive | \$656,000
Nesting Egret Drive Lot 41 | \$300,000





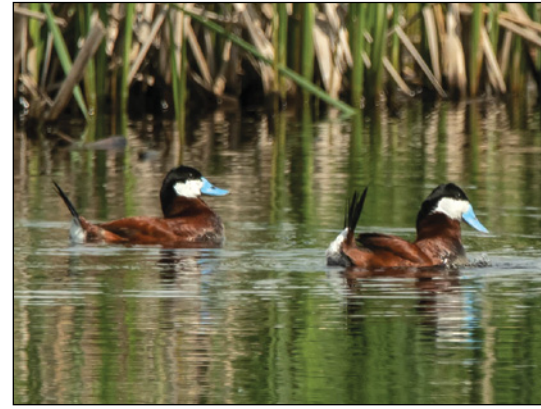
# The Dakotas...Potholes and Prairies

Article by Aija Konrad. Photos by Ed Konrad.

After all the stops and starts of travel during Covid, we had an itch to get on the road again! You may wonder, why the Dakotas? They happen to be wonderful places for birdwatching, particularly in June and July. The birds are plentiful, the weather is wonderful, and the scenery is spectacular. We drove from Atlanta to Fargo, ND, then west across the state, south into SD, and back east across SD to Sioux Falls. A grand total of 5,000 miles!

The Dakotas are part of an area called "potholes and prairies." The potholes are shallow depressive wetlands of glacial origin that hold water from snow melt and rains. In the summer, they're a haven for breeding waterfowl and other birds. North Dakota is sometimes called the "duck factory" of the Midwest because it supports more than 50% of our nation's migratory waterfowl. All the ducks that we see at Seabrook in the winter go to the Midwest to breed in the summer. There is nothing like seeing a breeding plumage Ruddy Duck, who is so plain for us at Seabrook in the winter, but has a shocking blue bill and rusty plumage in the summer. Another highlight was breeding Western Grebes, sometimes colonies of over several hundred. Seeing them doing their synchronized mating dance was a first for us! We saw a Common Merganser with adorable striped ducklings. In the wetland areas are Yellow-headed Blackbirds, with shocking yellow heads and voices that sound like a fax machine from back in the day!

Another of our passions is birding the grasslands of the Midwest. There are several national grasslands in North and South Dakota, and they harbor a wonderful population of birds. We enjoy the drives along miles of dirt roads, with no one around but an occasional farmer waving hi, as we look for Upland Sandpipers sitting on fence posts. It is awe inspiring to see the vast expanses of farmland and meet some of the people that farm it...truly American's breadbasket. And how out of place and fun to see some of our Seabrook shorebirds in



Ruddy Duck



Western Grebe



Common Merganser



Yellow-headed Blackbird



Upland Sandpiper



Wilson's Phalarope

the grasslands of the Midwest - many Marbled Godwit, Black Terns and Willet in the fields and on the roads. Another striking shorebird, the Wilson's Phalarope, also breeds in the grassland areas.

Teddy Roosevelt National Park is a hidden treasure. It has impressive scenery, a herd of buffalo and beautiful birds - like the Lazuli Bunting. In South Dakota we drove the Spearfish Canyon Scenic Parkway where we found one of our favorite birds, the American Dipper. It is the only songbird that regularly swims and submerges in fast running streams, looking for aquatic insect larvae. It was like finding a needle in a haystack, but we were able to spot one and saw it's diving behavior!

As always in our travels, I am always looking to add another life bird to my list of US birds. While searching for a Golden Eagle nest, we had an up close look at a Ferruginous Hawk, a life bird for me, as it devoured its prey in a prairie dog town. Another life bird was a Gray Partridge, which we expected to find on the prairie, but instead found it in a downtown city park in Fargo! The park had done an excellent prairie restoration in the center of the city, and it was a great habitat for this elusive bird. We ended our trip with a very special Burrowing Owl, who nests in abandoned prairie dog holes. We drove a long way on dirt roads in Ft. Pierre National Grasslands and it did not disappoint! Two were sitting up by their nest holes late in the day.

Along with all the beautiful birds we saw, the scenery in the Dakotas is magnificent. The Badlands are spectacular, and Needles Highway is a 17 mile drive of majestic views of rock formations. Custer State Park has a herd of over 1,000 buffalo, many had calves and they roam freely through the park. We also caught a great look at a coyote and hundreds upon hundreds of prairie dogs. And a trip to SD would not be complete without its state bird, the Ring-necked Pheasant! So, if you have a chance, you may want to venture to the Dakotas!▲



Lazuli Bunting



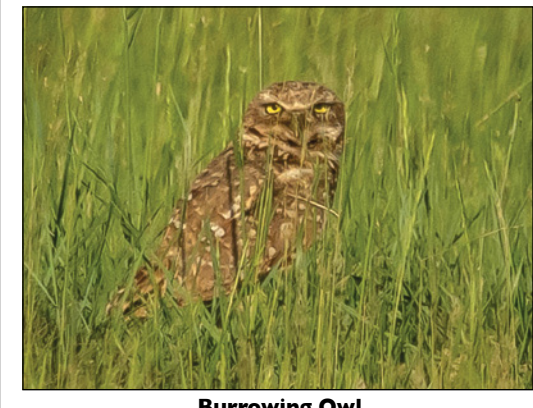
American Dipper



Ferruginous Hawk



Gray Partridge



Burrowing Owl



Ring-necked Pheasant

## SIB Evening Program



SIB Presents  
The Secret & Swampy  
Lives of Wood Storks!



Emerging technologies are providing windows into many unknown aspects of Wood Stork behavior and population dynamics. Dr. Kristina Ramstad, Associate Professor, Dept. of Biology & Geology at the University of South Carolina, will discuss research she and her students are doing at their USC Aiken lab - drones to estimate storks' hatching success, genomics techniques to assess migratory behavior, mating system and population structure in storks. They're also working to determine if Wood Storks are promiscuous or nest parasites, how populations are defined spatially, and what makes storks stay put versus migrate to new nesting colony locations. Outcomes of their work will inform conservation and management of storks, particularly under current climate change scenarios.



Date: Tuesday, July 12, 2022

Registration starts 7:00 pm - Program starts 7:30 pm

Location: Live Oak Hall at the Lake House

Join/Renew SIB in 2022 for only \$10.00

Register: [www.eventbrite.com/e/wood-storks-tickets-344752252267](http://www.eventbrite.com/e/wood-storks-tickets-344752252267)

Questions? Email us at: [SeabrookIslandBirders@gmail.com](mailto:SeabrookIslandBirders@gmail.com)

## SEABROOKER INTERVIEWS JIM ZIELINSKI, CLUB PRESIDENT



This month, *The Seabrooker* sat down with Jim Zielinski, President of the Seabrook Island Club. Jim was on the Club's Board of Governors as Treasurer before his current responsibilities.

Jim, thank you for taking the time to talk to us. Communication with the Membership appears to be a priority of the current Board. The Seabrooker certainly wishes to be a part of that effort.

**Q: After all of the disruption at the Club over the last two years, why would you want to be Club President?**

**A:** Ann and I have been Members of the Club for over 20 years. We love Seabrook Island and the Club. But I have for many years been of the view that the Club can do a much better job for Members. That's why I stepped up to do this. We must deliver a superior experience for Members. That will require several things to change - and that is what drives me and our Board right now. Change is disruptive, and at times uncomfortable, but it is happening and I think most Members are seeing this right now.

**Q: So what is that vision for the Club?**

**A:** To make the Club outstanding in every aspect of what we do - from facilities, to amenities, to food service, to service quality and consistency, to exclusive members-only events. This Board of Governors and I want to put the Club on a trajectory towards becoming a great Club. It will take time for us to achieve that goal, but through careful planning and execution I am sure we can get there.

Certainly we have work to do to achieve the vision. As an example, we are investing \$2 million starting later this year to upgrade and renovate racquet sports, with further investment

forthcoming next year. We don't have enough pickleball courts to accommodate the demand. We also want to make the Racquet Club a social engagement area.

We have invested heavily in staff to improve the quality and consistency in dining for our Members. Mitchell Laskowitz, the Club's General Manager, and Executive Chef Daniel Doyle are involved in making changes that will deliver this outcome, and from what I gather they are making very good progress. The Club is fortunate to have an outstanding group of dedicated employees who care deeply about our Club and our Members - an essential ingredient for becoming a great Club.

Finally, Members are seeing several members-only events roll out this year, especially at Ocean Terrace which has been a completely underutilized facility. And we recently opened up the wine and beer taps by the golf clubhouse for Members only.

**Q: What is the Club's biggest challenge?**

**A:** Two things. First, we have more than 500 new members who joined in the past two years. They are generally younger and arrive with high expectations. Many come from other clubs so they have a keen knowledge of how a club should perform. Believe me when I tell you that I hear from them! That influx of people has stressed our capacity to serve Members consistently and in stride. We need to fix that.

Second, we must rebuild trust with our Membership. We are all working hard at that by meeting Members, increasing transparency, involving Members in focus groups, holding monthly coffee chats with Members, and increasing communications. We make decisions carefully and backed by data. When necessary, we solicit input from consultants who provide data and benchmarking to guide us. Yet some Members still don't believe some of our disclosures or are driven by the rumor mill. For example, we have hard data to show that generally 70% of visitors to the pool complex are Members or guests of Members; the remaining 30% are renters. The pool is a busy place, but busy with Members for the most part.

**Q: What else should Members expect to see in 2022/2023?**

**A:** The mission and goal is to elevate the Member experience. Not only in amenities and venues but also in service and quality throughout the Club. As mentioned above, we are working to ease capacity restraints throughout the Club. This is a complex issue and will take creativity and flexibility to solve it.

Beyond that, the most visible change will be at the Racquet Club so that by the end of 2023, we will have one of the finest facilities in the Southeast. And, we plan to begin work on the Crooked Oaks course in the Fall of 2023.

**Q: What about the building on Landfall Way that the Club recently purchased?**

**A:** We see a great deal of potential with that site and its beautiful views. The Board had hoped to announce plans for its use by the end of this month (June). That has been delayed, but we continue to explore options and hope to have something in front of the Membership shortly.

**Q: Why did the Club increase joining fees?**

**A:** To support the demands that a larger Membership and aging facilities have put on the Club, we have invested heavily in facilities and people. There is a significant cost to that; over \$15 million in the last three to four years. We borrowed most of that (\$10 million) but the remainder came from internally generated funds. We need more capital to do the projects that remain and inflation is making the cost of those investments ever more expensive. For example, we must soon replace the irrigation system on Crooked Oaks. We have a 40-year-old Real Estate building that needs attention. We probably need another food and beverage venue because we simply can't meet Member needs for reservations at key times of the year.

The joining fees increase will help us to make the improvements that we require. We still have large capital needs to address.

**Q: Anything else Jim?**

**A:** We are beginning to see a decline in the number of visitors and guests who spent a considerable number of days here while Covid was a concern. A little early to see a trend, but some capacity relief may be coming. ▲

## ELECTION LAW CHANGES IN SOUTH CAROLINA



(L-R) Councilwoman Jenny Honeycutt, Mayor John Gregg and Gov. Henry McMaster

The SC House & Senate just passed a new law that allows you to vote early while also strengthening the integrity of our elections.

The law will eliminate long lines on Election Day and assure South Carolina some of the most secure elections in the entire country.

While South Carolina did not experience the same issues as Georgia and other states across the country, there were vulnerabilities in our existing election system that called for reform.

This new law bans drop boxes, outlaws private money in our elections, trimmed the list of excuses for mail-in absentee ballots, requires voters last four digits of their social security number on their mail-in ballot, prevents ballot harvesting, requires rigorous post-election audits, requires every county to conduct elections the same way, and holds the State Election Commission accountable to faithfully apply, enforce and defend our election laws.

Further, this new law has now put South Carolina at the top of the

nation for election security reform. According to The Foundation for Government Accountability, "No state has passed as many election integrity reforms at once as South Carolina."

This bill was passed unanimously out of the House and Senate and will become a model for states across the nation.

In South Carolina, we have made it easier to vote, and harder to cheat. Here are a few articles explaining the new law just signed into law by Governor McMaster:

<https://thefga.org/blog/sen-chip-campsen-elections-bill-20-new-reforms-south-carolina-elections/>

<https://votecampsen.com/editorial-are-you-ready-for-some-voting-its-time-to-get-started-south-carolina/>

<https://palmettopromise.org/south-carolinas-election-law-reform-bill-what-did-it-do/> ▲

Chip Campsen  
State Senator District 43

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<p><b>NEW</b></p> <p><b>2602 High Hammock Road</b> Seabrook Island 3,346 SF   4 BR, 3.5 BA \$1,699,000</p>	<p><b>NEW</b></p> <p><b>1119 Summerwind Lane</b> Seabrook Island 1,556 SF   3 BR, 2 BA \$849,000</p>	<p><b>FEATURED</b></p> <p><b>2493 Seabrook Island Road</b> Seabrook Island 0.42 Acre Lot   Golf &amp; Marsh View \$429,000</p>
<p><b>NEW</b></p> <p><b>2729 Seabrook Island Road</b> Seabrook Island 0.48 Acre Lot   Golf View \$399,000</p>	<p><b>NEW</b></p> <p><b>3151 Baywood Drive</b> Seabrook Island 0.58 Acre Lot   Golf View \$399,000</p>	<p><b>NEW</b></p> <p><b>2595 Seabrook Island Road</b> Seabrook Island 0.43 Acre Lot   Golf View \$389,000</p>



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Many of my readers are familiar with the Wall Street adage "Bull Markets Climb a Wall of Worry". The concept behind this is that stock market investors are primarily concerned with what may happen in the future. Current valuations matter, but optimism or pessimism about future trends are the key to today's investment decisions.

The rational investor (or speculator) who believes the future holds no risks will invest all of their funds today. If fundamentals can only improve and valuations can only rise, there is no point in keeping a portion of your investment funds on the sideline. If all investors have this attitude, prices will surge higher immediately toward whatever the Bull Market high prices should be.

However, this confidence in the future rarely occurs. More typically, even the most bullish speculators are not fully leveraged to the upside and the most bullish investors keep a little powder dry. That's because they can find a few things to worry about that will not allow them to be 100% confident that all is well.

If the worries are not fulfilled, the overall stock market environment will remain bullish. Perhaps one or more worries will seem more probable at any point in time, causing a short term market selloff. Bullish investors are looking for these opportunities to "buy the dips" if the worries prove transitory.

Remember way back to those halcyon days of 2021? The market rarely surged higher, but all pullbacks were quickly overwhelmed by the dip-buyers. The result was steady gains all year. The S&P 500 recorded new closing All-Time highs on an incredible 70 days. The US stock market is open about 250 days per year, so new highs were reached on nearly 30% of those days! This is very unusual as only 1995 with 77 new records exceeded the 2021 count.

You may ask "Was there a Wall of Worry" in 2021? Definitely! Worries included: a resurgence of COVID-related shutdowns, rising inflation, supply chain issues, reduced fiscal stimulus, geopolitical issues, higher interest rates, Fed policy changes,

peaking EPS growth, high valuations, weakness in High Tech market leadership and labor shortages. These bricks in the Wall of Worry kept excessive bullishness somewhat contained, but overconfidence was steadily reinforced as the market climbed inexorably higher. Since reaching a new All-Time high on the first trading day of 2022, volatility and bad news have drained the bulls of their overconfidence. Recent extreme volatility in stock prices shows "buy the dip" has been replaced by "sell the bounce". An "official" Bear Market is now underway, as the S&P 500 closed more than 20% below the January high-water mark in June.

Investors are now "Wallowing in Worries". As is typical of stock market declines, sentiment is very negative. Cocktail party chatter no longer includes humblebrags of strong gains in one's investment accounts or about that unknown little stock that has "only" doubled or tripled since purchased (recently).

Back in October, my column Whistling Past the Graveyard included a listing of four drivers of the equity Bull Market. At that time, I believed it was better to focus on their trend than to worry generically about a laundry list of Worries. The 1st driver was Fiscal Stimulus which was still strong and could have gotten stronger if Biden's latest stimulus package was approved. The 2nd driver was rapid GDP growth. That was also clearly in place, as Q4 GDP was +6.9%. It was a factor in EPS growth (driver #3) which was

slowing but still well above-average at that time. Confidence in continued EPS growth was also in place, as evidenced by consistent upgrades of future EPS. Driver #4 was Monetary Stimulus which I noted was described as "in place for now" although the long overdue process of reducing stimulus was about to begin. Nearly every one of the bricks in the 2021 Wall of Worry would have to be included in the 2022 Wallowing in Worries list. Even my shorter list of drivers has taken a turn for the worse. Fiscal Stimulus? Fading. GDP growth? It's shifted to a Recession Watch. EPS growth? The optimists still rule with projections of 10% growth for 2022 AND 2023, but confidence they will be right has been replaced with fear they will be wrong. Monetary Stimulus? That is so yesterday, because today the Fed is moving rates higher 0.75% per meeting and allowing its \$9 trillion balance sheet to shrink.

Bear Markets feed on uncertainty and pessimism until they reach an extreme low level. Although I don't know when that will occur, I am confident that it will eventually take place. The current situation as I write in mid June feels very uncertain for the reasons listed above, but it doesn't feel like a panic or extreme pessimism. More like "Wallowing in Worries".

Be careful out there!▲  
**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.*



**GLASS HALF FULL Perspectives**  
BOB LEGGETT



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### Town Council Work Session May 10, 2022 - 1:00PM

**Mayor John Gregg**

Update Concerning Main Road Corridor Segment C - Mayor Gregg noted Charleston County Public Works is seeking public input concerning proposed alternatives for improving Johns Island roads in an area designated as Main Road Corridor Segment C (area bounded by portions of Maybank Highway, Bohickett Road and River Road). The next public meeting is scheduled for May 12 and the deadline for submitting comments is May 27. Comments may be submitted online at: <https://www.mainroadcorridor.com/segment-c/vpim-2/>

Council clarified that multiple projects can be selected for comment through the Charleston County public comment portal, if the link should be submitted to Tidelines, and this public comment portal is not about the I-526 extension.

Council discussed if they should show support of one of the options for the improvement of the roads on Johns Island by resolution at the upcoming Town Council Meeting.

**Town Council Members:**  
• **Jeri Finke** - Short-Term Rental Ad Hoc Committee Report with Councilwoman Fox - Councilwoman Finke presented a prepared statement about the Short-Term Rental Ad Hoc Committee findings as follows:

"Thank you, Mr. Mayor... I have one topic for today - and that is the formal presentation to Council of the report from the Ad Hoc Committee on Short-Term Rentals. It was included in the announcement of today's agenda that was publicized yesterday, so the report is not only now available to Council but to all of Seabrook Island.

In presenting the report, the first, and some of the most important comments I will make today, is a series of thank yous. First, to my cohort on the committee, Councilwoman Fox. The report is presented today because of her determination and patience, with both the issue and her patience with me. I could elaborate but let me just summarize by saying that the Town is more than lucky to have her working for them.

Thanks also to all the many stakeholders who were willing to take considerable time to meet with the committee over the last 6 months. We had meetings nearly every Friday starting back in November, sometimes more often during a week, and often those meetings went for 2-3 hours.

Thanks also to the staff, management, and boards of SIPOA and the Club, also SIUC, who helped extract and assemble information from their records, and then helped the committee talk through how that data demonstrated what has and is going on here on the island versus the misperceptions and misinformation that were the impetus for the research and this report.

And finally, thank you to Town staff. Katharine Watkins, our Town Clerk, was there every time we needed scheduling help, FOIA clarification, etc. Joe Cronin, our Town Administrator; and Tyler Newman, our Zoning Administrator and Chief Code Enforcement Officer, Joe and Tyler sat in on nearly every meeting and shared their expertise. Tyler's participation is going to be even more significant as Council continues to address the issue and enforce the provisions of the Town's existing STR ordinance.

And then there is Joe, who spent hours and hours pulling numbers together for the committee and helping us analyze their meaning; and then he has a magic touch of transforming that information into understandable charts and graphs. He not only dug through Town records, but he probably was the most frequent visitor as of late to the County's website to sort through tax records, residency status, and other information. Joe did not (may be does not) always agree with the direction of the report - I think he rather freaked when he saw the first draft and how long it was - which at the time was half its final length. But Joe helped guide the committee's discussions, made sure we did not step outside the bounds of the Town's jurisdiction and State law, gave us lots of options to ponder (many of which are included in an addendum to the report), and finally he let the report be the committee's report.

So, with all that said, I want to take a bit of time to actually talk about the report. I read through, many times, the presentations to Council, the petition, the emails and letters, and our meeting notes, and made a list of the claims made against short-term rental activity. That was the outline for the report.

Pat and I decided that we would try to respond to each of the claims that were being repeated over and over. Even if it was an issue outside the Town's jurisdiction, we thought it important to do our due diligence on every concern we could. We note that many times in the report.

I think that approach alone responds to the accusations that we were not listening, that we haven't paid attention, that we are ignoring constituents, and (my personal favorites) that we are "clueless" and that we are elected officials who "do not care about their community." Just as a heads up, Pat and I do live here fulltime. Pat probably has a history on Seabrook Island longer than most anyone.

So, the report we present to Council today is a detailed narrative, walking through all the claims and charges made against rental activity on the island. It looks at the issue from many aspects; we tried to use every metric that we could find to analyze the island's rental activity. The report ends with 7 conclusions and a list of 9 recommendations for Council, and also other policy changes that are listed as possibilities without the Committee's endorsement.

To summarize the conclusions - a) You can't complain about how bad the last two years have been without naming the pandemic and acknowledging the worldwide impact of COVID-19, including here on Seabrook Island; b) You can't ignore the planned development of the island and the resulting inevitable, documented growth in

its population; c) You can't dismiss the efforts of the Town to date on regulating rentals; you can't dismiss that there have been few formal complaints to either the Town or SIPOA about disruptive rental activity, and then claim enforcement is not working when there have been few complaints; and d) You can't review the real numbers in the report and then still support the petitioner's claim that short-term rentals are out of control - it is the petitioner's basis and it is outright misinformation - there has not been "uncontrolled growth of short-term rentals."

The most significant recommendation the report makes to Council is the adoption of a 20% cap on rental permits to properties zoned single-family residential (similar to the cap imposed on Kiawah). The Committee made this recommendation notwithstanding the data indicating it is not needed, but to respond to community concerns, and be ready in the event the data suddenly trends differently. It is a backstop that I do not expect will be needed and is high enough compared to present rental activity that it should have no impact on property values and lock out any property rights of current or future owners.

I don't want to go and on, but after 6 months focused on getting to this report - and actually spending more than two years focused on researching and understanding the short-term rental market, I want to say that it has all brought me around to being, today, incredibly sad.

And I speak personally here, not for the Committee, not for Pat.

A small group of people, last summer were upset, perhaps legitimately frustrated over some incident, but they decided everyone should share in their frustration. They took an emotional issue - your home, preserving your home - which we all understand. Then they again, and again, and again said short-term rentals were out of control and anything that has frustrated you the last couple of years can be blamed on those renters, and their presence threatens your home. It's the tactic of "say something loud and often enough it must be true." But sadly, they had no data to back up the claim. If you read anything in the report, look at page 19.

So, I am sad that the Preserve Seabrook group has done the opposite of its name. It has divided the community. It has managed to convince a group of Seabrook's that their quality of life is miserable because of renters. I am sad when I hear how people approach strangers and actually tell them that "we have no more room for renters, and you're not welcome here." I'm sad because that was not the culture of Seabrook Island before Preserve Seabrook existed.

I am sad that when someone tells me that I don't appreciate the island and don't deserve to live here (and actually said in worse terms), and I feel like I have to lock my front door for the first time since the house was built 11 years ago.

And I am sad for the people who are so obsessed with this issue that they seemingly can't enjoy this beautiful, unique island because they are always looking for some example of a bad renter. I am really sad for them.

I have no delusions that this report will be accepted by everyone, especially not by the petition authors and their hard-core supporters. I'm ready for their continued vitriol, subtle as it may be, but I'm satisfied that Pat and I have been thorough and fair and done the work asked of us by the Mayor last fall.

And with that, Mr. Mayor, I'll yield the floor to Councilwoman Fox."

Councilwoman Fox then provided brief remarks regarding the committee's findings.

Council thanked the Committee for their hard work on the report, and all those who participated and were involved with the report.

Council discussed the recommendations presented by the committee and how a cap would impact the island and potential implementation of the committee's recommendations.

Council discussed and clarified it is expected that the Seabrook Island Property Owners Association (SIPOA) will be updating their regulations with regards to short-term rentals, noting SIPOA controls access through the gate and the amenities provided to those properties behind the gate. Councilwoman Finke clarified SIPOA has some workshops and meetings regarding short-term rentals.

• **Patricia Fox** - Councilwoman Fox updated council on the recent communications from the Town in the Seabrook and Tidelines. Councilwoman Fox summarized the April Community Promotions Engagement and Promotions Committee and the recent SIPOA long-range planning committee meeting.

• **Barry Goldstein** - Councilman Goldstein summarized the May Public Works meeting for the Seabrook Island Road improvements and the proposal for the new garage at Town Hall.

• **Dan Kortvelesy** - Councilman Kortvelesy reminded council the Disaster Recovery Committee will be meeting on June 7th and 8th for emergency preparedness sessions based on a scenario of severe flooding. Councilman Kortvelesy noted the upcoming Seabrook article for June will be related to hurricane preparedness. Councilman Kortvelesy further noted June 17th is Disaster Awareness Day at the Town of Kiawah from 9:30-1:00 at Turtle Point.

**Town Administrator Joe Cronin**  
• **DSO Public Hearing:** May 17, 2022 (2:30 PM) - Town Administrator Cronin reminded all the public hearing will take place on May 17th at 2:30 PM.

Town Administrator Cronin added the Town has placed signs and mailed post cards to all owners of records in the Town. The draft document posted on the website: enacting ordinance, text of the DSO, and zoning map. [www.townofseabrookisland.org/dso](http://www.townofseabrookisland.org/dso) Comments can be made through the comment portal on the website and will be accepted in writing by mail or email. Comments submitted by mail or email will be made available to Council prior to the meeting.

Town Administrator Cronin added there are two ways to participate in the upcoming public hearing: to come to Town Hall or participate via zoom.

Council clarified if the public hearing would follow the same procedures as the Town has during previous meetings for recognition of persons participating via



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video conference to be recognized for comment. Council discussed having the Town Administrator summarize the overall history for the revision of the Town's Development Standards Ordinance prior to the opening the floor for public comments. Council clarified if questions and comments will be accepted after the public hearing on May 17th and if Council can discuss the comments presented after the public hearing has concluded.

• **Action Items for May 24th Meeting**  
Ord. 2022-04: An ordinance to repeal and replace the Town of Seabrook Island Development Standards Ordinance ("DSO"); to repeal and replace the Town of Seabrook Island Zoning Map; and to repeal conflicting provisions from the Town Code for the Town of Seabrook Island  
Town Administrator summarized the final steps for the adoption of Ordinance 2022-04.  
The meeting adjourned at 2:16PM. ▲



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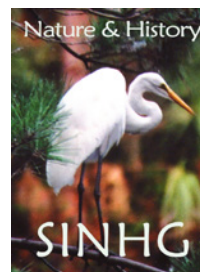
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The Seabrook Island Natural History Group (SINHG) has released its fall activity schedule ([https://www.sinhg.org/files/ugd/ab3504\\_75744b786b144de9466fb45156a2a76.pdf](https://www.sinhg.org/files/ugd/ab3504_75744b786b144de9466fb45156a2a76.pdf)) including 38 SINHG Trips for members and three Evening Programs for island residents. Among the fall educational and cultural trips for members are several kayaking expeditions to the Ace Basin, three culinary tours of downtown Charleston restaurants, a private boat tour of Charleston Harbor, and two tours of historic Mount Pleasant on electric bicycles.

Evening Programs for island residents at Lake House begin in September with a presentation on the history of Charleston tea plantations, and continue in October with a program on the history of James Island and in November with an exploration of "Lost Charleston" during the post-Civil War years. ▲

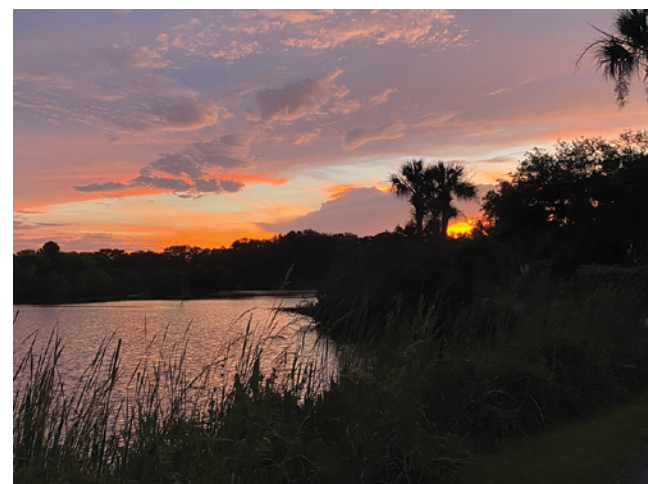
For details and registration, visit [sinhg.org](http://sinhg.org)

Norm Powers



**PHOTO PICK(S) OF THE MONTH**  
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"Eyes in the Sky"  
by David Coker



"Sun on the Rise"  
by David Coker



"Eye Sea You"  
by Susan Soden

**"Normandy"**  
by Eric McCurry

Special pic from this week. My sister's grandson and our Dad's great grandson writing Dad's name in the sand at Normandy. Omaha Beach where Dad went in. 29th Infantry Recon. Thanks Dad for what you done to stop Evil. Miss You!



**Why I Joined C.O.V.A.R.**



**C.O.V.A.R.**  
**CORNER**

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

I moved to Seabrook Island from Massachusetts in March of 2012, after purchasing our villa in November of 2011. Although we are outliers in that we never visited the island before purchasing property here, we quickly realized how perfectly this home would fulfill our eventual retirement plans.

I became interested in COVAR shortly after we moved to Seabrook. One of my neighbors, Carrol Gantz, was instrumental in forming COVAR, the Council of Villa Associations and Regimes. After retiring from MUSC in 2017, I started to attend COVAR meetings at the Lake House, where I quickly learned about COVAR's representation of the property owners in the 41 associations and regimes that comprise COVAR's membership.

As a fulltime resident, who does not rent their property, I also became quickly aware that if I were going to try to effect any change in my neighborhood, COVAR would be my link to the Town of Seabrook Island (TOSI), Seabrook Island Property Owners Association (SIPOA) and the Seabrook Island Club (SIC). By attending TOSI and SIPOA monthly meetings, I was able to learn about various projects happening on the island, issues that concerned residents, observe the inner workings of each organization, and develop an understanding of how best to contribute to a solution, rather than just complain about a problem.

Short Term Rentals (STR) are abundant on Seabrook Island. At its peak in 2021, there were 536 STR permits issued, with December 31, 2021, seeing that number drop to 518. As of Monday, June 13, 2022, TOSI had processed 484 STR renewals. 80% of STR's are in COVAR associations/regimes.

Two of the key issues that COVAR has been involved with since 2018 have involved STR's—namely, occupancy of STR units and parking issues relating to rentals guests coming onto Seabrook Island.

Until the development of TOSI Ordinance 2020-14, there were no written rules determining occupancy for STR's. In January of 2020, Mayor John Gregg established an Ad Hoc committee to study STR's and report back to the Town. Two of our council members, Jeri Finke, and Pat Fox, were tasked with the enormous job of researching adjacent towns policies, setting up meetings with various stakeholders on the island, including COVAR, and working with the Town Administrator, Joe Cronin, to craft an ordinance that would be fair to both the residents of the island and the rental guest. Countless hours went into drafting the Towns STR ordinance, and after two readings, with much public comment, the ordinance was passed and became effective January 1, 2021.

One of the biggest points clarified in this new ordinance was the determination of occupancy for STR units. With 2 guest per bedroom plus two additional guest for units under 2500 square feet, and 2 guests per bedroom plus 4 additional guest for units over 2500 square feet, (based on Charleston County Tax records) the ordinance also brought

about strict safety guidelines for rentals, as well as much needed compliance by the owners of the properties to ensure that their rental guests were aware of how best to enjoy their time on Seabrook Island, while adhering to the new ordinance.

As of this writing, amendments may be proposed to TOSI Ordinance 2020-14, to further strengthen its ability to maintain STR's on Seabrook Island in a way that does not compete with the residents ability to enjoy "a quality of life expected by Property Owners who do not(rent) – ensuring the behaviors of one group do not adversely affect the other" (SIPOA Short Term Rental Policy adopted May 16, 2022). These potential changes would align with the new SIPOA Short Term Rental Policy.

While TOSI Ordinance 2020-14 addressed occupancy, safety, and compliance, one issue that still was affecting many of the associations and regimes within the COVAR membership was parking of rental guest vehicles.

The Town of Seabrook Island does not control the roads nor the gate on Seabrook Island. These are controlled and maintained by SIPOA. Each rental guest is issued a QR code when rental contracts are signed. These codes allow them entry onto Seabrook Island for the duration of their stay. However, guests were also able to call in additional gate passes, beyond what were issued by the rental management company or owner (in the case of VRBO, Airbnb rentals). These additional vehicles were often not able to be accommodated at the rental property, thus leading to improper parking. Damage to landscaping, irrigation, landscape lighting, blocking access to emergency vehicles—these were some of the issues experienced in the regimes with limited driveway space and no overflow parking, and added additional costs to each association/regime budget, due to repairs.

COVAR was able to bring our concerns to SIPOA, both through in-person meetings and well as a power point presentation to SIPOA Safety and Security Committee. In speaking with other residents on the island, I became aware that these issues were not limited to the associations and regimes; other homeowners, as well as SIC struggled with the increase in vehicles coming onto Seabrook Island during peak rental season.

On May 16, 2022, SIPOA Board of Directors voted on a new Short Term Rental Policy to help isolate and solve parking issues, among other changes. Rental guests are no longer allowed to call in Gate Passes. All requests for additional gate passes must be made through the rental management company and/or owner. In addition, one vehicle is allowed per bedroom, with a minimum of 2 vehicles per rental. These changes were welcomed by both COVAR and the major rental management companies on the island.

While existing rental contracts would be honored, any new contracts signed after the implementation of the new STR policy would be affected. I would encourage all readers to please read the entire TOSI Ordinance 2020-14, so that you may fully understand the time and care that went into crafting such a document. It can be found on the TOSI website [www.townofseabrookisland.org](http://www.townofseabrookisland.org), under the "Services" tab, License and Permit Renewals. In the blue box on the right, you will find the ordinance, as well as the Short-Term Rental Packet, which clearly defines the ordinance expectations.

The new SIPOA Policy can be found at [www.sipoa.org](http://www.sipoa.org) under the "Visitors" tab. Please add this policy and timelines guide to your rental packet.

Through the combined efforts of the Town of Seabrook Island and the Seabrook Island Property Owners Association, along with contributions from many island stakeholders, clear rules and guidelines have been established for short term rentals on Seabrook Island. ▲

**HEALTHY AGING**

Jerry Reves, MD



**Chemotherapy: Combatting Cancer**

Cancer is common in the United States. To quote the National Cancer Institute statistics compiled from the latest complete dataset in 2020, "an estimated 1,806,590 new cases of cancer will be diagnosed in the United States and 606,520 people will die from the disease." The most common cancers (listed in descending order according to estimated new cases in 2020) are breast cancer, lung and bronchus cancer, prostate cancer, colon and rectum cancer, melanoma of the skin, bladder cancer, non-Hodgkin lymphoma, kidney and renal pelvis cancer, endometrial cancer, leukemia, pancreatic cancer, thyroid cancer, and liver cancer. Prostate, lung, and colorectal cancers account for an estimated 43% of all cancers diagnosed in men in 2020. For women, the three most common cancers are breast, lung, and colorectal, and they will account for an estimated 50% of all new cancer diagnoses in women in 2020. The good news is there has been a steady decline in deaths for 30 years for a great variety of reasons, and one is treatment that often includes chemotherapy.

**What is Chemotherapy**

Chemotherapy is the use of strong drugs that specifically kill fast-growing cells and cell types like cancer. During World War II it was noticed that people exposed to nitrogen mustard gas had lowered white blood cell counts. Pharmacologists at Yale, Goodman and Gillman, began experiments to treat lymphoma in mice with nitrogen mustard gas. This led to the use in humans and thus the development, over the past 80 years, of a large series of drugs – all designed to attack rapidly multiplying, abnormal cancer cell populations of the various types of cancer. There are currently over 100 different chemotherapeutic drugs in use that are designed to attack different steps in cell replication and different types of cancer cells.

**Why is Chemotherapy Used**

Each type of cancer is different and each

patient, too, is unique. However, there are four general approaches to the use of chemotherapy in treating cancer.

1. To cure the cancer without other treatments
2. To kill microscopic cancer cells that other treatments did not eliminate
3. To prepare the patient for another type of approach (e.g. surgery and/or radiation)
4. As a palliative approach to persistent cancer to reduce symptoms

When chemotherapy is combined with another form of therapy it is often referred to as adjuvant therapy, meaning that it is used in addition to the other approaches such as surgery or radiation. The specific type of cancer, the stage at which it is diagnosed, and the patient's overall medical condition are likely to determine which of the four uses chemotherapy fulfills. The patient and usually a team of experts jointly make this decision. The team likely includes an oncologist, a surgeon, a radiation oncologist, pharmacist, nurse, and perhaps a social worker. The patient's primary care physician is also consulted as well as other specialists who may have cared for the patient. In other words, this is one part of medicine where a team works to develop a treatment plan specific for the individual patient.

**Risk Benefit of Chemotherapy**

Everything is medicine is approached from a risk benefit point of view. Simply put, the patient and the team analyze the risk of a particular treatment and the potential benefit. Because chemotherapeutic drugs inevitably affect normal cells as well as cancer cells, there are risks and side effects when chemotherapy is chosen as a treatment option. Table 1 lists many of the more common adverse consequences of chemotherapy. Included in the table are page numbers from a very useful pamphlet published by the National Cancer Center and available for free download at: <https://www.cancer.gov/publications/patient-education/chemotherapy-and-you.pdf>. The page

numbers describe the various reasons for the side effects, the signs to watch out for, and the best ways to manage each side effect. Readers who are undergoing or about to undergo chemotherapy are urged to read this valuable resource. In addition to the side effects listed in the table that tend to be short-lived and last only a few days to months, there can be longer lasting or permanent consequences in some patients to organ-specific therapy. These tend to be organ-specific and include damage to the lung, heart, kidney, or peripheral nerves. If a patient has disorders of these systems, then drugs known to influence these organs are avoided, but damage may still occur. This is because the drugs do attack normal as well as cancer cells.

**Undergoing Chemotherapy**

Chemotherapy is usually provided on an outpatient basis by drug infusion or pills. During the infusion a nurse or pharmacist or both may be present. An indwelling catheter is often placed in a major vein in the chest to facilitate repeated infusions. Other times a temporary catheter is placed at each infusion session. Patients must be informed by the oncologist regarding the choice of drugs, the schedule for the treatments, the monitoring during the time of therapy (blood tests, imaging scans, etc), and anticipated side effects. It is important for the patient have a record of:

1. Scheduled chemotherapy
2. List of expected side effect
3. List of any new symptoms and problems with general health
4. List of phone numbers including cell number of the responsible physician
5. Weight change
6. Dietary change
7. Stool/urination changes
8. Insurance documents

As patients commonly feel tired and perhaps depressed, it is very important to communicate with a spouse, relative, or trusted friend during the course of therapy. Often people also seek fellow

cancer patients for support. The point is that it is a mistake to try to go chemotherapy alone; others can and will assist the patient while going through the transitory period of treatment called "chemo." As with all medical issues it is important to eat a good diet and to exercise as much as can be tolerated.

**The Bottom Line**

Chemotherapy has evolved and is still being developed for cancer treat-

ment. It has proven effective as part of the overall cancer treatment strategy for many cancers. A patient and a team agree to a plan that should be clearly outlined with risks and benefits clearly understood. Chemotherapy is one reason that survival of people who have cancer is increasing every day. ▲

	Side Effects	Pages in NCI pamphlet
1	anemia	14-15
2	appetite change	16-17
3	bleeding (thrombocytopenia)	18-19
4	constipation	20
5	diarrhea	21-22
6	fatigue	23-24
7	hair loss	25-26
8	infection (leukopenia)	27-29
9	infertility	30-31
10	mouth and throat sores	32-34
11	nausea and vomiting	35-36
12	nervous system change	37-38
13	pain	39-40
14	sexual changes	41-43
15	skin and nail changes	44-46
16	urinary, kidney, or bladder changes	47
17	other side effects	48

Table 1. Common Side Effects from the various chemotherapeutic drugs used to treat cancer. The page numbers refer to the National Cancer Institute publication entitled Chemotherapy and You found at: <https://www.cancer.gov/publications/patient-education/chemotherapy-and-you.pdf>. In the pamphlet are causes and treatment of the side effects.

**The Dellapina McCormack Team**

SEABROOK ISLAND Real Estate

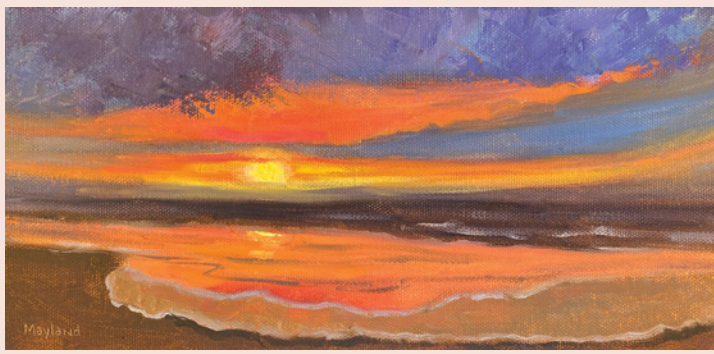
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# Artist of the Month Tina Mayland July 4-31, 2022

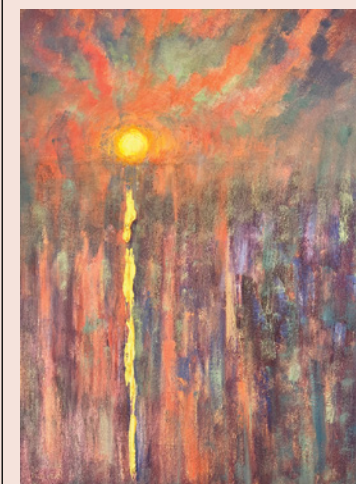


Lowcountry addressing its unique light, mood and texture.

Tina served on the Board of Directors for the Charleston Art Guild for 4 years and is a member of the Seabrook Island Artist Guild. She is active in community serving on the Board of Trustees of the Middleton Place Foundation and on the National Board of Directors of the Archeological Institute of America. She is represented by the Wells Gallery at The Sanctuary on Kiawah Island and Lowcountry Artist Gallery in downtown Charleston.

There will be reception for Tina Tuesday, July 7, 4:30-6:30 at The Lake House. Her work can be viewed at [TinaMaylandArt.com](http://TinaMaylandArt.com) ▲

Bonnie Younginer



For more information on the Seabrook Island Artists Guild, its membership, classes, events and workshops, please visit our website at [www.seabrookislandartistsguild.com](http://www.seabrookislandartistsguild.com)

# Shrimp and Shrimping!

by Paul Tillman



When thinking about shrimp it is easy to overlook the huge industry of catching shrimp. We tend to see catching shrimp as a function of our experience with cast nets from john-boats or trawling from seventy-foot shrimp boats. The actual shrimp catching industry takes place in the far reaches of the oceans, from the cold Arctic waters of Greenland to the vast river deltas of Asia and the coasts of Australia.

Although the shrimp industry combines the numbers of shrimp and prawns caught in the same tally, they are not the same animal. Both shrimp and prawns have a very similar appearance but their legs are positioned in different parts of their body. Shrimp have two pairs of ten legs. Five-pair are located on the thorax and used for walking on the bottom and the other five pairs are located on the underside of the tail and used for swimming. Prawns also have two pairs of five legs, but both pairs are located on the underside of their slightly longer thorax. Prawns prefer deeper, cooler water, well below or above the equator, while shrimp thrive in warmer water. This being so, you can find prawns in New England and Australia, and shrimp in the mid-Atlantic, Caribbean and Asian waters.

With the world-wide consumption at a whopping 180 million metric tons per year, it is not surprising that a

bycatch of unwanted fish. They put the shrimp in the hold on ice to keep them fresh, wash down the deck and prepare the rig for the next trawl. Working on a Shrimper is hard, hot, dirty work done day and night that requires three or four days on the boat each trip.

The shrimp trawling rig is complex to look at and time-consuming to describe in detail, so generalities will have to suffice for now. Each shrimp boat has two tall outriggers, those big poles that rise above the deck on each side. The trawl nets are attached with a series of lines to the outriggers which are lowered at an angle off the side in an outward position to be kept by the nets separated. Two lines are attached to each side of the trawl nets one on the boat and another to a slab of a "door" that spreads the mouth of the net open as the boat makes its trawl. The net is weighted to keep it on the bottom.

At the mouth of the net is a "turtle trap" grill designed to keep turtles and sharks from being gathered into the net. Preceding the net is a "tickle chain" which drags the bottom to get the shrimp to jump off the bottom as the net approaches.

When the trawls nets are full, a line is filled in and the trawl net full of shrimp is raised out of the water. Then the outrigger is moved from its outward position to upright over the deck where the trawl net is emptied into iced bins in the hold until off-loaded at the processing plant.

Now the magic happens: we boil them quickly till just pink, then quickly rise them in cold water. Then we gather around our table, peel off the shell and legs and dive into the delicacy of freshly caught shrimp. We eat them with sloppy gusto, spicy cocktail sauce, saltine crackers and cold beer and continue the magical journey of eatin' shrimps.▲

**ARTICLE SUBJECT MATTER**  
If you would like to see an article on a particular subject, please email Paul at [pauldtillman@gmail.com](mailto:pauldtillman@gmail.com)

# THIS MONTH IN SC HISTORY



Heritage Stable's Grace owned by Tiffany Tuttle Hutson of Moncks Corner. PHOTO BY LAUREN NIVENS

The Marsh Tackies, or Carolina Marsh Tackies, became South Carolina's official state heritage horse when Governor Mark Sanford signed Senate Bill No. 1030 on June 11, 2010. A rare breed descended from horses brought and left by Spanish explorers in the sixteenth century, they survived by foraging on marsh grass along the coast, and have hardly changed since the colonial period. The feral horses were captured and domesticated by Native Americans, later European settlers, and enslaved Africans.

In Carolina Chansons, noted author and playwright DuBose Heyward writes that "Marsh Tackies" is the name given by African Americans "to the little, wild horses of the Carolina coast country's swamps and sea islands." His poem Marsh Tackies describes them as:

*Browsing on the salty marsh grass,  
Barrel-ribbed and blowsy-bellied,  
With a neigh as shrill as whistles  
And their mouths red-raw from thistles,*

Marsh tackies are a smaller breed of horse ranging from 13 to 15 hands and known for their calm and resilient disposition. In 1846, James John Audubon described marsh tackies as "tough as a pine knot" due to their ability to adapt to new situations and not spook easily. They vary in color with little to no white markings. Their demeanor and physical attributes reinforce the belief that marsh tackies were used by Francis Marion and his men during the American Revolution, when the pioneer of guerilla warfare was hiding in the swamps, evading capture by the British who used larger horses not accustomed to the heat and terrain. The breed's unique gait, often compared to a rocking chair, was designated the Swamp Fox Trot. Tackies were also used by the Confederate Cavalry during the American Civil War and the Coast Guard's Mounted Beach Patrols during World War II, monitoring beaches from Florida to North Carolina. The petite but sturdy horses were essential to

agricultural and Gullah communities along the sea islands.

An 1829 issue of The Southern Agriculturist includes a letter from "S.A.S." who describes raising plantation horses on his farm. He writes, "that about twenty odd years ago, I commenced raising them, and purchased a very small mare... she was then with foal, which foal is still alive, and does little jobs about the plantation, carting straw, manures, hoops for the coopers; being so very old, she must be indulged. I have great many running at large, in and about the plantation, they are very domestic, never go far from home, and are always loitering about the plantation, and in the broad-road, give no trouble, are never fed, and no further notice taken of them, than to bring them up every night along with the cattle, with whom they herd, and go into the same pen." While it is not confirmed that the writer is raising Marsh Tackies, the writer is indeed describing South Carolina's official state heritage horse's temperament and one of its many roles in history.

The Carolina Marsh Tacky Association, formed in 2007, advocates preserving the breed and bringing awareness to the breed's history. Following its formation, the CMTA located marsh tackies around the state and conducted DNA tests to ultimately create a breed registry with the Livestock Conservancy, a nonprofit whose mission is "to protect endangered livestock and poultry breeds from extinction."▲

Virginia Ellison



# On Wine

Michael Morris - Sorghum and Salt

# Gönc Winery in Slovenia

Last week I was fortunate enough to have lunch with Peter Gönc, winemaker and owner of Gönc Winery in Slovenia. As much as I have tried to deviate my columns from promoting Hungarian wine, it turns out that the Gönc family traces its roots to Hungary and their surname comes from the city in Hungary from which the family can trace their history.

While Peter's father held the head winemaker position at one of Slovenia's oldest wineries (Püllus), Peter didn't enter the business until he was in his 20's. He recalled that instead of being taught and mentored by his father, he was forced to learn winemaking via Google and YouTube. While frustrating and time consuming at first, Peter's father later explained to him that winemaking was evolving and he didn't want to teach him methods that were becoming passé. He wanted Peter to develop his own style.

While the method may have seemed a little cold, the result has been a line-up of wines that are anything but traditional. While the reds, like his outstanding Blaufrankisch, follow a more straightforward style, he makes an array of sparkling wines and skin contact (orange) whites that are anything but.

The winery is located in Eastern Slovenia, equidistant from Austria



to the north, Croatia to the south, and Hungary to the east. And while I wouldn't claim that the wines are among the best I've ever had, they are certainly delicious and fun. They allow you to try styles you might not be familiar with at a price point (all under \$30) that permits exploration.

My favorites from the day, besides the aforementioned Blaufrankisch, were his dry Yellow Muscat and an orange wine made from Pinot Gris named "War Pigs" as an homage to the Black Sabbath song.

For more information about Peter and his family, visit [gonc.si](http://gonc.si) ▲



Peter Gönc, winemaker and owner of Gönc Winery in Slovenia

**Seabrook Island Village**  
Neighbors Helping Neighbors  
CALLING ALL MAH-JONG MAVENS!  
Save the date:  
**October 18, 2022 Seabrook Island Village's 1st Annual Mah-Jong Tournament**  
Seabrook Island Club



MORE INFORMATION COMING SOON!

# Seabrook Island Village is Changing

If you haven't looked in on Seabrook Island Village (SIV) lately, you might not recognize it from its start-up form. The Village has branched out in a spectacular way. As you know, SIV is an organization that offers services to people so they can age in place in their home. Services include transportation to medical appointments, help with chores in the home, grocery shopping and delivery, and at home visits. What's been added are athletic, social and educational events.

SIV now offers a calendar of monthly events. There will be a series of speakers, offered quarterly, on subjects of interest, and there will be socializing events offered eight times a year. Each if these events includes refreshments.

Rick and Kathy McDaniel, Jeannie Knowles, Seabrook Island Realty, the Town of Seabrook and one anonymous donor.

The Oyster Catcher Community Center has been reserved from 3-6pm on the second Thursday of the month. On those dates either a learning program or a socialization opportunity will be provided. We've had, among others, a presentation on cybersecurity from Chad Droze, and a birthday party for those born from January to June. Coming up is electronic bingo, a pot luck supper, a Halloween party, and a presentation by Bonnie and Greg Compton on conscious living and conscious dying. And we are still offering the range of services we have always provided like transportation, chores in the home, grocery shopping and delivery.

We are branching out into new and unfamiliar areas. Some of the additions have been requested by the members themselves, for instance the athletic program, which has worked out so well. If you have any ideas you would like us to consider, please let us know. If they fall into the category of neighbors helping neighbors to age in place in their homes, we will think about it.

We are busy and we are loving it!  
Barbara Burgess

**FRESHFIELDS VILLAGE**  
JUNE EVENTS  
Spring Music on the Green  
Join us this summer for our weekly Music on the Green Concert Series on Fridays from 6:00 to 9:00 pm!  
The free, family friendly concerts featuring a variety of music from regional bands including Carolina Beach music, Motown, Top 40, Country and more! Guests are encouraged to bring blankets and chairs.

July 1st - Java Band  
July 8th - Parks Brothers  
July 15th - The Rising Tide  
July 22nd - Blaze the City  
July 29th - Diverse Groove  
Farmer's Market  
Every Monday - 3:00 to 7:00 pm!

Full schedules and details online: [freshfieldsvillage.com/events](http://freshfieldsvillage.com/events)

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*Real Estate*



3733 Seabrook Island Road - \$3,950,000  
Ocean/Golf View | Private Pool | 4 BR | 4.5 BA



900 Sealoft Drive - \$2,750,000  
Beach Area | 4 BR | 2.5 BA | 2,800 SF



3706 Bonita Court - \$2,500,000  
Beach Access | Private Pool | 5 BR | 4 BA



3637 Pompano Court - \$2,095,000  
Beach Access | 4 BR | 3 BA | 2,088 SF



Lot 2 Oyster Catcher Court - \$1,275,000  
Ocean Pointe | Marshfront | 0.89-acre Homesite



3046 High Hammock Road - \$1,179,000  
Fairway One | 3 BR | 3.5 BA | 2,145 SF

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



626 Double Eagle Trace - \$699,000  
Wedgewood | Golf View | 2 BR | 2 BA



2962 Deer Point Drive - \$650,000  
Marshfront | B49 L2 | 1.4-acre Homesite



2359 Andell Way - \$399,000  
Lagoon/Golf View | B4 L37 | 0.52-acre Homesite



2634 Seabrook Island Road - \$389,000  
Wooded | B12 L7 | 0.57-acre Homesite



2138 Landfall Way - \$379,500  
Bay Pointe | Marsh View | 1 BR | 1 BA



2445 Golf Oak Park - \$300,000  
Wooded | B34 L3 | 0.44-acre Homesite

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

