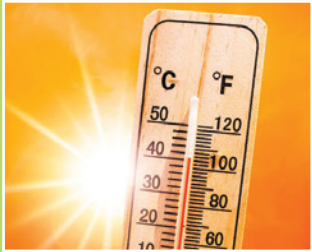


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THE Seabrooker

VOL 25 • ISSUE 8 • AUGUST 2022



FROM TOWN HALL

Jeri Finke
Councilwoman

A new Town ordinance took effect this year that restructured the Town Council's official committees. That included establishing the advisory Environment and Wildlife Committee (EWC), and I was thrilled when the Mayor asked me to chair it.

The EWC members were selected from a group who submitted volunteer applications, and starting with our first meeting in February, the committee has spent time discussing how to revise and improve the Town's beach ordinance. (More to come on this from me later!) However, I've also asked the EWC to work with another small mayor-appointed advisory group on developing and identifying a project that the Town could submit for funding from the Charleston County Greenbelt Program.

So let's go there - what is the Greenbelt Program?

The Greenbelt Program began in 2004 when Charleston County voters passed a one-half penny sales tax to fund roads, mass transit, and land conservation projects (greenbelts) that would help offset the development growth new roads might promote. A 14-member advisory board, appointed by the Charleston County Council, oversees how Greenbelt funds are spent under criteria established by the Comprehensive Greenbelt Plan, which was formally incorporated into the Charleston County Comprehensive Land Use Plan in 2007.

The initial sales tax collected about \$1.3 billion of which \$221 million was set-aside for greenbelts. Funds from that 2004 sales tax have been virtually exhausted, but in 2016 Charleston County voters approved a second one-half penny sales tax that is expected to raise an additional \$210 million over the next few years for conservation.

To date (as presented at the May 2022 Greenbelt Advisory Board meeting), \$127.6 million has been awarded (with nearly \$164.9 million also applied toward conservation efforts in matching funds). The program has established 188 projects, protecting more than 24,000 acres.

The allocation of Greenbelt funds is divided between rural and urban areas in the county, and the urban share of funding is then allocated based on the population of the municipality in which the project is to be implemented. The Town of Seabrook Island is defined by the program as an urban area. A municipality's share of the funding allocation from year to year goes "into the bank" so to speak and remains there until a project is submitted and then approved by the Green Belt Advisory Committee and ultimately the "banker" (Charleston County Council).

So to get to the meat of the matter, the Town of Seabrook Island currently has a balance of \$189,246 in the bank. Our FY23 allocation was \$30,513, and we can expect something in that ballpark for FY24 barring a forecast for a major economic downturn.

A few years back, the Seabrook Island Town Council voted to donate a significant portion of the Town's allocation to phases of the Lowcountry Land Trust's (LLT) Greenbelt-approved effort to preserve and protect Angel Oak. The Town contributed \$20,000 in 2013 (Lowcountry Land Trust was also awarded \$2.4M for this phase of the Angel Oak Park) and then \$50,000 in 2014 (LLT was awarded \$2.5M for this phase).

A similar donation via LLT is an option now as the organization is the major partner in the effort to further protect Angel Oak and would again like the Town's support.

The planning process for the Angel Oak "Preserve" launched this summer with the intended project according to the LLT being a "passive, publicly accessible green space that conserves and enhances the Angel Oak's integrity and surrounding ecosystem; creates a consolidated use of the park and preserves across protected property boundaries; honors the rural and cul-

tural context of the land; and provides a grounding, meaningful experience for all visitors." The Preserve would encompass the 35 acres surrounding the present nine-acre Angel Oak Park.

Nothing against the LLT - it's an impactful local conservation organization that has repeatedly demonstrated success - and preserving Angel Oak was and is an important endeavor, BUT this time around I'd be thrilled to see the Town's share of Greenbelt funds used at our end of Johns Island for a project that could more directly benefit the Seabrook Island community.

Under the County's plan, greenbelts refer to a variety of land types and use, including: **passive greenspace** such as trails, interpretive parks, and access points for water activities; **active greenspace** such as play fields and parks with low environmental impact; **lowcountry natural resources** that include brackish and freshwater wetlands, marsh islands, and saltwater marshes; **productive landscapes** used for agriculture, silviculture, and mariculture; **heritage landscapes** are those irreplaceable cultural and historical landscapes unique to the County; **corridors** such as scenic roadways, abandoned rail lines, utility corridors, and scenic waterways; and **natural infrastructure** defined as floodplains, riparian zones, and lands critical to clean water.

Any of that sound familiar and possible in our corner of the county?

If you are interested in what your Greenbelt sales-tax contribution has

accomplished to date and the criteria for getting a project approved, please visit the County's website (greenbelt.charlestoncounty.org). And afterwards, if you have an epiphany in the shower one morning or an inspiration while walking our gorgeous beach, please pass it on to me (jfinke@townofseabrookisland.com) and I will share your thoughts with the advisory committees and Council. No idea should be off the table if it can meet the program's criteria. Let's think outside the box.

Already we've had ideas put forward such as making the pathway to Freshfields a "linear park" with perhaps extending that concept with a new walkway and pedestrian footbridge over to the marina. Is there also an option in that area for a crab dock and/or kayak launch?

This is not just a one or two meeting endeavor for the advisory committees or for Town Council. The Town will have just a bit more than \$200,000 when next year rolls around, and that will not seem like much when expensive land and/or easement purchases may be involved, but it is a start.

I expect that developing a project plan that satisfies the community and also the program's criteria, then working with landowners for any necessary easements, finding any needed matching funds, and putting together a persuasive presentation will take a year at the very least. But let's put our heads together and give it the old college try!▲

PROJECT NAME	GREENBELT FUND RECIPIENT	CITY	ACRES	GREENBELT FUNDS	MATCH	ACQUISITION TYPE
Angel Oak Park Expansion	City of Charleston	Johns Island	6.49	518000	0	Fee Simple
Angel Oak Phase I	Lowcountry Open Land Trust	Johns Island	18.7	2500000	929000	Fee Simple
Angel Oak Phase I	Town of Seabrook	Johns Island		50000	0	Fee Simple
Angel Oak Phase II	Lowcountry Open Land Trust	Johns Island	17	2400000	1185000	Fee Simple
Angel Oak Phase II	Town of Seabrook	Johns Island				

A Picturesque July 4th on Seabrook!

See pages 8 & 9 for more photos!



The "USA" Beach
PHOTO BY BILL NELSON



Enjoying the evening's fireworks
PHOTO BY BILL NELSON

ATAX Advisory Committee

Accepting Applications for FY 2023 Funding Requests

The Town of Seabrook Island Accommodations Tax Advisory Committee is currently accepting applications for FY 2023 State Accommodations Tax (ATAX) funding. Interested applicants must submit a completed application to the Town Clerk by 12:00 pm on Mon. August 8, 2022. The ATAX Advisory Committee will consider funding requests during its upcoming meeting on August 23, 2022, at 10:00 am, at which time the committee will vote on funding recommendations to Town Council.

State ATAX funds must be used to attract or provide for tourists, and cannot be used for any item that would normally be provided by a county or municipality. Eligible projects include:

- advertising and promotion of tourism so as to develop and increase tourist attendance through the generation of publicity;

continued page 3

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. As Seabrooker volunteers with a common objective, we are committed to securing the facts and reporting to you in a forthright, honest and unbiased manner.

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

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

THIS MONTH'S SEABROOKER VOLUNTEERS (ARTICLES & PHOTOS)

Sue Coomer	Ed Konrad	Thad Peterson	Ralph Secoy
Joanne Fagan	Bob Leggett	Jerry Reves, MD	Paul Tillman
Jeri Finke	Bill Nelson	Patricia Schaeffer	Katharine Watkins
Lucy Hoover	Julia Peterkin	Karen Shelton	

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).

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REFERENCES UPON REQUEST



THE Seabrooker



TOWN OF SEABROOK ISLAND

Town Council Work Session
June 14, 2022

Mayor John Gregg

Update concerning proposed Andell West development (Riverstone Properties) – Mayor Gregg summarized the notice from the Town of Kiawah Island concerning delay by the developer in connection with the proposed development to include a new grocery store on a parcel adjacent to FreshFields Village. The notice reflects that the delay is in response to concerns expressed via public comment to the developer's request for a zoning change to the Charleston County Planning Commission. The meeting agenda including the request and public comments is available at: <https://www.charlestoncounty.org/https://www.charlestoncounty.org/planning-agenda/agenda.pdf?r=733>

Update concerning MUSC donation request – Mayor Gregg reminded members of a meeting had with himself and the Mayor Pro Tem, and a representative of MUSC in December of 2021 concerning the proposed new facility on Seabrook Island Road. At that time, they were provided a schedule of suggested donations associated with naming rights for aspects of the new facility (copies of the schedule have been provided to members). Mayor Gregg noted during a follow-up meeting with the MUSC representative in late April. It was suggested that a donation by the Town could serve to encourage donations by other community organizations as demonstrated by the Town. Mayor Gregg further noted that he has asked the Community Promotions and Engagement Committee consider the request.

Update concerning Angel Oak Preserve (meets at Angel Oak) – Mayor Gregg summarized a meeting had with the director of the Lowcountry Land Trust and was informed that they are planning

improvements on land in the vicinity of the Angel Oak to provide enhancements to the experience of visitors to the Angel Oak (members have been provided LIT's announcement of selection of an architectural landscape firm). As the Town has previously applied Greenbelt allocation funding to preservation of Angel Oak, Mayor Gregg provided the information concerning the enhancement plans to Councilwoman Finke who has been looking into potential uses for the Town's Greenbelt funding allocation.

Town Council Members:

• Jeri Finke –

o Charleston County Greenbelt Program Update – Councilwoman Finke summarized the Charleston County Greenbelt Program, and some potential projects can be for the Town of Seabrook Island.

o Questions on tracking business licenses to ensure compliance – Councilwoman Finke inquired how the Town enforces those who are operating in the Town limits without a business license. Town Administrator Cronin clarified the enforcement process for the Town.

o Questions on enforcing Town's plastic ban – Councilwoman Finke inquired if the Town has been enforcing the plastic ban ordinance as they have been relaxed from the COVID-19 pandemic. Town Administrator Cronin clarified the enforcement so far from the Town. o Grant availability for charging stations – Councilwoman Finke discussed obtaining some grants from the state and Berkeley Electric to install charging stations at Town Hall. Council discussed the funding for this project and how much the potential grant would cover, and if the current amperage for Town Hall would be able to sustain this type of charging station, and where would the stations be placed. Council discussed the number of LSV's registered to residents and rented.

o Correcting the record regarding the Ordinance 2020-14 and the Short-Term Rental (STR) Ad Hoc Committee Report – Councilwoman Finke clarified some misinformation being circulated around the island about the short-term rental ad hoc committee, the report, and Ordinance 2020-14. Council clarified the potential amendments to Ordinance 2020-14. Councilwoman Fox noted the findings from the Long-Range

Planning Committee meeting from the Seabrook Island Property Owners Association (SIPOA). Councilwoman Finke read aloud an email received regarding short-term rentals.

o Reviewing recommendations made in the STR Ad Hoc Committee Report

• Polling Council Members on recommendations for amending the STR ordinance. Councilwoman Finke and Fox polled each member of Council and discussed the committee's recommendations by line item and how to proceed with the potential amendments.

• Moving forward with complaint portal on Town website. Council discussed the creation of a complaint portal on the Town website.

• Initiating discussions with SIPOA and Club on possibility of establishing one-contact point. Council discussed having one point of contact with SIPOA and the Club and how this would work.

• Patricia Fox – Councilwoman Fox updated Council on the most recent communications from the Town, the upcoming Community Promotions and Engagement Committee, and the Long-Range Planning Meeting with SIPOA.

• Barry Goldstein – None.

• Dan Kortvelesy – Councilman Kortvelesy summarized the spring Disaster Recovery Council (DRC) training exercises held last week. Councilman Kortvelesy reminded all of Disaster Awareness Day on June 17th at the Town of Kiawah and encouraged new residents to attend.

Town Administrator Joe Cronin

• Action Items for June 28th Meeting

o 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 Cronin noted the Planning Commission recommended to approve Ord. 2022-04 as amended. o Town Administrator Cronin updated Council on the number of short-term rentals and business licenses that have been issued for 2022. Council discussed and clarified the town's enforcement on short-term rentals that are not compliant. The meeting adjourned at 2:44PM.▲

THE Seabrooker

The Exchange Club of Kiawah-Seabrook Foundation Needs Your Help



You might be aware of the Exchange Club of Kiawah-Seabrook by the American flags that are put out around the community for every patriotic holiday, or you might know the Club from the directory that is published and distributed throughout the community each year. What you may not know is that the club has contributed hundreds of thousands of dollars to deserving non-profit organizations that serve our less privileged neighbors on Johns and Wadmalaw islands.

Advertising sales revenue from the directory contributes more than \$100,000 per year to organizations in five categories: Americanism, Child Abuse Prevention, Health and Housing, Youth and Education and Hunger and Mentoring. Members of the club serve on committees that vet and review grant requests from different organizations before awarding grants to the programs that the committee feels were most deserving that year. Grants are awarded to recipient organizations at a banquet.

The Club also bestows the Angel Oak award each year to a community member that has made a significant contribution to the well-being of the people on the island, and the recipient receives a \$5,000 grant to contribute to the non-profit of their choice. This year the award was presented to Seabrook Island resident Charlotte Moran for her work with Habitat for Humanity.

While the economic contribution from directory sales is significant, the need is vastly larger than what the members can provide through directory sales. The Covid-19 pandemic made the challenges of living near or below the poverty line much worse. Real hunger hit our islands, and nearly every aspect of life for the community was made more difficult. The Club wants to do more, and you can help.

The Club has created the Exchange Club of Kiawah-Seabrook Foundation, a 501C3 to provide tax deductible opportunities for individuals in the community to contribute to the Club's efforts. If you would like to help the Club help our neighbors, you may go directly to www.ks-exchangeclub.com, click on the FOUNDATION button and Donate Now to make a charitable contribution.

You may also send a check to:

The Exchange Club of Kiawah-Seabrook Foundation
130 Gardeners Circle PMB-J
Johns Island, SC 29455

If you prefer to send charitable contributions as a portion of a Minimum Required Distribution from an IRA, search for the Exchange Club of Kiawah-Seabrook Foundation. Our EIN is 81-1358132. We can also accept credit card donations. Please contact Bob Leggett at 216 513-6050 or at rmlegg8@gmail.com if you wish to use a credit card.

All donations will be tax deductible to the extent the tax laws allow.

We are fortunate to live in an island paradise and we have an obligation to help others in our community who are not as fortunate. You can help the Exchange Club of Kiawah-Seabrook work to make that happen.

Please consider a donation, your neighbors need your help.▲

Thad Peterson

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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

WARREN PYLE

Warren Hugh Noted Boston Lawyer Of Lexington, died on December 29, 2019, at age 86. Pyle was born in State College, Pennsylvania, and earned degrees from Harvard College and Harvard Law School. As a lawyer, he spent over fifty years representing workers and labor unions in New England, and was the senior founding partner of Pyle Rome Ehrenberg PC. He was long considered the dean of the labor bar in Boston and beyond, striving to vouchsafe and improve workers' rights as he guided and mentored generations of lawyers to do the same. He is survived by his wife, Lisl Urban, two sons, five stepchildren, three grandchildren and two step grandchildren. In addition to his long career at the bar, Pyle had a lifelong love of choral music, and he sang in many groups in the Boston area, including the Cantata Singers, the Back Bay Chorale, and the Boston Cecilia. He loved to spend vacation time in West Tisbury, Massachusetts, where in the 1970s he built a secluded hilltop home, later expanded, that is still enjoyed by his family. Memorial Service was held on April 18, 2020, at Brookhaven at Lexington, 1010 Waltham Street, Lexington, MA. Warren and Lisl had a home on Seabrook Island where they were part time residents. Warren sang for many years with the Island Choraliers and his trained baritone voice was featured in many solo performances.▲

Help Mt. Zion Kids, Please!

Contrary to what you might think, many typical school supplies are not provided for the students and teachers in the Charleston County School District. Thankfully, for over ten years, the residents on Kiawah, Seabrook, and Johns Islands have generously purchased pencils, erasers, school uniforms, composition paper, and other routine supplies for use in Mt. Zion Elementary School.

Considering the needs of Mt. Zion students, we are again reaching out for your support. Again this year, we ask you to make a monetary donation and let us do the shopping on your behalf based on each teacher's Wish List. We will use the funds received to purchase supplies and uniforms before the school year begins and as needed. Your support goes even further if we receive your donations before the state's tax-free weekend, which begins this year on August 6.

Please make your check payable to "Support Mt. Zion Kids" and mail it to:
Support Mt. Zion Kids
c/o Lucy Hoover
2824 Dove Nest Ct.
Johns Island, SC 29455



"Support Mt. Zion Kids" is now a 501(c)(3) organization, EIN 87-1854050. Our organization will send a donor acknowledgment letter to each contributor.

Please note that later in the school year, another organization, Mt. Zion Holiday Fund, will ask for donations to provide holiday gifts and meals for some Mt. Zion families. Please watch for their notices as we approach that season.

Stores that Support Education

Another way we can help the students at Mt. Zion is when you shop at various participating stores. This program works no matter where you live.

- Ask your cashier at **Harris Teeter** to enter the school number "3455" into the register when you use your VIC card. You can also annually activate this donation online. By doing this, you donate a portion of your spending to Mt. Zion Elementary each time you shop and purchase "Together in Education" items.
- If you have an **Office Depot** credit card, please ask the sales associate at the register to credit Mt. Zion Elementary (school ID# 70090775). The school will receive 5% of any purchases you make annually.
- **Staples** also has a rewards program which can be used for purchases.
- Finally, if you have a **Target** credit card, you can register on the Target website for Mt. Zion Elementary. These businesses donate a portion of sales dollars to local schools.▲
Lucy Hoover

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ATAV Advisory Committee - continued from page 1

- promotion of the arts and cultural events;
- construction, maintenance, and operation of facilities for civic and cultural activities including construction and maintenance of access and the nearby roads and utilities for the facilities;
- the criminal justice system, law enforcement, fire protection, solid waste collection, and health facilities;
- operating visitor information centers.

For additional information regarding eligible ATAV expenditures, please refer to the SC Department of Revenue's official advisory opinion contained in SC Revenue Ruling #98-22.

A responsible person from the submitting organization must at-

tend the ATAV Advisory Committee meeting on August 23, 2021, at 10:00 am to present the request (limit to five minutes) and to answer questions from committee members. The meeting will be held at Seabrook Island Town Hall, 2001 Seabrook Island Road.

Recommendations made by the ATAV Advisory Committee must be approved by the Seabrook Island Town Council before funds may be committed to the applicant or dispersed by the Town.

For more information, please contact Katharine Watkins, Town Clerk, by phone at (843) 768-9121 or by email at kwatkins@townofseabrookisland.org

Application Deadline:
Mon. August 8, 2022
(12:00 PM)

UNDER CONTRACT

255 Surfsong Road
Kiawah Island
3,491 SF | 4 BR, 3.5 BA
\$2,695,000
New Construction

FEATURED

2480 Clear Marsh Road
Seabrook Island
4,133 SF | 4 BR, 5 BA
\$2,649,000

UNDER CONTRACT

5777 Boone Haven Road
Wadmalaw Island
3,800 SF | 5 BR, 4.5 BA
\$2,450,000

FEATURED

2416 Racquet Club Drive
Seabrook Island
1,092 SF | 2 BR, 2.5 BA
\$649,000

UNDER CONTRACT

2493 Seabrook Island Road
Seabrook Island
0.42 Acre Lot | Golf & Marsh View
\$429,000

NEW

3220 Privateer Creek Road
Seabrook Island
0.49 Acre Lot | Golf & Lagoon View
\$399,000

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Seabrook Birds...Through the Lens!

Article and photos by Ed Konrad

Over the past 18 months Aija and I have been writing articles and sharing photos for the Seabrook Island Birders' Seabrooker page. You've probably figured out that we spend a LOT of time birding. It's a mutual hobby of birding and photography. Last year Aija wrote an article on "Why Birdwatching?", sharing her enjoyment as she looks through her binocular and spotting scope lenses. This month, let's look through another lens - my camera - and share some special Seabrook moments and the enjoyment I find in bird photography.

Like many, I've always had an interest in photography - kids, grandkids, travel - moving through the years from film to digital. When Aija got interested in birding, I did the tag along, enjoying the exercise and outdoors. On a hike at Dungan Preserve looking for nesting Wood Storks, I got a pretty good shot with my point and shoot. Next was a Nikon and 300mm lens. Now 13 years later multiple cameras, lenses including 600mm, and lots of gear!

Like all interests and hobbies, I've developed needed skills, but have tried not to get overwhelmed with all the technology under the camera covers. I've learned how to do just the right amount of Lightroom editing to give photos some pop, with a rule not to distort from the natural beauty of the bird and its surroundings. For me, the fun is in the hunt for interesting birds and behaviors, the wonderful surprises that happen with some patience, learning about the "science" and challenges birds face, and the creativity of composing a good shot as I'm looking through the lens. Of course, I'm very fortunate to have Aija, my birding partner with me. I like to say, Aija finds them, and I shoot them. I've learned about the birds from Aija, and help out with the sightings too.

Here's some favorite Seabrook moments of interesting, sometimes crazy, behaviors. At the North Beach point, we spotted a group of Red-breasted Mergansers, Snowy Egrets, Tricolored Herons, and a Bonaparte's Gull all working together chasing schools of fish. Teamwork! Alone on North Beach just after the Captain Sams Inlet relocation, Least Terns started buzzing my head. Then I had my first sighting ever of the terns' courting behavior. I laughed out loud as I viewed the many interactions - the lady sometimes taking the gift of the fish, and sometimes not! Oh, the disappointment of Mr. Least Tern! It's always fun to photograph Ospreys diving for fish at the point. Once through my lens I captured an encounter - the majestic Bald Eagle too lazy to do its own hunting, stealing a fish mid-air from a hard working Osprey!

Then there's the unexpected. On a few memorable occasions we've come around the bend to the point and suddenly there was a resting Merlin. Freeze, then slowly and quietly move to get the sun to my back. Then the reward of 15 minutes or so of amazing shots of this not often seen beautiful falcon. I've learned to be patient looking through the lens - just wait, the bird may do something really interesting. Tricolored Herons sitting on the Osprey



Red-breasted Merganser, Snowy Egret, Tricolored Heron, Bonaparte's Gull



Least Tern



Osprey and Bald Eagle



Merlin



Tricolored Heron



Painted Bunting



Red Knot



American Oystercatcher U.S.



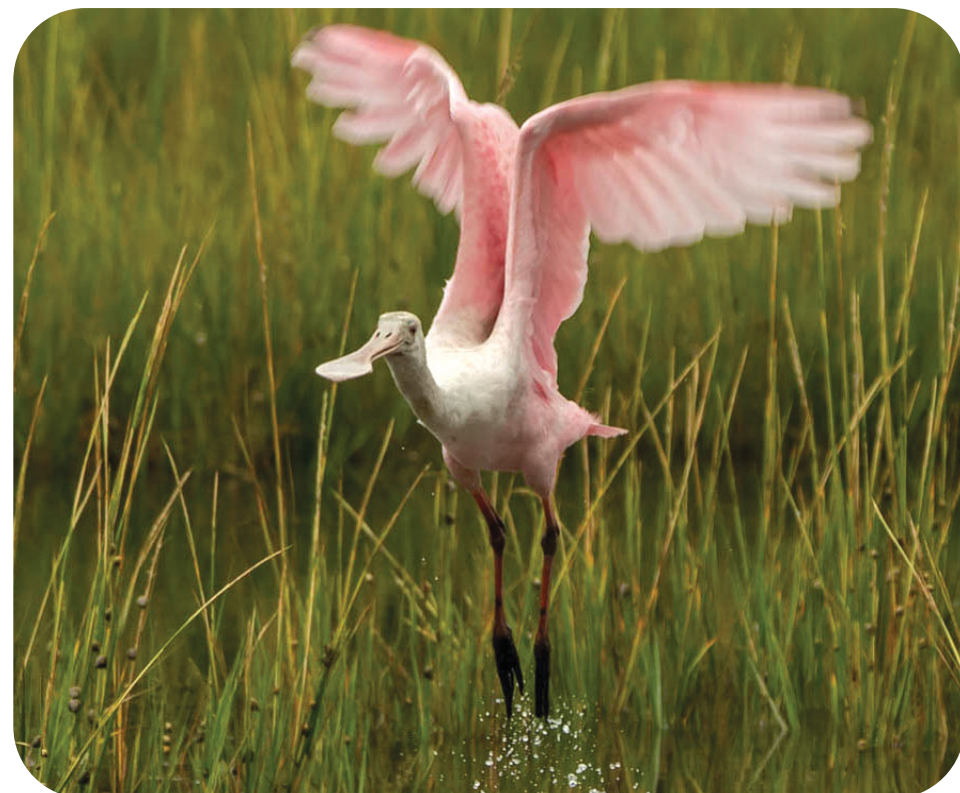
Piping Plover Red Yellow



Snowy Egret



Northern Gannet



Roseate Spoonbill



Black Skimmer



Reddish Egret

platform at Palmetto Lake is a nice shot, and the juveniles are especially colorful. But patience, if I can hold the heavy camera and lens up long enough, maybe the herons will move to an interesting position. Sure enough, click, nice pose guys!

I've learned to try to "compose" the photo through the lens - with background, rule of thirds, depth - rather than a burst of shutter clicks and hoping there's a good shot when I get home. The Painted Bunting spotted on Bobcat Dune is a good example, plus sometimes you just get lucky! This beauty sat up suddenly on the grass and posed for a split second - a one click shot.

Photographers are always looking for that perfect "Golden Hour" light, but the birds don't always cooperate. One Spring evening we were searching for the large flock of Red Knots. Suddenly the moment was there - Golden Hour and beautiful rust breeding color knots - wonderfully blended together on the shore! The moment when the colors and light all come together is a treat. The Snowy Egret is a favorite bird to photograph - beautiful white feathers, golden slippers, graceful in flight. I have a million photos! This photo of two Snowys reflected on deep blue water with good light is for me one in the million.

Our birding and photography have led to friendships and learning opportunities with talented biologists dedicated to protect our shorebirds. This has given us a real appreciation for the challenges our shorebirds face to survive. This photo of U5, our resident American Oystercatcher that successfully bred last summer, is our first sighting of him in 2015. The Piping Plover is Red Yellow, with us now for two winters, endangered and captive raised on the Great Lakes per our MI researcher friend. Each time we're on the beach I search for, photograph and say hi to these special residents, knowing they're protected in our Seabrook habitat.

Everyone loves the Roseate Spoonbill! I have nice photos from Jenkins Point and the fire station. While focused on a Roseate doing its spoonbill thing in the marsh - boom - it lifts up and flies right at me! I like the contrast of the pink and green colors in this photo. It's a good example of not everything needs to be in focus - the blurred wings add to the motion of the shot. This may be an all-time favorite Seabrook photo moment!

Capturing birds in flight is always a challenge. Here are three favorites. I could spend hours photographing the Black Skimmers "skimming" along the shore. I sometimes think if I remembered to bring some cold beers, I would spend hours! The Northern Gannet at Pelican Watch was a special treat. This is a pelagic bird that rarely comes this close to shore, and it's the only time we've seen it close enough to photograph at Seabrook. I'll end with a real favorite - the Reddish Egret seen in the summer in North Beach tidal pools and lagoon. It's another I could spend hours watching through the lens and photographing. The "dance" it does while hunting for fish seems almost choreographed!

Hope you enjoyed these special "moments" through my lens!▲



Hurricane Season

by Paul Tillman

It's August, and hurricane season is here. While we all can recall the names of hurricanes past, like old disaster movies, modern day hurricanes are a real threat and will inevitably come again. With that in mind, the general characteristics of hurricanes should be discussed so that when they occur we will have an idea of what they are and what to expect.

Hurricanes get their name from 'hurican' the Caribe god of evil. Hurricanes can form anywhere in the tropical Atlantic Ocean above the equator in the Tropic of Cancer, or in the Pacific where they are called Typhoons. The word Typhoon comes from the Hindu word 'tufan' meaning violent wind. Storms that form below the equator, in the Tropic of Capricorn, are called Cyclones, a term that describes the clockwise rotation of their violent, swirling winds.

Hurricanes form from rising masses of warm air off the coast of Africa. The warm air drifts over the tropical sea and the heat rising off the water provides the energy to strengthen them. The air-mass rises into the upper atmosphere to form areas of low atmospheric pressure. As the moisture-laden air rises, it cools to become massive thunder clouds. When the clouds collect around the area of low pressure, a tropical depression is formed.

At first the clouds are poorly organized and travel slowly towards the Caribbean. West blowing winds arising from the Sahara Desert interact with the slow-moving cloud mass and can blow the clouds in a counterclockwise direction. As the cloud mass tightens, the rotational wind speed increases. When the cloud mass reaches a rotational velocity over thirty-five mph, a tropical storm is born. If the tropical storm winds increase to six-

ty-seven mph, and a definite "eye" becomes evident in the center of rotation, a hurricane is born.

The tracks of hurricanes, even with modern computer models, are difficult to predict. The storms can follow the Gulf Stream across the northern coast of South America to Jamaica, and on to Central America, Mexico and up into the Gulf of Mexico. Or, they can turn northwest into Puerto Rico, Cuba and into the Gulf of Mexico. Or hurricanes can veer northward toward the Eastern seaboard. On this track, they cross over the Bahamas and continue to Florida. From there they can cross the state to the Gulf of Mexico but they generally follow the Gulf Stream up the mid-Atlantic seaboard. Sometimes storms travel as far north as New York and New England. Often, the effects of the storms are felt far inland in the form of strong winds and torrential rain.

The question usually asked is: what was the most powerful hurricane to ever hit the United States. In the past, accurate information was not available and determining the most powerful storm is difficult. However, the Galveston Hurricane of 1900 packed an unimaginable punch. The power of the storm was never accurately measured but the fact that it flattened the entire city of Galveston, killing an estimated 8000 people, speaks for itself.

Modern measurement techniques now provide carefully documented information. The information is gathered by ground stations and hurricane-hunter aircraft that fly into the storms to collect data.

The Saffir-Simpson scale classifies hurricanes by wind strength. The winds must be sustained for one minute or more. Winds that blow less than a minute are called



gusts. To put the wind speeds into perspective: an A320 airliner lifts off at about 170 mph.

HURRICANE CATEGORIES:
 Cat 1= 67-97 mph
 Cat 2= 98-110 mph
 Cat 3 =111-125 mph
 Cat 4=126-144 mph
 Cat 5=145-177 mph or higher

Storm surge is more difficult to measure because it is influenced by wind direction, velocity, tide and topography. However, the height of the surge is estimated by markings left on towers or buildings after the hurricane subsides.

When it comes to ranking the strongest hurricane, there is no clear choice. However, Hurricane Camille 1969, Hurricane Katrina 2005, and Hugo 1989 are storms worthy of a closer look.

Camille had a measured sus-

tained wind speed of 175 mph and a suspected wind speed of 200 mph, (anemometers back then were destroyed by wind speeds of over 175 mph). Camille had a storm surge of 25 feet and a death toll of 256.

Katrina had a wind speed of 170 mph and a storm surge of 26 feet. The number of deaths from the storm are hard to extricate from the 1,833 reported because most deaths resulted from the levee failure three days after the storm passed.

Hugo, had a wind speed of 162 mph, a storm surge of 20 feet and 21 reported deaths. If a king tide had occurred at the time of Hugo's arrival, Charleston would have devastated. As it was, Charleston was badly damaged. The highest surge flooded the swamps of Bulls Bay, 30 miles north of Charleston.

If a hurricane is imminent, the best time to know what to do and the worst time to learn it is when it

hits us. The Town of Seabrook Island has posted informative emergency preparedness information on its web site.

Go to: townofseabrookisland.org. Click on services to get information on storm preparedness.

Don't wait until the storm nears landfall to decide what to do. The power of a hurricane can be unbelievably catastrophic and, more importantly, the decision to stay and 'ride it out' could prove deadly.▲

ARTICLE SUBJECT MATTER
 If you would like to see an article on a particular subject, please email Paul at pauldillman@gmail.com



547 Cobby Creek, Seabrook Island

3 bed, 2 bath, 1473 ft² | \$799,000

Nestled among beautiful mature trees, this is truly the creme de la creme of Seabrook Island's Tarpon cottages. Beautifully maintained, the home features golf course, water and marsh views. Recent upgrades include a new master bath, gorgeous wide plank wood flooring, and hurricane-rated windows in the sunroom. The cottage is elevated with parking and storage underneath for all of your beach gear, and is only a short bike ride or walk to the beach and club amenities.



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Addressing the Big Questions of the Day



GLASS HALF FULL Perspectives
BOB LEGGETT



As I discussed last month, investor sentiment has been dominated by worries this year, so it has been an unpleasant year for most of us. The optimistic Glass Half Full Perspective is always challenged in times like these, but longer term investors can take heart from the probability that "this time is very unlikely to be different". If history is our guide, the current worries will be resolved favorably...eventually. So, the Glass Half Full investor believes the economy will expand, inflation will subside, interest rates will normalize, earnings will grow and stock markets will reflect all of this by returning 10% or so over time.

Sounds good to me! The problem is that the longer term consists of shorter term cycles that can test the endurance of the GHF investor. And, we are in one of those bearish cycles right now. There are a series of questions that most eventually yield bullish answers before we can enter a positive cycle, so let's address them.

Question #1: Recession? We have already experienced one negative quarter of GDP and two consecutive down quarters is the unofficial definition of a Recession. Most current economic data suggests Q2 was also very slow and might have been negative. The government's arbiter of economic cycles is an organization called the National Bureau of Economic Research. They have a secret methodology for determining Recessions and they typically make decisions with very long lag times, so we won't wait for them to make a declaration.

I have my own methodology, developed 15+ years ago with my investment staff at the time. I call it the Recession Signals Checklist (RSC) and it consists of 10 quantifiable economic indicators. It backtested well (what doesn't?) but the key is that it has worked well in real time. It gave plenty of warning before the 2008-09 Recession and helped me to avoid

getting caught up in Recession fears in 2011 and 2018. It did not warn of Recession in 2020, but that was unpredictable due to the Pandemic shutdown.

Now, in a "more normal" economic cycle, the RSC shows that Recession risks are rising, but are not yet in the danger zone. **Question #2: Inflation?** The key for investors is whether rising inflation becomes embedded in consumer, business and investor expectations. The Fed will probably eventually be able to argue that the RATE of inflation was transitory. The trends that drove disinflation may be weaker than a few years ago, but they remain in place: demographic factors, high debt burdens, internet price discovery and supply chain globalization. Adding to that the comparisons to already-high inflation, reduced fiscal stimulus and tighter Central Bank policies, it seems likely that inflation RATES will fall to the mid-single digits over the next year.

However, the higher price LEVELS generally have a look of permanence - energy, food, wages and housing prices are up a lot and look like they will stay well above 2019 prices. As consumers and businesses experience higher ongoing costs of living and business, their mindset may change from "this too shall pass" to mentally pricing in higher costs year after year. The key to watch is whether CPI subsidies, but gets stuck at 4-5% for a few years. If so, inflation expectations could well become "untethered". I remain quite concerned about inflation.

Question #3: Bond yields? Well, the 10 year US Treasury yield has doubled to about 3% so far this year, but it remains well below my optimistic inflation target of 4-5%. This is untenable. Either inflation must drop significantly and stabilize at low levels, or Bond yields are WAY too low to be attractive. Despite the very, very strong demand for bonds (which suppresses yields), I think

bonds remain highly overvalued.

Question #4: Stocks? Valuations have come down significantly in 2022. The forward P/E (current S&P 500 price divided by expected EPS over the next 12 months) was around 21x at the end of 2021, but fell to about 15x in June. That was due to the combination of a 23% price drop while forward EPS estimates were still rising! Currently, the S&P 500 has rebounded while forward EPS continued to rise, so the P/E is about 16-17x. Not unreasonable versus 10 year Treasuries yielding only 3%.

What investors must consider is their answers to the first three questions. Do you think the economy will enter recession, remain in a slow-growth phase, or reaccelerate? Do you think inflation will remain high or drop? Will bond yields continue to rise or will they fall?

A stagflationary combination of a slow economy and stubborn inflation brings the currently-optimistic assessment of future EPS into question. Typically, the difference between a modest Bear Market (like this year thus far) and a serious long-lasting Bear (like 2008-09) is whether EPS remain stable or collapse. It's pretty obvious that if stock valuations look attractive now but EPS estimates prove to be 25%+ too high, the current P/E is an illusion. I don't know the answer to these questions, but monitoring them is the key for maintaining sanity during this Bear cycle. Be careful out there!▲

IMPORTANT DISCLOSURES
The opinions voiced in this commentary on current economic and market conditions 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.



SOUTH CAROLINA HISTORY

Pulitzer Prize Awarded for the First Time to a South Carolinian



demonstrated a "new attitude of the literary South toward Negro life." But because the protagonist of the story is Mary Pinesett, a spirited African American woman who is condemned by her peers as rebellious and promiscuous, others criticized the book and it was banned in many areas.

Peterkin was born in Laurens County and lost her mother when she was eighteen months old. She lived most of her life with her paternal grandparents before attending Converse College. After earning a masters' degree from Converse, she taught school in Fort Motte and married William George Peterkin in 1903. She lived the remainder of her life at her husband's family plantation, Lang Syne, which is near St. Matthews. The couple had one son and it was not until she was forty that Peterkin started writing.

After publishing a few articles, Peterkin's first book, *Green Thursday*, was released in 1924. In her writing, she portrayed the people she knew on the plantation, who were mostly descended from enslaved individuals. Her books describe the traditions and language of the Gullah people and re-

veal much about the Jim Crow South. Many southerners felt Peterkin betrayed her class and race, but she gained an international following and was acclaimed for illustrating a world unknown to most whites. Along with *Scarlet Sister Mary*, her book *Black April* became a best-seller. In 1933 she and Doris Ullmann published *Roll, Jordan, Roll*, a documentary photobook that focused on the Gullah people of the Lowcountry. That book has been praised as one of the first art books to portray African Americans as people rather than stereotypes.

Peterkin's fame skyrocketed after winning the Pulitzer. *Scarlet Sister Mary* eventually sold over a million copies in forty-nine editions and was eventually turned into a Broadway play. Peterkin continued to write for about twelve more years but then stopped around 1943. She died at Lang Syne plantation in 1961. In 1988, she was inducted into the South Carolina Academy of Authors and in 1994, into the South Carolina Hall of Fame.▲

Julia Peterkin, from the Collections of the South Carolina Historical Society



HEALTHY AGING

Jerry Reves, MD

Heat, Humidity, and Hydration

Heat, Humidity, and Hydration

The end of summer brings the greatest heat and vacations, often at places where the outdoors, exercise, and heat and humidity abound. Wherever we are, heat and humidity combine to create a high "heat index," we must stay hydrated. We all recognize a high index when even early in the morning, emerging from our air-conditioned homes, we wonder: "Did I just walk into a sauna?"

How we cool off in the heat
Our bodies have wonderful ways of regulating temperature. In fact, if the thermometer deviates much from 98.6 degrees F, our body swings into restorative action. Our cardiovascular system and sweat glands keep our temperature remarkably normal even when it is hot and humid. However, if the heat from the environment and heat generated by exercise or physical activity exceed our capacity to eliminate the heat by vasodilation (increasing the diameter of our blood vessels), increased cardiac output, and sweating, then heat accumulates in the body and we can suffer a progression of increasingly menacing heat illnesses. The remainder of this column is focused on maintaining adequate hydration in the face of the body's attempt to cool us down by sweating profusely, as we do here when outside, because the first threat to our ability to function in heat is dehydration.

Risk
Who is susceptible to heat illness? Anyone who is out in hot (over 85 degrees) and humid (over 65%) weather and performing vigorous exercise, especially in the sun, is potentially susceptible. Other factors which will make one particularly susceptible to heat illness are older age, heart disease, other chronic diseases, extreme exercise, sunburn, obesity, sleep deprivation, alcoholism, and several drugs. Finally, people who take beta-blockers, tricyclic antidepressants, aspirin, and diuretics are predisposed to heat disorders.

Dehydration
People who perform exercise or even routine activities in the heat and humidity and especially in the sun are going to perspire. The more vigorous the activity or the higher the heat and humidity, the more we will perspire, and this means loss of vital internal body fluids and electrolytes (salt, potassium, and other important chemicals). The excess loss of the fluids and electrolytes from our body through perspiration beyond what we take in leads to dehydration.

Consequence of dehydration
What goes wrong when the body loses an excessive amount of fluid? The cardiovascular system tries to compensate for this by an increase in heart rate, but the tendency to vasodilate makes it very difficult to maintain a normal cardiac output and blood pressure. The result is that in extreme cases insufficient blood is delivered to the brain and we can get dizzy and even faint. This obviously is dangerous since loss of consciousness can cause a fall with disastrous consequences. The signs and symptoms of dehydration include: thirst, dry mouth, dry skin, fatigue, less urination, dizziness, and headache. De-

hydration should be ideally prevented, but treated immediately if it occurs.

Prevention of dehydration
There are a number of things we can do (see Table) to make sure we avoid becoming dehydrated in the heat. Most of the things are well known and make common sense. The most important prevention measure is to drink plenty of water and some fluids that contain some carbohydrates and salt. When planning exercise, be sure to drink 15 to 20 minutes before beginning your workout and every 15 minutes throughout the exercise. A typical person needs eight to nine glasses of fluid per day just to replace average fluid losses. The "rule of thumb" for calculating your daily fluid requirement in ounces, as advised by exercise physiologist L. Lee Coyne PhD, is your weight in pounds divided by two (<https://leanseekers.com/Articles/Sports-Nutrition/Daily-Water-Requirements>). Thus, a 160-pound man would need 80 ounces of fluid a day.

What fluids to drink?
Water is sufficient most of the time to replenish lost fluids and is generally the fluid of choice to keep you hydrated throughout the day. However, too much water can be problematic. Gatorade or one of the other "sports drinks" is a good one to have when you know you are going to be out in hot humid weather and exercising or working for more than one or two hours. The advantage of the sports drinks is that they have the electrolytes sodium, chloride, potassium, and perhaps calcium - all substances lost in perspiration along with the large

quantities of water which must also be replenished. Gatorade can be diluted to taste and to avoid too much salt or sugar intake if you are on a restricted diet. Because all fruits are high in water content, drinking fruit drinks and making smoothies with them are good choices. Finally, skim milk or low-fat milk has protein useful in restoring needed protein lost after vigorous exercise. It is unwise to hydrate with alcohol since that is a vasodilator and diuretic which could deplete blood volume instead of augmenting it. Coffee and tea are also diuretics when consumed in large quantities. In terms of temperature of the liquid, cold liquid is better absorbed than at room temperature or warm - so a cool drink not only cools but also restores needed volume better in the hot and humid summer.

The Bottom Line
Heat and humidity are a particular threat to older people who cannot compensate as well as younger people. It is essential to anticipate the greater fluid requirements for everyday activity and especially exercise when outside in hot weather. Staying hydrated is one of the most effective strategies to combat the heat!▲

Table 1. TIPS FOR HEAT AND HUMIDITY

1. Drink plenty of fluids containing carbohydrates and electrolytes (Gatorade or like when out for long periods)
2. Wear light-colored clothing that wicks perspiration (synthetic materials as opposed to cotton)
3. Do not do strenuous exercise in the hottest part of the day in full sun
4. Get acclimated - increase exercise or outside activities gradually each day in the heat
5. Avoid sunburn
6. Shelter in air conditioning - that's why it was invented

Nutrition Facts	
10 servings per container	
Serving size makes about 16.9 fl oz 1 packet (35g)	
Amount per serving	
Calories	130
% Daily Value*	
Total Fat 0g	0%
Sodium 230mg	10%
Total Carbohydrate 34g	12%
Total Sugars 32g	
Includes 32g Added Sugars 65%	
Protein 0g	
Potassium 70mg	0%

Not a significant source of saturated fat, trans fat, cholesterol, dietary fiber, vitamin D, calcium, and iron.
*The % Daily Value (DV) tells you how much a nutrient in a serving of food contributes to a daily diet. 2,000 calories a day is used for general nutrition advice.

Figure 1. Label of contents of Gatorade powder packet. This powder can be mixed as directed or diluted with more water. Other sports drinks have a different formula that may include chloride and calcium with or without sugar. It is advisable to consult with your physician about the appropriate "sports drink" for you based on your particular medical history.

Cognitive Function can be Measured

~ Free Community Service on Seabrook ~



Cognitive function is a broad term referring to the mental processes involved in learning, manipulation of information, and reasoning; cognitive function is measured in memory, focus, attention, decision making, language abilities, perception, problem solving, planning, socialization, and a host of other skills. Aging, environmental exposures, certain medications, and some health conditions hasten the gradual decline of our mental abilities. Traumatic events, such as concussion from falls or other blows to the head, bring about cognitive changes quicker. Stroke and TIA (transient ischemic attack) produce changes almost immediately.

Cognitive function can be measured. A cognitive function screening, called the MMSE (mini-mental state examination) is often a part of a primary care general health evaluation. More sophisticated measurement is done through neuropsychological evaluations and diagnostic studies and is usually managed by a neurologist. In my career as a medical case manager and life care planner, I have worked with hundreds (if not thousands) of people who experienced cognitive functional loss. Now retired and being a part of the Seabrook community, I am offering the baseline (MMSE) cognitive screening to Seabrook/Kiawah residents. My suggestion is to establish a cognitive baseline when 'normal healthy' with regular follow-up screenings annually or sooner depending on situational concerns.

If interested in participation, please email to karenshelton.projectworks@gmail.com, or call me at 843.830.0701. Each screening takes approximately 30 minutes and can be scheduled in the privacy of your home or mine. All communication, including results of the MMSE, are strictly confidential.▲

Offered by Karen Shelton: Registered Nurse, Certified Nurse Life Care Planner, Certified Rehabilitation Specialist, Certified Case Manager, Certified Disability Management Specialist, and Medicare Specialist Certified Consultant

Cities with the most expensive homes in South Carolina

Stacker compiled a list of cities with the most expensive homes in South Carolina using data from Zillow. Cities are ranked by the Zillow Home Values Index for all homes as of May 2022. The charts in this story were created automatically using Matplotlib. The most expensive city on the list has a typical home value of \$3,289,890 which is 1,048% higher than the state average of \$286,590.



- | | |
|--|--|
| <p>#1. Sullivans Island
- Typical home value: \$3,289,890
- 1-year price change: +38.7%
- 5-year price change: +88.5%
- Metro area: Charleston-North Charleston</p> | <p>#6. Sunset
- Typical home value: \$1,183,913
- 1-year price change: +32.5%
- 5-year price change: +62.1%
- Metro area: Greenville-Anderson-Mauldin</p> |
| <p>#2. Sheldon
- Typical home value: \$2,448,747
- 1-year price change: +31.7%
- 5-year price change: +48.5%
- Metro area: Hilton Head Island-Bluffton-Beaufort</p> | <p>#7. Briarcliffe Acres
- Typical home value: \$849,687
- 1-year price change: +38.1%
- 5-year price change: +85.1%
- Metro area: Myrtle Beach-Conway-North Myrtle Beach</p> |
| <p>#3. Kiawah Island
- Typical home value: \$1,732,661
- 1-year price change: +40.2%
- 5-year price change: +58.0%
- Metro area: Charleston-North Charleston</p> | <p>#8. Seabrook Island
- Typical home value: \$841,727
- 1-year price change: +40.0%
- 5-year price change: +67.4%
- Metro area: Charleston-North Charleston</p> |
| <p>#4. Isle of Palms
- Typical home value: \$1,556,871
- 1-year price change: +47.0%
- 5-year price change: +82.4%
- Metro area: Charleston-North Charleston</p> | <p>#9. Hilton Head Island
- Typical home value: \$730,403
- 1-year price change: +40.6%
- 5-year price change: +76.1%
- Metro area: Hilton Head Island-Bluffton-Beaufort</p> |
| <p>#5. Folly Beach
- Typical home value: \$1,325,958
- 1-year price change: +45.5%
- 5-year price change: +84.2%
- Metro area: Charleston-North Charleston</p> | <p>#10. Mount Pleasant
- Typical home value: \$730,320
- 1-year price change: +33.2%
- 5-year price change: +57.6%
- Metro area: Charleston-North Charleston</p> |

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Evening Fireworks - PHOTO BY BILL NELSON



Family time at the beach - PHOTO BY BILL NELSON



Capturing a photo of the evening fireworks - PHOTO BY BILL NELSON



Page Brewer and Annie Collins - PHOTO BY PATRICIA SCHAEFFER



Best head dress - PHOTO BY BILL NELSON



Biggest hat - PHOTO BY BILL NELSON



Michael & Carol Hoffman - PHOTO BY BILL NELSON



Dailan Farnsworth & Savannah Nelson - PHOTO BY BILL NELSON



Family fun - PHOTO BY RALPH SECOY



Mayor John Gregg - PHOTO BY BILL NELSON



Best overalls - PHOTO BY BILL NELSON

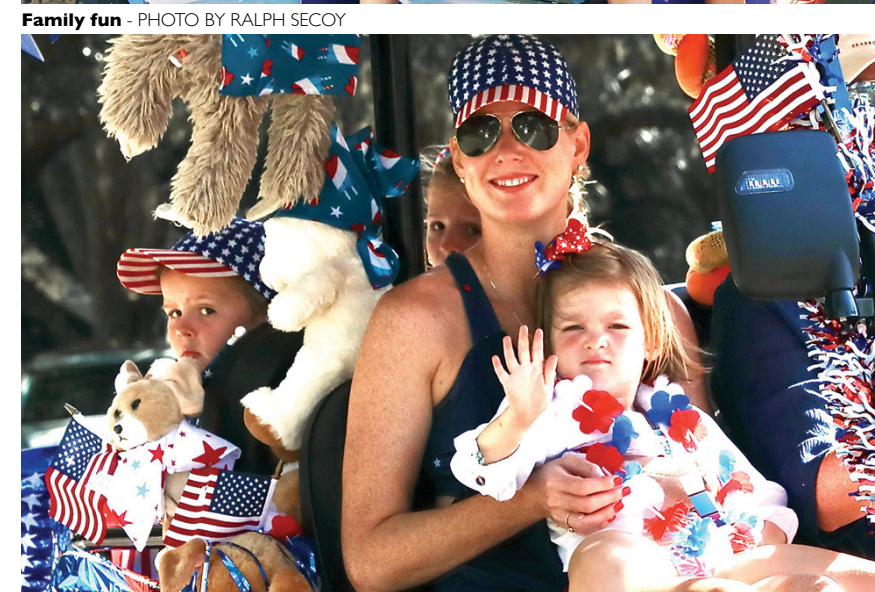


PHOTO BY RALPH SECOY

GARDEN CLUB MAILBOX WINNERS!

The rain did not dampen the spirit of the residents who decorated their mailboxes for the Seabrook Island Garden Club's 2022 "Most Patriotic Mailbox" contest. It was great for all to see and enjoy the enthusiasm and creativity exemplified in the decorations. This year the judges awarded the First Place, blue ribbon to 2347 Andell Way, for what can be described as the "simple spirit of the 4th", with fireworks, flags, and red, white and blue! The mailbox at 3305 Seabrook Island Road grabbed the second place award, with a fun "parade" theme of

turtles driving LSVs. Rounding out the top three, was the mailbox at 2440 Cattail Pond with an Uncle Sam Gnome fishing off the dock.

We want to wish a huge "Thank you" to everyone who participated in the contest, and we hope you will join us again next year! Your efforts did not go unnoticed! And for those who didn't participate this year, make plans now to brainstorm your theme and join us in 2023, by entering the Garden Club's Most Patriotic Mailbox contest!



1st Place Winner - 2347 Andell Way PHOTO BY BETH WRIGHT



2nd Place Winner - 3305 Seabrook Island Rd PHOTO BY BETH WRIGHT



3rd Place Winner - 2440 Cattail Pond PHOTO BY BETH WRIGHT



Vets LR PHOTO BY BETH WRIGHT



PHOTO BY RALPH SECOY



Beach Flag PHOTO BY SUSAN SODEN



PHOTO BY RALPH SECOY



PHOTO BY RALPH SECOY



Air Show - PHOTO BY BILL NELSON



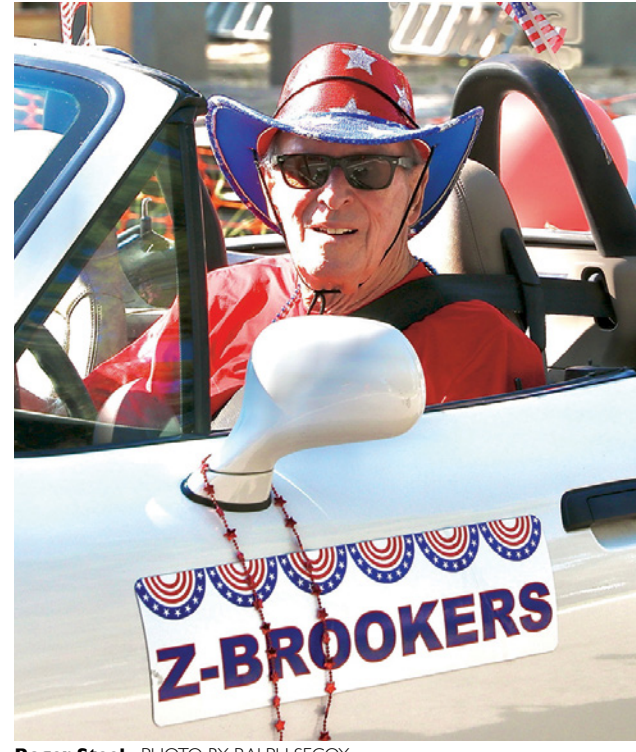
Bill Huff - PHOTO BY RALPH SECOY



PHOTO BY RALPH SECOY



SEADOGS - PHOTO BY RALPH SECOY



Roger Steel - PHOTO BY RALPH SECOY



Page Brewer and Annie Collins - PHOTO BY PATRICIA SCHAEFFER



SI Turtle Patrol - PHOTO BY RALPH SECOY



SI Garden Club - PHOTO BY RALPH SECOY

The Greenspace Conservancy and the Horse Pasture



With the recent explosion of new home construction on Seabrook, nearly every available property on the island now has a home on it and very few lots are open, build-out is near.

Fortunately, in 1999, three Seabrookers – Bob Guifredda, Executive Director of Seabrook Island Property Association (SIPOA), Ray Myles, Past President of SIPOA, and Sue Holloman, President of SIPOA – met to discuss growing concerns about protecting the island's environmental character. Thanks to their vision, the Conservancy has been able to preserve some beautiful areas of our island in perpetuity.

Not too many people know that one of the early acquisitions was the horse pasture near the gate, and it's a good example of how a few people

with vision can really change our world for the better.

From the early days of the Conservancy, the horse pasture just inside the Seabrook Island gate was identified as a priority for preservation. The pasture was privately owned by a company who planned to develop the property, and the Conservancy felt that any construction on the property would detract from the beauty of the entry to the island. In 2007, the Conservancy Board entered into negotiations to purchase the property, the owner accepted a contingency offer for the entire 5.89 acres, and they were willing to partially finance the purchase. This left the Conservancy with a big debt to cover. After a successful fall Conservancy Gala and a separate "Preserve the Pasture" campaign that included the sale of "deeds" to one-inch

squares of the pasture that made purchasers "owners" of the pasture, the property closed on December 19, 2007, and the remaining shortfall was made up by a private loan from a Conservancy supporter. Another large, visible property was kept open and green. The "Preserve the Pasture" campaign was also important in that it helped to raise awareness of the Conservancy and its mission and resulted in a large number of first-time contributors.

Thanks to the vision of a few citizens of Seabrook, we have a beautiful entrance to our island that will remain beautiful.

If you would like to help the Conservancy continue to preserve our beautiful home, please visit our website at <https://www.sigsc.net/how-to-help/make-a-donation>.▲

Thad Peterson

Fun Facts about Downtown King Street



We all know King Street, where parking is like trying to fit 10 pounds of grits into a five pound bag. On any given day, you can spot locals heading to a coffee date, dogs trotting happily by their owners, and visitors eyeing window displays.

But there's much more to this bustling design + shopping district than meets the eye. We love learning about our city – especially the historic streets that get us from A to B in style – so we rounded up trivia about Charleston's famous route.

- Here are seven fun facts about King Street:
1. King Street was named after King Charles II of England. Charles Towne, established in 1670, was also named in honor of the king.
 2. There are sites from the National Register of Historic Places on King Street, including the Radcliffe-Aimar Building at 409 King St. and St. Matthew's Lutheran Church at 405 King St.
 3. King Street was previously known as The Broad Path, the High Way, and The Broad Road.
 4. It may be Charleston's main corridor, but King Street is not the city's actual Main Street – which crosses the West Ashley Bikeway. See it on the map.
 5. Its history spans over 300 years, and it is one of the most historically + architecturally important roads in the city.



Charleston, South Carolina, circa 1910. "King Street looking north."

6. In the 1950s, Upper King became a one-way street due to the popularity of shopping in the area. In 1994, it was converted back into a two-way road.
7. The street underwent a revival in the 1980s, including the construction of Charleston Place Hotel. Today, the hotel is owned by local billionaire Ben Navarro.▲

Updates on Short-Term Rentals within the COVAR Communities



C.O.V.A.R. CORNER

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

The major takeaway from this policy removed the ability of the STR to call in gate passes, as well as setting limits for the number of cars allowed per rental unit (one car per bedroom, minimum 2 cars per rental). LSV's count as a vehicle. In addition, STR owners must register their property with SIPOA, in addition to the required business license and short-term rental permit obtained from the Town.

Previously, in September 2021, the SIPOA executive board sent a survey to the 41 association and regime presidents, with the goal of compiling information that would contribute to the formation of their new STR policy. One of the answers that fell short was the response to how many associations and regimes had an up-to-date list of which villas, cottages and townhomes were STR's within their community. A mere 2 of the 41 members had this information available.

Working in conjunction with TOSI, COVAR compiled this information for each association and regime. The first lists were sent to each board president and their property manager, starting in early December 2021. These lists have been updated 4 times, with the most recent list also including the rental contact information for each unit in their community. Finally, each association and regime board review and makes changes to their rules and regulations, typically on an annual basis. These rules clearly state the expectations to be followed by owners, their guests and renters while staying in their home. Each association and regime have a clear and consistent set of rules and regulations for their neighborhood, in addition to the SIPOA Rules and Regulations, which apply to all residences on the island.

Rules should be posted on the refrigerator, when possible, for easy reference.

Both the TOSI Short term rental ordinance 2020-14 and the SIPOA Short Term Rental Policy can be found of their respective websites by following the links below:

https://www.townofseabrookisland.org/uploads/1/1/5/0/115018967/ord_2020-14_text_amendment_for_short_term_rental_regulations

Continuing to maintain a harmonious balance in the COVAR associations and regimes with respect to STR's has been improved by transparent communication, with both the regime management companies and the rental management companies. These small steps this year have made an enormous difference and have been received positively. We will continue to monitor, participate in, and communicate changes in issues that impact our members.▲

On May 16, 2022, SIPOA passed their new Short Term Rental Policy.

SEABROOK ISLAND
SPEED LIMIT 25

PLEASE BE MINDFUL OF OTHERS ON THE ROAD

AUGUST FRESHFIELDS 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.



August 5 - The Yacht Cub



August 12 - Travis Allison Band



August 19 - Bounce Party Band



August 26 - The Coppertones



September 2
Wet Nose Dogs



Farmer's Market at Freshfields
Every Monday 3:00 to 7:00 pm!

Full schedules and details online: freshfieldsvillage.com/events

Save the Date for CSO



The Town of Seabrook Island is once again sponsoring a performance by the Charleston Symphony Orchestra.

4:00PM • Sunday, October 16, 2022

On the lawn at Seabrook Island Lake House • 2319 Seabrook Island Road

Yuriy Bekker, CSO's Principal Pops Conductor, will conduct the orchestra in a program that will include a broad range of outstanding music at this hour-long FREE event. Those who were able to join us for the Orchestra's previous concerts on Seabrook Island will appreciate what an exciting and entertaining program this will be!▲

Seabrook Island Village



CALLING ALL MAH-JONG MAVENS!

Save the date:
October 18, 2022 Seabrook Island Village's 1st Annual Mah-Jong Tournament
Seabrook Island Club



I can hear tiles rattling on the tables and the chatter amongst friends that usually goes with a fun day of Mah Jong at SIV's first Annual MahJong Tournament to be held on Tuesday, October 18th.

This ALL DAY event will be held at the Seabrook Island Club and is open

to all Mah Jong players - beginners, intermediates or advanced (10am-3:30pm). The cost per person is \$65. This includes a luncheon buffet, prize money and a \$25 donation to SIV.

There will be 4 rounds throughout the day. Each round will be with new people. Scoring will be on the points

you receive when you mah. No money is involved. After each round your points will be collected and recorded.

Contact Sue Coomer (843-901-0447 • seabksue@att.net) to register. Hope to see you and your Mah Jong buddies for this event.▲

Sue Coomer



August Artist of the Month

Susan Leggett

Reception

Monday, August 1st

4:30 – 6:00 PM | The Lake House.

Please come by and see Susan's beautiful artwork!



Growing up with an artist mother, Susan was drawn to the creative process as a child. After graduating from college with a major in Chinese history, she pursued a practical business career for 30 years, winding up in real estate investment and development. Only after retiring did she start to explore the world of art, first studying studio art and subsequently earning an M.A. in Art History and Museum Studies from Case Western Reserve University in Cleveland, Ohio.

She jumped into oil painting in an intensive summer workshop offered by the Cleveland Institute of Art. Captivated by the process of painting, she has taken many classes with various artists in Northeast Ohio and Charleston.

There will be a reception for Susan on Monday, August 1st 4:30 – 6:00 PM at The Lake House. Please come by and see Susan's beautiful artwork!▲

She is the illustrator of three children's books featuring Mimi, a young deer exploring Seabrook, Kiawah and Sullivan's Islands.

Seabrook Island has been her home since 2012 and many of her paintings reflect the creatures, birds and pastoral scenes of the Lowcountry. Her styles range from whimsical and folksy to semi-realism. Regardless of the medium, color is a predominant feature.

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

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RFP Issued for Feasibility Study

The Town of Kiawah Island Arts and Cultural Events Council is pleased that the Town has issued a Request for Proposals to determine the feasibility of building and operating a facility for the performing arts.

For almost 20 years, the Town of Kiawah Arts and Cultural Events Council has hosted events in churches, golf clubhouses, ballrooms, and conference centers. Although we are incredibly grateful for the support of our generous partners, the lack of a performing arts venue has brought unique challenges. We currently outsource all lighting, sound, backstage, and other requirements for each event and often find ourselves working with limited capacities and increasing scheduling conflicts. A permanent venue would help mitigate these challenges while also allowing us to broaden the scope of

performances we are able to offer. Along with the Arts Council, many other community groups could benefit from such a space. A performance center is not the only aspect we would wish to gain from this facility. There is also the possibility of including classrooms, studios, and public spaces to display visual art.

Although this is the very first step in the process, we are eager to explore future possibilities for offering quality arts events to residents and visitors. We expect that the study will provide the Town with several options and opportunities. You can find the Request for Proposal that was recently posted to the Town's website linked here.

The closing date for submissions is August 15. For further information, contact Ruthie Foster at rfos@kiawahisland.org▲



SEABROOK ISLAND
Real Estate



3733 Seabrook Island Road - \$3,950,000
Ocean/Golf View | Private Pool | 4 BR | 4.5 BA | 3,786 SF



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



2740 Colonel Harrison Drive - \$1,099,000
Riverfront | Riverview | 5 BR | 4.5 BA | 3,206 SF



3046 High Hammock Road - \$1,079,000
Fairway One | 3 BR | 3.5 BA | 2,145 SF



755 Spinnaker Beachhouse - \$895,000
Villa | 3 BR | 2 BA | 1,462 SF



1235 Creek Watch - \$725,000
Villa | Marsh/Ocean View | 2 BR | 1,232 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 - \$659,000
Wedgewood | Golf View | 2 BR | 2 BA | 1,425 SF



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



1243 Creek Watch - \$610,000
Marshfront | Marsh View | 2 BR | 2 BA | 1,104 SF



166 High Hammock Drive - \$434,000
Courtyard | Golf View | 1 BR | 2 BA | 1,026 SF



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



2295 Seabrook Island Road - \$240,000
The Village | B48 L1 | 0.31-acre Homesite

seabrookisland.com | 843.768.2560

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

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

