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# THE Seabrooker

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## Real Estate on Seabrook: What to Expect in 2023



**REAL ESTATE REPORT**

Michael Asnip  
B.I.C./C.O.O.  
Seabrook Island  
Real Estate

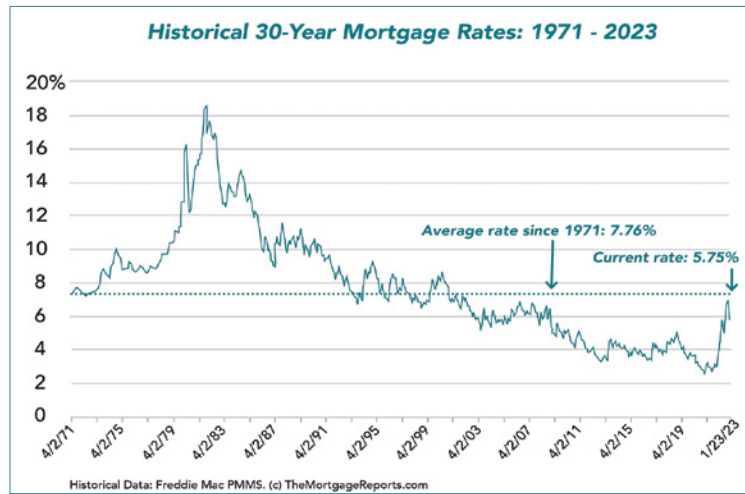
The real estate market is fluid — always has been, and always will be. We all know this intuitively, but still feel a sense of shock or concern when dynamics shift. Certainly, the past year has been one of uncertainty. In January 2022, mortgage rates were around 3%, and then, in the blink of an eye, they crept up to 4%, then 5%, and even flirted with 7%. From a nationwide perspective, inventory increased gradually and demand waned somewhat, meaning the fierce competition amongst buyers subsided. Naturally, the question I receive the most from Seabrook Island owners and club members is, “What will 2023 hold for real estate on Seabrook island?” The short answer: everything will be fine.

**DON'T BUY INTO THE NATIONAL RHETORIC**

Above all, Seabrook Island owners are concerned about their property's value or liquidity. With many pundits and so-called experts in the market playing into this fear, it's no wonder people are uneasy. However, it is not the doom and gloom some would have you believe. After going through multiple cycles in the market as a real estate professional and broker, my 40 years of experience lead to a different conclusion. Each past downturn had multiple economic causes that influenced the market to decline precipitously. The good news for Seabrook is that we are simply not in that type of environment heading into 2023. Let's take a deeper look.

**SEABROOK'S AVAILABLE INVENTORY IS LOW**

The market is decelerating, not depreciating. That's important to understand. Current inventory conditions indicate the market is stable and supply-and-demand principles will resist a rapid downturn for the near future. In January of last year, Seabrook Island inventory stood at historic lows with 12 properties on the market.



That number had dropped rapidly year-over-year due to great demand. That number was quite different from 2018 figures, when Seabrook Island inventory stood at 394 properties for sale. And while inventory rose to 74 properties for sale this past November, it has since fallen each of the last three months and now stands at just 51. Quite simply, our inventory level won't allow for a looming bubble that so many are concerned about.

**THE INTEREST RATE FACTOR**

Rising rates have certainly been slowing the market absorption of properties for the last 90 days. However, the main dampener has been buyer confusion and perceived uncertainty more so than the actual rates. Now that the steep increase in inflation month-over-month has stabilized—and actually begun to recede—the upward pressure on rates has decreased. The Fed has signaled the possibility of two more quarter-point increases in 2023, which will not have a dramatic

effect on rates. As it stands now, rates for a 30-year fixed mortgage are at 6% with no points. It's worth noting, for purchasers over the age of 50, current rates are below what they were accustomed to during their prime home-buying years.

**LOOK CLOSER**

The deceleration of the marketplace is not due to a dearth of buyers shaken by high interest rates or other economic uncertainty. Buyers are still plentiful. It is sellers and their properties that the market requires to accelerate again. Sellers have been slow to accept the deceleration in the marketplace. Having attempted to take advantage of rising sales prices, many listed their property for additional gains beyond what the current market yields. Remember, it is closed sales, pending contracts, and what a buyer is willing to pay based on those figures that determine value — not list prices. While list prices are correcting, actual closings still offer the tremendous gains realized over

SEABROOK'S AVAILABLE INVENTORY IS LOW			
PROPERTY TYPE	ISLAND TOTAL	CURRENTLY FOR SALE	%
HOMES	1,326	16	1.21%
VILLA/COTTAGE HOMES	1,113	17	1.53%
HOMESITES	133	18	13.53%
<b>TOTAL</b>	<b>2,572</b>	<b>51</b>	<b>1.98%</b>

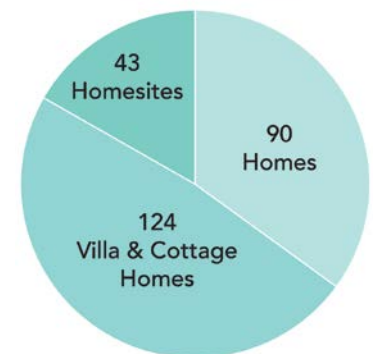
Inventory as of 1/20/23. Homesites do not include improved homesites, those under construction, or in architectural review.

the past two years. Buyers likewise may be disappointed that values are not falling and creating an opportunity to secure a property “below market.” But as fears and confusion in the marketplace ease, sales values and the pace of sales will normalize.

**HIGH VISIBILITY INCREASES DEMAND**

Seabrook Island is no longer a secret. Increased exposure and awareness is attracting prospective buyers from across the country. A scarcity of in-demand properties in Charleston—oceanfront, deepwater, riverfront, marsh, and golf course offerings—have drawn buyers and agents to discover Seabrook's natural beauty and elevated lifestyle. This will only grow stronger in the future, driving demand and home values even higher, regardless of fluctuations in the real estate market at large.

**257 Properties Closed on Seabrook in 2022**



Seabrook Island Real Estate was involved in 188 (73%) of the transactions.

**SO NOW WHAT?**

Make sure you know exactly what the realities and opportunities are so you can make an informed decision you'll feel good about long-term. Partner with a real estate expert who not only understands the complicated, ever-shifting dynamics of the market, but also your specific situation on Seabrook Island. At Seabrook Island Real Estate (SIRE), we list and sell more Seabrook Island properties than all other companies combined. In 2022, we were involved in 188 of the 257 property sales here. That's 73%. Drop by our office, or contact me or our team with any questions. We are always available to share our expertise and assist Seabrookers with your real estate needs.▲

THE Seabrooker  
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**SEABROOKER ONLINE at :**  
[www.townofseabrookisland.org](http://www.townofseabrookisland.org)



**FROM TOWN HALL**

Jeri Finke  
Councilwoman

You don't need it until you need it! That may sum up the discovery the Town's Environment and Wildlife Committee (EWC) has made during its ongoing discussions about making some needed revisions to the Town's beach ordinance.

About this time last year, when we were gearing up for the Town's new advisory committees, I was reviewing complaints and observations from the previous year about various beach activities. I also had the end-of-season notes and recommendations from meetings with Beach Patrol. I thought it was so opportune that here I was chairing a new committee and already



## Revising Beach Rules

had an issue for it to tackle. How hard would it be to make a few recommendations to Council for tweaking the beach ordinance before summer 2022 arrived?

But Oops! I had opened that proverbial can or worms. After taking a deep dive into research, including reviewing state law and analyzing the beach rules in other coastal communities,

it became obvious that ours needed more than a tweak that could be done quickly. Much of our beach ordinance is outdated, overly simplistic in sections, ambiguous in others, and completely fails to address a number of issues that would leave our enforcement officers hamstrung if a problem were to arise. (Thus, “you don't need it until you need it”!)

It will still be a few months before the EWC is ready to make any recommendations to Town Council. Once that is done, should Council decide to move forward, there will be open review and debate on proposed changes to the beach ordinance, including at least one public hearing.▲

*continued top of page 8*

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)

Michael Asnip, Joanne Fagan, Jeri Finke, Aija Konrad, CHSToday, Ed Konrad, Stacey Leasca, Bob Leggett, Steve Penkhus, MD, Norman Powers, Jerry Reves MD, Patricia Schaeffer, Paul Tillman, Charles Waring, III, Katharine Watkins

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

DEATH NOTICE

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



Merrill "Mike" Willis

September 22, 1930 - January 9, 2023.

Mike Willis, 92, a resident of Seabrook Island for 26 years, passed away peacefully January 9 at his home after several months of declining health.

he spent 31 years in their engineering and construction division. His career at Olin sent him around the entire country and it was on such a trip to New Jersey where he met Barbara, a New Jersey school teacher.

Upon his retirement in 1995, he took a motor trip along the east coast searching for a perfect golf spot. That trip led Barbara and Mike to Seabrook Island in 1996. After moving to Seabrook Island, he enjoyed golfing, was an avid reader, (in fact one of Amazon's champions) did crossword puzzles, rode his bike, played cards with family and friends and researched his family tree.

He was preceded in death by his father, Otis C. Willis, his mother Blanche Irene Merrill Willis and his daughter Tamra Willis Edwards.

It was during his time living at Seabrook Island that Mike was diagnosed with kidney failure. He was gifted a kidney by Kevin Britt, his great-nephew.

He was a World War 2 veteran, serving in the Air Force as a radio operator interpreting messages. After his military service, he went back to school attending Louisiana State University where he focused on engineering and contracts.

A private memorial service will be held at a later date. Memorial contributions are welcome.

sible during periods of high traffic backups at the Seabrook Island gate. Seabrook Island Road is only a two laned roadway and Andell Way is a two laned, private roadway. There is no traffic signalization located here.

I definitely agree that Johns Island as a whole is in dire need of such a facility, but it should be correctly positioned to serve all of the Johns Island Community in a safe and beneficial way. From a professional planning perspective, this is not the site. I recognize that the property was donated and that has become, in my opinion the driver of this improper site selection.

I would suggest that a much more appropriate site could be located around the Betsy Kerrison Parkway and River Road. Property is available at that intersection that has been regularly available for purchase at significantly less per acre costs. That site is served by a fully signalized intersection that is not in any floodplain, much less one that is periodically actually under water.

Bill G. Huff, Jr., AICP, CGREA 2856 Baywood Drive Johns Island, SC 29455 Cell: 404-245-5765

Dear Cap'n Sam,

"Renew 50" is the new name for SIPOA's project to demolish, rebuild and expand the Oyster Catcher property and renovate the Lake House. The project is promoted as "A MULTI-PHASE SIPOA FACILITIES PROJECT TO SUPPORT ACCELERATING GROWTH."

I think the big issue that will shock people is the eventual cost of what is contemplated. I fear that SIPOA will not have detailed costs at the time of referendum. I think the cost of the new building and pool at Oyster Catcher will be close to \$20 million, when you consider the demolition, construction logistics, new parking lot and pool built to current building code, kitchen dining and technology amenities contemplated, and the real cost of losing owners beach access parking for a year.

Then there are the increased operating costs in employees and maintenance for these increased facilities. I would think that a property owner association like SIPOA would be reticent to increase its employee base with a major new building staff and food service staff that will require human resource management and benefits.

SIPOA should be focusing all its planning on ROADS, BEACH ACCESS, LANDSCAPE and ARCHITECTURAL STANDARDS, SAFETY and SECURITY and DRAINAGE.

Someone needs to ask the question of what the cost to repair and resurface all our roads will be, now that increased construction has done so much damage to them by so many trucks these developer roads were not designed to support. What is this going to cost? What is the plan of execution? When and how will it be done? I understand there was an accident, car hit tree, on SI Road...this points out the need for thoughtful management of not only bike and car traffic, but landscaper traffic and construction/repair vehicle traffic as the resident population increases.

better traffic rule enforcement that will mean increased cost.

There are also parts of our road infrastructure that frequently flood simply from high tides even though much work has been done on drainage. It appears that the solution to this might require some raised and rebuilt road sections.

While most of the concept planning has been already done, I think the base premise stated by the strategic committee should be examined by all property owners 'before they decide on the wisdom of a 'plan for renewal.'

The assumed reason for a major and disruptive capital project is "continuing accelerating growth" from new housing units and increase of resident homeowners that requires the property owner's association (SIPOA) to expand its facilities and amenities.

I believe this is a false premise. It appears to me that the growth assumptions involve a simple forward projection of the build out of available lots at the rate they were built during the past two years along with a continuing trend of existing owners who move into their second home or rental use properties.

A more reasonable analysis would take note that we are nearing build out of all available lots which will limit acceleration of future growth. It should consider also that rental use balances with increased owner use and that only a minority of the housing stock is suitable for full time residence.

I think also that the amenity package that the POA seems to have assumed from questionable surveys, has put SIPOA on a track of providing some amenities that would be better provided by the Town, the Club and by private actors that will be expanding outside of our gate.

As Seabrook nears build out, much of the future amenity demand will be met by development outside of our gate. The focus on spa amenities, increased gym and exercise class spaces and meeting room spaces should be more circumspect and take account of how to cooperate with the Club and Town. The Town could have a library with meeting spaces for resident groups; this would be a better use of its land than another park.

Ed Breen I encourage everyone to consider if there is not a more prudent way to manage reasonable growth through focus on the distinct mission of the Town, the Club and SIPOA.

Dear Cap'n Sam, After reading commentaries by both sides on the proposed changes to the Bylaws of the Seabrook Island Club, to me the Club seems to be at an important inflection point. Are we going to have a democratic, membership-driven club - as embodied by the proposed changes - or are we going to have something far short of that?

What is at stake in the proposed By-law changes is nothing less than the governance and character of the club. The proposed Bylaws are in alignment with the values that the Club members of Seabrook espouse and want to affirm. Namely:

- Democracy-based governance, where powers within the Club belong ultimately to the membership, not the Board;
• Welcoming, participatory governance which actively involves the widest range of Seabrook's national and regional draw, its social breadth, its wide socio-economic spread, and - of course - its wide range of cultural interests;
• Transparency and clarity of dealings among governors, members and staff within the Club;
• Bylaw-based decisions, not Board-based rules, with an open, even-handed, unobstructed process of amendment by the membership.

Why democracy-based governance? Because best judgment is formed that way. Why welcoming governance? Because the health of the club is at stake. Why transparency? So that members may judge what is best for the Club.

The naturally wooded areas of our island are beneficial in several ways. They provide important habitat for wildlife, and their extensive root systems reduce erosion by stabilizing the island's sandy soils. As we experience more frequent and extensive king tides, those soils act as a sponge, soaking up water, while natural ground cover slows runoff, which reduces flooding onto roads and adjacent properties.

Governance and character - the Club's covenant - determine in large measure how we live on the island. These are virtues our Club and our membership can all aspire to. They can be realized by voting for all of the recently proposed amendments on governance and finance that have been proposed by the membership.

Respectfully, J. Scott Lee 2810 Mallard Lake Drive



Dear Cap'n Sam, Our family enjoyed a beach, horseback ride; a massage at the lake house; walking around the beach and Freshfields Village. Golf and tennis and pickle ball were great times. We all loved the Christmas lights and as our traditional Christmas visit was totally fun for all.

Elle and Dylan Mikula

Dear Cap'n Sam, Just to let you know 'Lucy' (Linda Budzyna) was an inspiration to us to come and invest in our time at Seabrook Island. She was always so welcoming and encouraging when we would come to Red Sky. And even later when we would see her at Bohicketts.

Will miss her greatly. A simple Obituary is not enough for someone like her who added so much to the wonderful nature of our area.

Fremont Scott North Beach

Thanks to the generosity of our many friends on Seabrook and Kiawah Islands many, many students and their families from Mt Zion Elementary School woke up to gifts on Christmas morning. From clothes to books to toys, made possible through your donations, there were certainly big smiles on the faces of so many children who lack so much on a daily basis. In addition, all of the families were given food vouchers to help with holiday meals.

A simple thank you does not seem adequate but we want to extend our heartfelt gratitude to our island neighbors. You volunteered with us and donated money and toys for the neediest around us. Without your kindness this annual act of giving to those less fortunate would not be possible.

Sincerely, Mt. Zion Holiday Fund Drive Committee



A Partnership with Nature

Article and Photos by Dick Wildermann



Similar to other barrier islands along the southeast coast, Seabrook Island's natural environment is characterized by several prominent and distinct ecosystems, including the beach and dune system, salt marshes, and maritime forest.

The naturally wooded areas of our island are beneficial in several ways. They provide important habitat for wildlife, and their extensive root systems reduce erosion by stabilizing the island's sandy soils. As we experience more frequent and extensive king tides, those soils act as a sponge, soaking up water, while natural ground cover slows runoff, which reduces flooding onto roads and adjacent properties.

Because of the importance of the natural environment to the long-term vitality and sustainability of the island, the Seabrook Island Green Space Conservancy has permanently protected forty-two properties totaling about thirty acres. The Conservancy will continue those efforts as long as undeveloped parcels are available. Homeowners can help as well by leaving some of their property in its natural state. Doing so can reduce the fragmenting of habitat into small, isolated patches that are less able to support wildlife than larger, connected natural areas.

We value salt marshes for their beauty and for the critical role they play in the life cycle of many marine organisms. A healthy salt marsh is an irreplaceable nursery for many marine fishes. They also serve as vital buffers between land and sea. Barrier island salt marshes mitigate flooding by absorbing water during storms and extreme tidal events. They also reduce erosion where the marsh transitions to dry land and limit damage to properties by reducing the energy of tidal flooding and storm surge.

An important way to protect salt marshes is to retain the natural vegetation along their edges. This transitional zone, called the marsh-upland ecotone, provides important habitat for a variety of animals that occupy the adjoining ecosystems and filters out pollutants and excess nutrients that

could drain into the marsh from roads and landscaped properties.

Sand dunes and especially beaches are the least stable, most dynamic ecosystems of a barrier island. Historically Captain Sam's Inlet to the north and the North Edisto River Inlet to the south have been the primary physical oceanographic features that continuously twist and reshape the ribbon of sand that forms our shoreline. Development along the island's oceanfront brought about a need to tame these forces.

Captain Sam's Inlet migrates down-coast (southwestward) naturally. Starting in 1983 the inlet has been re-

located three times to maintain natural accretion along north beach with sand from the waters off Kiawah Island. Once the first homes and club facilities were built near the water's edge at the southern end of the island in the 1970s and early 80s, Seabrook was committed to a cycle of periodic beach replenishment in that area. At that time sandbags, seawalls, and rock revetments were used to protect property, but those devices often exacerbated erosion by interfering with natural ocean processes. Since then, so-called "soft-engineering solutions" are preferred. These methods, which cause less long-term disruption to sea

turtles, birds, and marine organisms, involve moving sand from the intertidal or shoal areas immediately south of Captain Sam's Inlet to the eroded areas further to the south. Because of the highly dynamic nature of our oceanfront, these or similar methods will have to be repeated indefinitely.

More frequent and extensive king tides as well as rising sea level will complicate efforts to confine a naturally shifting shoreline to a boundary imposed by development. For some time waves have regularly pounded the face of the seawall and rock revetment by the beach club, scouring sand from in front of it. More recently, however, waves have been breaching those barriers and washing out sand from behind them. The 2019 Comprehensive Beach Management Plan acknowledges the additional challenges posed by sea level rise and notes that the Seabrook Island Property Owners Association is taking steps to address these concerns along the entire beachfront.

Safeguarding our natural environment benefits all of us. Seabrook Island's designation as an Audubon International Sustainable Community attests to the commitment of our residents to responsible management of natural resources and to advancing the overall sustainability of the community. A number of Seabrook organizations continue the important work that helped gain us that recognition. As our increasing population generates more services and amenities, the need to continue to protect the environment will only be greater.

The long-term viability of the island is largely dependent on a balance between human and natural dynamics. Development diminishes the effectiveness of the natural processes that shape the landscape, which then requires greater human intervention to compensate. Build out of Seabrook Island will inevitably deplete more of our wooded areas, further weakening the island's natural defenses. To gain the most benefit from our partnership with nature, a primary focus of all of our activities should be to sustain robust ecosystems.

When we view our relationship with our barrier island from a holistic perspective, we come to appreciate the challenges we face as well as the opportunities we have to ensure the resilience and sustainability of our idyllic but fragile home.

CHARLESTON TENNIS ON DANIEL ISLAND



The largest women's tennis tournament in North America, was recently named the Tournament of the Year by the Women's Tennis Association for its staff, fans, and dedication to its athletes. The next tournament is set for April 1-9, 2023 on Daniel Island and tickets are on sale. https://tickets-center.com/search/Credit-One-Stadium/Charleston-Open-tickets/?venueId=2583&performerId=135

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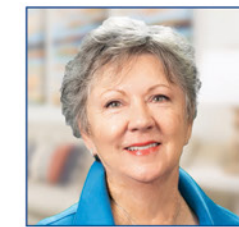
Loving pet care either in my home on Seabrook or in your home.

Irene Quincy 843.270.7001 irenequincy@gmail.com

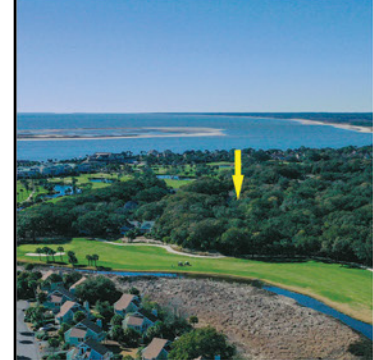


623 Double Eagle Trace, Seabrook Island 2 bed, 2 bath, 1425 ft² | \$630,000

Enjoy a private, wooded outlook with golf views from the spacious sunroom of this 2 bed, 2 bath easy-entry villa offering quality laminate floors, smooth cathedral ceiling, plus a new kitchen with updated appliances and granite countertops. This villa has cement plank siding, is close to the beach, has not been on a rental program, and would make the perfect full or part-time residence.



Listed By: Joy Millar, REALTOR® 843.425.2816 jmillar@dunesproperties.com



The Kiawah Seabrook Group

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CAP'N SAM EDISTO

I too am an "interloper," an immigrant to the area, but I have lived here, full time, for over twenty two (22) years on Seabrook Island. Because of this, and my sincere love for the beauty of the area, I see myself as being a Charleston native. My professional background comes from land use planning (AICP), and appraisals, mostly commercial, in Atlanta. I am satisfied that the proposed Medical Facility at the intersection of Seabrook

Island Road and Andell Way is not well thought out or adequately reviewed. This site is located in a designated flood plain and is much too small to accommodate the much needed facility. It will be, at best, crammed onto the property, putting the employees as well as the clients at substantial risk. Importantly it is proposed at a location that already floods (the intersection is actually under well over two feet water) at peak king tides multiple times each year and is periodically inaccess-



# Seabrook Island Christmas Bird Count

Article by Aija Konrad

Our Seabrook Christmas Bird Count (CBC) on January 3 was held on a very foggy day. Fog, fog, and more fog! If ever there was a day for "birding by ear," this was it!

The CBC is a census of birds administered by the National Audubon Society, performed each winter throughout the Northern hemisphere by volunteer birdwatchers. Audubon and other organizations use data collected to assess the health of bird populations, and guide conservation actions.

This year 16 Seabrook Island Birders participated in the CBC. We walked a combined 64 miles! The field teams covered North Beach, Bobcat and 6-Ladies Trails, Camp St. Christopher, Water Treatment Pond, Maintenance Center, Equestrian Center, Jenkins Point, Nancy's Island, Palmetto Lake, Crab Dock, and Crooked Oaks/Ocean Winds golf courses. In addition, 12 homes did counts at feeders, a record for Seabrook CBCs.

107 unique bird species and 2567 total individual birds were reported. The backyard birds at their homes reported 40 unique species and 331 total individuals, and found 3 birds not seen in field - Painted Bunting, Purple Finch and Yellow-throated Warbler. Patricia Schaefer had a Ruby-throated Hummingbird on a potted salvia that had protected in garage for cold snap.

The fog made Bob Mercer's birding at Camp St. Christopher a challenge. Three American Oystercatchers called as they flew by. Brown Pelicans, Double Crested Cormorants, and Bufflehead were like ghosts in the fog. At Bohicket Creek point, American Robins and Cedar Waxwings gathered, and a lone Blue-grey Gnatcatcher called. A Common Yellowthroat chirped its bouncy note, and a Spotted Sandpiper scooted over the bank. Salty Sparrows were located, always a challenge to find.



Seabrook Island Birders in action



Cooper's Hawk  
ED KONRAD



Great Blue Heron  
ED KONRAD



Fog on North Beach  
ED KONRAD



Ruby-throated Hummingbird  
PATRICIA SCHAEFER



Female & Male Baltimore Orioles  
ED KONRAD



7.4 miles on North Beach



Saltmarsh Sparrow  
BOB MERCER



Yellow-rumped Warbler  
ED KONRAD



Yellow-throated Warbler  
ED KONRAD



Sedge Wren  
ED KONRAD

**Seabrook Island Birders**  
Join the 2023  
**Shorebird Stewards!**  
Training begins February 24th

**Why:** Seabrook is a critical junction for shorebirds! In winter/spring Piping Plovers & Red Knots are here to put on weight for migration. Birds fitted with transmitters have proven that some knots leave Seabrook and fly 1200 miles non-stop to northern Canada to breed. Wilson's Plovers, American Oystercatchers, and Least Terns nest and feed on the beach.

**Purpose:** Our Stewards perform a significant service as many people don't understand how important our sanctuary is. Volunteers educate people on the significance of our tiny piece of the world for shorebirds. It's not about enforcement, but about education!



**Volunteer's Commitment:** No special bird skills are needed! Just an interest to greet/interact with people on the beach discussing these shorebirds and how we can protect them. From March 1 through May volunteers do 2-hour beach shifts, convenient to their schedules.

To register for Steward training - click on the QR code.

**Training:** Our team, along with Audubon SC, will provide training to learn about the birds and positive ways to interact with beach walkers. You'll have education materials and equipment to use on the beach. Training begins February 24th. We'll pair you with an experienced Steward to start.

**Learn more:** If you wish to join SIB Shorebird Stewards, or just want more information, email us at [sibstewards@gmail.com](mailto:sibstewards@gmail.com).

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

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

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

Look for our registration website to come later in February.

Nancy Brown, Judy Morr, and Jennifer Jerome spotted a Cooper's Hawk at Jenkins Point, sitting in a tree with wings down and tail spread, looking like it was digesting breakfast. The Equestrian Center had a few species not often found at other places - European Starling, Killdeer, Brown-headed Cowbird. Fog was an issue to identify and see birds at the water treatment pond. Joleen Ardaiole and Beverly Stribling did Crooked Oaks Golf Course, spotting 18+ Great Egrets in a foggy lagoon. They observed Cedar Waxwings moving from tree to tree when the fog lifted.

Ed and I were at North Beach at 7:30 AM high tide, greeted by DENSE fog. We couldn't see across to Kiawah Island. Shorebird species were good, but numbers very low. The fog finally lifted around 11 AM, but by then the tide was low and birds were scant. We went back out at 3 PM. The sun was peeking through, and we were excited to be able to finally see! But not for long, afternoon fog started to roll in, and by 5pm we again couldn't see to Kiawah. An assortment of shorebirds included our friend banded Piping Plover Red/Yellow in his favorite feeding spot. A highlight was a Sedge Wren in the dunes, which Ed photographed, only the second one I've seen in 16 years of birdwatching at Seabrook!

Feeder watch highlights included Baltimore Orioles, lots of Yellow-rumped and Pine Warblers, a few Orange-crowned and Yellow-throated Warblers. Joleen's feeders provided Seabrook's only rare bird for the count, 2 Purple Finches. These birds are very similar to House Finches, but only seen in certain winters.

So, despite the fog, a good time was had by all, and we were happy to contribute to the CBC count and Audubon's research.▲



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

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

## Annual Meeting and Candidate Nominations

Joanne Fagan, COVAR (Council of Villa Association and Regimes) President, is issuing a call for nominations to fill its 4 board positions. According to the COVAR Bylaws, revised September 5, 2017, COVAR officers shall serve one-year terms. Officers may be re-elected, and their terms expire after the first COVAR general meeting of the year.

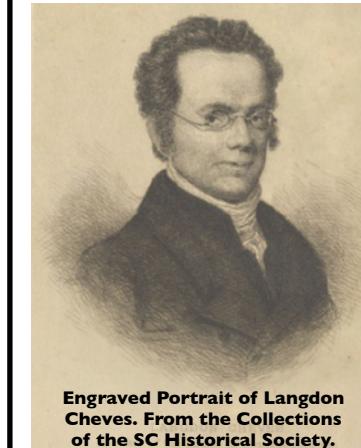
The description for each board position follows:

- **President.** Duties include, but are not limited to, public representation of COVAR, chairing all COVAR meetings, preparation of meeting agendas and appointment of all committees or volunteers.
- **Vice President.** Duties include, but are not limited to, standing in for the President in his/her absence, as well as performing Presidential functions at the request of the President.
- **Secretary.** Duties include, but are not limited to, notification of all meetings, recording and publishing of meeting minutes to all COVAR member associations and regimes, and securing and maintaining records of all designated representatives.
- **Treasurer.** Duties include, but are not limited to, notification and acceptance of dues and preparing and publishing an annual financial report. The 4 current board members are



## SOUTH CAROLINA HISTORY

### January, 1814: A South Carolinian is Elected Speaker of the House



Engraved Portrait of Langdon Cheves. From the Collections of the SC Historical Society.

As of January 4, 2023, only 54 people have served as speaker of the house. The ninth person to do so was a South Carolinian. In January 1814, Henry Clay was appointed to a peace commission to end the war with Great Britain. That left a vacancy in the role of speaker of the U.S. House and South Carolina's Langdon Cheves was elected to fill it. Having served as a state representative and state attorney general, Cheves was elected to the U.S. House in 1810. He served there along with William Lowndes, David R. Williams, and John C. Calhoun. All four South Carolinians were well-known "War Hawks" who supported the conflict with Great Britain.

Langdon Cheves was born in Abbeville District in 1776. He attended private schools and was an avid scholar. He read law in Charleston and practiced statewide. In 1806 he married Mary Elizabeth Dulles and they eventually had fourteen children. Outspoken in his political opinions, Cheves was a fierce Jeffersonian Republican. As a U.S. Congressman, he worked to retain Clay as speaker of the

House in 1812 and was appointed chairman of the Ways and Means Committee. Cheves was also a prominent member of the Naval Affairs Committee, where he oversaw several important military appropriations during the War of 1812.

After his service as speaker of the House, Cheves turned down an offer from President Madison to join the cabinet as Secretary of the Treasury. He returned to Charleston and was appointed to the South Carolina Court of Appeals in 1816. Three years later President Monroe appointed him president of the Second National Bank of the U.S. Cheves launched a series of strict measures including higher interest rates, fewer loans, and a reduction of bank notes. Some scholars claim those actions may have worsened the depression that followed the Panic of 1819, but others point out that the measures helped to stabilize the bank. Cheves resigned from the National Bank position in 1822 and was appointed chief commissioner of war claims under the terms of the Treaty of Ghent. While serving in these appointments, he resided in Philadelphia and Lancaster, Pennsylvania.

Cheves returned to South Carolina in 1829. While he supported the unionist view during the Nullification Crisis, by 1850 he was an outspoken proponent of southern rights. When he heard of the Compromise of 1850, Cheves announced, "The Rubicon is passed-the Union is already dissolved." He insisted that southerners must "unite" to protect their "slave property." By the end of his life, Cheves believed that secession was the only solution for the South. He continued to practice law and manage his rice plantation until his death in June 1857. Langdon Cheves is buried in Magnolia Cemetery, Charleston.▲

Faye Jensen

all running for re-election. In addition, if you would like to submit a nomination, please email Joanne Fagan at [joanne.fagan@comcast.net](mailto:joanne.fagan@comcast.net). The Annual COVAR Meeting will be held on Tuesday, February 28, 2023, at

5:00 pm via Zoom. A meeting invitation will be emailed on February 24, 2023 to the current COVAR e-mail membership list.

Please email Joanne Fagan if you would like to be added to the list.▲

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## Can Consensus Forecasts Help Investors?

Every transaction in the markets is based on what the buyer and seller believe is currently happening along with what they think will happen in the future. Determining the "consensus" beliefs of all these individuals and institutions could be very helpful as we develop our investment tactics and strategies.

Consensus forecasts are assembled at both micro (individual company) and macro (economic data and broader markets) levels. The micro forecasts work as follows: a stock may rise or fall on any given day depending on whether the underlying company "beat" or "missed" forecasted earnings per share; or if an analyst changed their estimate versus the consensus. These "analyst consensus estimates" can be quantified fairly readily. The estimates from the brokerage firm analysts (stock researchers) who follow a specific company are averaged and that number is the consensus earnings estimate. The analysts also contribute to the consensus on companies' longer term EPS growth, although those guesses are often less quantifiable or useful to traders.

Figuring out the consensus for macro categories such as the economy and financial asset classes (stocks, bonds, commodities, etc.) is a different story. It may seem that consensus forecasts are quantifiable and available – otherwise, the media Talking Heads wouldn't always compare their positions to them, would they?

Sadly, getting a handle on legitimate consensus macro forecasts can actually be very difficult. My first piece of advice is to adopt the perspective made famous by the late Donald Rumsfeld: there are "known knowns", "known unknowns" and "unknown unknowns". The biggest difficulty in delivering a "known known" consensus is there are thousands of organizations including in-

vestment banks, hedge funds, institutional investors, mutual funds and sovereign wealth funds that have huge asset bases and keep their macro forecasts private. There is no way they can be included in a true consensus about what is driving the markets.

Still, there is some value in studying reports aimed at presenting consensus views, if they cast a broad enough net. For instance, GDP and inflation estimates are published by organizations such as Blue Chip Economic Indicators. Blue Chip notes that it uses forecasts from 50-plus economists, and I followed the survey back when I was an institutional investment manager. However, the service is not free, so it is not available to free riders like me. The Wall Street Journal publishes a quarterly survey of about 70 economists. You can also find it at wsj.com. Search for "consensus GDP forecasts" and click on About the WSJ Economic Forecasting Survey. You can then surf through past surveys and download each survey's data spreadsheet listing each participating economist and the consensus results.

The WSJ reported in January their consensus sees +0.2% GDP growth in 2023 and a 61% chance of a Recession. They are optimistic about inflation (a decline to 3.1% by yearend) and the 10 Year US Treasury yield (3.5% at yearend) and expect the Fed to "pause and pivot" – ie, pause their interest rate increases in the first half of 2023 and pivot to cutting rates later this year or early next year.

If that is actually a pretty good representation of the consensus for the economy, how can I make use of it? My first angle is to think about where the consensus could be wrong. Given the current trends in economic data and always-worrisome signal of an inverted yield curve, a Recession in 2023 is certainly possible. Al-

most every economist I read think it would be a very mild recession. It seems to me that the strong jobs situation and rising wages could impact both of those forecasts by keeping the economy growing while also keeping inflation from falling much.

That means the Fed might continue tightening into the summer which would push bond yields higher. Higher yields, higher inflation and higher wage costs would eventually impact corporate profits and cause widespread layoffs. Ugh – sounds like two bad alternatives: Stagflation or the risk of a serious Recession. Periods of Stagflation are very negative for consumers and the financial markets. History suggests a nasty recession has always been required to drive a stake through the heart of inflation once it approaches 10%, so this risk should not be ignored. If, on the other hand, the WSJ economic consensus is accurate and correct, the notion that the Fed will become friendly in coming months could lead to rallies in both the stock and bond markets. We have already seen sharp stock market rallies in recent months whenever "pause and pivot" dominates investor discussions, but we remain more than 15% below the early 2022 All Time Highs.

I think there will be more pain before noninflationary growth becomes the consensus.▲

**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.



## HEALTHY AGING

Jerry Reves, MD

### Health Threats with Sudden Temperature Changes

A friend commented on the frigid holiday season we just had that saw temperatures plummet 30 degrees or more in most of the country. She wondered, "Are sudden temperature changes bad for us?" This is a particularly good question in February when most of us experience the coldest temperatures of the year and often see sudden changes from day to day.

We have previously addressed the health risks of sudden temperature increases as experienced in the Spring or early Summer. This is a particular problem for people who live in the northern part of this country and are not acclimated to the heat and humidity that may come suddenly in this time of year.

However, the Winter can bring the same kind of shock to those of us who live in the southern part of the country. A rapid and major drop in the temperature is actually known to be a health risk no matter where one lives and has been shown to cause more deaths than a marked increase in temperature.

#### Problems with Sudden Temperature Plunges

The health risks from drastic temperature drops can be lumped into two broad categories: those related to the temperature per se and those associated with the impact ambient temperature has on other factors like virus spread.

When a person is exposed to cold the body tries to compensate by maintaining body heat. This is primarily a cardiovascular response that includes vasoconstriction which means our arteries and veins near the body's surface constrict to prevent heat loss. This in turn makes it more difficult for the heart to pump and the work of the heart goes up. So heart attacks occur when people are exposed to cold and especially if we do strenuous exercise or work in the cold and have a preexisting heart condition. Blood supply to the brain can be adversely influenced by cold and confusion and or stroke may result.

Another physical problem with sudden cold is usually a drop in humidity.

This dries up our mucous membranes and skin – causing our eyes and skin to itch. Also lips chap and skin can crack – all of which combine to make us more miserable with the weather change and more susceptible to local infection as the skin's barrier is breached.

The next problem is that the viruses have been proven to thrive in cold dry conditions. This is the reason that winter is the peak cold and flu and COVID season. Viruses propagate more abundantly in the cold and build up a tougher coating that makes them more resilient in the cold, dry air. All the viruses that explode at this time cause the dreaded sick season of stuffy noses, coughs, and myalgias that may progress to bronchitis, pneumonia, and asthma-like symptoms. Vaccines protect us from but do not eliminate these ills. Thus, we get sick. And, of course, people stay inside and close to each other when it is cold outside and spread their viruses more readily.

#### Causes of Cold Stress

As mentioned above, cold and especially suddenly cold stresses the body. The cardiovascular system is challenged with resultant heart and circulatory system compromise. Certain cardiac arrhythmias are also precipitated by sudden cold, probably as a result of the release of excitatory amines as the body attempts to increase its temperature. Coagulation is also enhanced in the cold, predisposing to blood clots affecting the brain and heart.

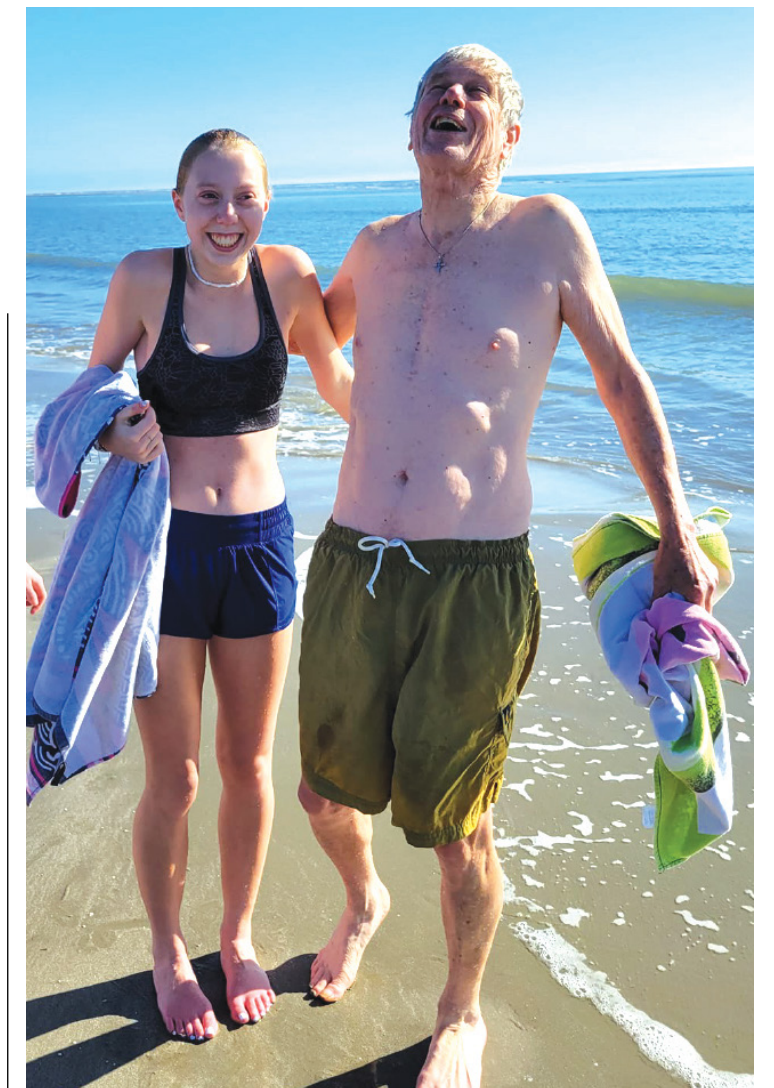
The immune system that helps us ward off the viruses is compromised by the loss of usually abundant wet mucous membranes. The drying of the mucous membranes in the noses makes them less effective in combatting viral infection. The virus is also stronger in the cold and more resistant to our immune system. We do not make as much Vitamin D, necessary for a robust immune system and available from sunshine, during the short days of Winter. In other words, low temperature and humidity are real threats to our health.

Importantly, age is a well known factor that makes us more vulnerable to cold. As we age we are not able to manufacture heat in the body as we once did, in part because of loss of muscle mass which impairs the ability to manufacture heat by shivering. There are other factors in play that relate to impaired temperature autoregulation that accompanies normal aging. Think of it as a thermostat in our body that no longer regulates our heat as it should. We also have a change in body fat. When the cold comes suddenly it is even worse because acclimation has not had time to occur. This makes the stress even greater.

Finally, the cold can, in extreme cases like the recent frigid episode, cause the utility supplier to have rolling blackouts. Loss of electricity can be fatal to those who require it for life-preserving technologies and even heating. Also, frozen pipes can burst with resultant loss of water necessary for us all. Entire water systems may go out, requiring us to boil water for safe consumption. The health risks are very apparent.

#### Strategies to Combat Cold Stress

The table contains ten tips for protection from cold. First and foremost, watch the weather forecast. Prediction of cold fronts and temperatures is something that NOAA gets right almost all the time. We should know if it is going to get cold and what the temperature is outside. So stay alert. Dress appropriately in the cold weather. Layer-up and be sure to have the head and hands covered. Do not stay in the cold for an extended period of time. Insulate one's home against the cold and to maximize the heat. Have a heating system in good working order for the home and robust insulation on external water pipes. Build up muscle with exercises designed for this purpose. Drink plenty of fluids in cold weather to stay hydrated. Avoid such things as polar bear plunges, outside saunas etc. This is fine for the young and fit but unwise for older folks. Frequent hand washing, avoiding close contact with people known to



be virus-laden, and back to masking in public will help mitigate viral spread. Using a household humidifier may reduce the problems of dry mucous membranes and skin. Taking care to be sure neighbors are safe and sound is a good policy.

#### The Bottom Line

Abrupt changes in temperature are stresses to our system, and the older we are the more threatening they are to our health. Therefore, be watchful and prepared for sudden cold snaps as well as the threats that the dead of Winter bring with regard to virus spread. And, of course, do not engage in unwise activities in the cold which can endanger our health.▲

#### Table 1. Ten Tips for Cold Weather Protection

1. Stay abreast of weather forecast
2. Dress warmly in layers with synthetic or woolen materials
3. Insulate the home
4. Insulate all external water pipes
5. Maintain household heating and consider a humidifier
6. Maintain muscle mass through exercises
7. Stay hydrated
8. Use judgment when exercising outdoors
9. Wash hands frequently and avoid virus-infected people
10. Check on neighbors



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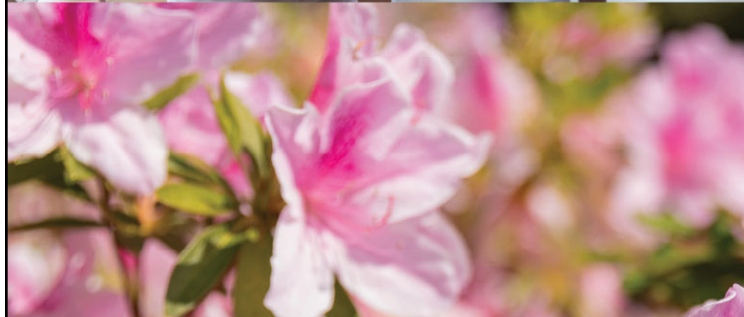
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REVISING BEACH RULES - continued from page 1

It is of note that it took nearly a year of research, presentations from stakeholders, and public hearings to amend just one section of the beach ordinance in 2019 when Council gave final approval to "Beach Rules for Pets." Those rules for allowing dogs on most areas of the beach strike a balance between all the interests in the community and have been working well. The EWC has NO plans to recommend changes to that section of the beach ordinance.

But an issue proving to be just as difficult to navigate as dogs on the beach is surf fishing. Should there be clearer and/or stricter rules so those who enjoy surf fishing can do so while safely sharing the beach with other activities?

Fishing on the beach is addressed in the current Town Code, and Council has made revisions in recent years to try to address reported safety concerns. "Code enforcement officers shall have the authority to require persons engaged in fishing from the beach to cease fishing if, in their judgement, circumstances indicate that cessation of fishing is in the interest of public safety."

Beach Patrol has reported that this section proves ambiguous in actual situations, is too subjective, and thus is difficult to effectively enforce. When discussing with them needed revisions to the beach ordinance, improving and expanding the section on fishing was one of their top recommendations.

So under consideration by the EWC is following the model of the dogs-on-the-beach ordinance and prohibiting surf fishing from boardwalk 1 to 9 during our peak season's (April-September) peak hours (10-5pm). Discussions have also included limiting the number of poles that can be set, requiring close attendance of those lines, prohibiting the use of trotlines (multiple hooks), and specifically prohibiting fishing for sharks from the beach. And while there's no recent record of complaints about someone on Seabrook spearfishing or fishing with a bow and arrow (our ocean water is usually too cloudy), someone doing so would be a safety concern, and if it's not on the books ... well, you know, you don't need it until you need it!

It is also with safety foremost that Beach Patrol has requested that Council amend our beach rules to prohibit swimming in Cap'n Sams Inlet (as Kiawah does) and also give them the power to recall swimmers when riptides and other dangerous situations arise elsewhere along the beachfront. Most coastal jurisdictions, including Kiawah Island, give their beach enforcement officers this authority. The EWC has also discussed if there would be any benefit to posting warning flags or signage (as Myrtle Beach does) on days when swimming conditions are too dangerous.

Hand in hand with safety, conservation and beach preservation have and must continue to drive Seabrook Island's beachfront management policies. We have more than 3.5 miles of pristine beach that includes critical habitat for shorebirds, turtle nesting areas, and the home of our beloved, strand-feeding dolphins. Also, the "beach" consistently ranks in the top among reasons for why property owners chose Seabrook and why guests visit and fall in love with the island.

From a conservation perspective, just defining our "beach" is a complicated task. In researching the best direction to take that definition, the EWC met recently with Steven Traynum and Patrick Barrineau of Coastal Science and Engineering (CSE). CSE was the consultant for the development of the Town's Comprehensive Beach Management Plan (plans are mandated by state law and required to be updated every five years - Seabrook's most recent is posted on the Town's website). Steven was CSE's project manager for the 2015 Inlet Relocation project and

has been working with an OCRM advisory panel on updating definitions of the beach-dune system and jurisdictional lines. Patrick manages CSE's annual monitoring of the Island for SIPOA.

Seabrook's current beach ordinance prohibits open fires and open-flame grills on the beach below the high-tide mark. SIPOA, however, allows beach bonfires by permit in the dry sand area above the high-tide mark, and Town Code is silent on open fires in that area. On Kiawah Island, no beach fires are permitted from May through October (turtle season), and then when the calendar does allow them, they require a permit from the Town of Kiawah Island that first must be signed off on by Johns Island Fire Department. Some jurisdictions have a substantial permit fee.

While having a beach bonfire on Seabrook Island is really a special treat not possible in most other coastal jurisdictions, the fires are not universally popular because of both environmental and safety concerns. Is there a way to retain and support this activity by establishing better permitting and ensuring good practices through enhanced enforcement? There have been too many reports (with pictures) of unburied charred logs, partially burned trash, and scorched beach grasses not to at least have this discussion in the EWC (and with SIPOA) as we review the beach ordinance.

From an environmental perspective, I am pushing the EWC to recommend a prohibition on inflating, anchoring, releasing, or even bringing to the beach latex or Mylar balloons; prohibiting Styrofoam coolers and certain other plastics; and including more specific language in the ordinance about destroying and/or removing flora and fauna from our beach and dune system.

Under South Carolina state law, the Town's corporate limit extends one mile seaward from the high tide line. Seabrook's ordinances are silent on parasailing, jet-ski operations, and the use of other powered personal watercraft within that jurisdictional boundary. Should those activities be addressed via the beach ordinance? The EWC is likely to recommend adding language to the beach rules in other areas where the current ordinance is silent, such as the operation on the beach of drones, model aircraft, and stunt kites; overnight camping; or the use of wind-powered scooters and carts. Our current ordinance also does not address indecent exposure and disorderly conduct.

And while the current ordinance does prohibit commercial activity on the beach, every paid horse ride or paid professional family photo shoot technically violates that ban. There is certainly no suggestion to prohibit those activities, but the ordinance should be clarified to accurately reflect what we want to allow in practice.

I'd like to see this "beach rules" revision project move forward sooner than later. And when completed, I'll be excited to finally see our tattered beach signs replaced with a fresh new design with the updated rules. In the meantime, guests to the island are required (by the Town and SIPOA) to be provided all the current rules about using our public beach. Hopefully, property owners will continue to educate themselves and follow current rules and best practices for safety and conservation of our invaluable, beautiful beach.

The input and cooperation of Seabrookers will be key to the success of revising the beach ordinance - and helping anticipate what might be needed before it is! Please weigh in. It's preferable if you send comments for the EWC and Town Council to the public comment portal on the Town's website, but also feel free to shoot them off to me (finke@townof-seabrookisland.org). Thank you!▲

TRAVEL CURATOR WORTH TRAVELING FOR

THE 5 MOST COLORFUL PLACES IN THE WORLD

by Stacey Leasca

As Wassily Kandinsky, the famed painter and art theorist, said, "Color is a power which directly influences the soul." It's time to live this quote and feed your soul, by traveling to the most colorful places

around the world. This wonderful earth of ours is filled with colorful places, including plenty of majestic outdoor spaces and beaches worthy of your vacation getaway time, but so too

are a few bright, cheerful, and downright vivid places. Here are five super colorful destinations for you to explore on your next jaunt around the globe.

CINQUE TERRE, ITALY

Cinque Terre, a small seaside town within Liguria, in the northwest corner of Italy, is as colorful a destination as they come. The fishing village sits high on a hill above the Italian Riviera. A stay here provides visitors with unforgettable glimpses of the azure waters below, though really, a swim in those waters is a must because looking back at the town is the best view. The homes here are painted in a lovely spectrum of pastels, including pinks, blues, greens, and more, providing the perfect backdrop for a few Instagram images. And if you do post, you won't be alone, as there are more than 2.4 million mentions of the beautiful town on the 'gram. Stay in the middle of it all by booking a room at La Casa del Gigante Luxury Collection Villa, which provides fantastic views of the coastline out its massive picture windows.



RAINBOW ROW, CHARLESTON, SOUTH CAROLINA

Take a stroll down Rainbow Row in South Carolina. Though it's a short stretch of just 13 homes, it will still leave you feeling happy at the end. The pastel-colored homes can be found on East Bay Street and are each historic gems. As Charleston, SC explains, the homes were first constructed around 1740 and were used by merchants. The area became rundown following the civil war, but in 1931, Dorothy Porcher Legge and her husband, Judge Lionel Legge, purchased the section of houses on East Bay Street. They painted the first bright pink, and their neighbors followed one by one joining the upbeat trend. Stay close to Rainbow Row by booking a few nights at The Loutrel, an upscale boutique hotel just steps away.



CHEFCHAOUEN, MOROCCO

Get the blues, in the best way possible, by visiting Chefchaouen, a city in the Tangier-Tetouan region of Morocco. It's not exactly a destination that's easy to get to - it's two hours from Tangier and more than three from Fez - but it's worth it to take in its spectacularly blue-hued buildings. Though there's no clear answer as to why the streets here are blue, but just because its history is unclear doesn't mean it's not worth a visit. Come here to walk the streets and buy plenty of souvenirs, including local pottery and art, along the way. Book a stay at a local ryad, like the Lina Ryad and Spa, which comes with plenty of blue decor to match its surroundings.



OLD HAVANA, CUBA

Havana is a colorful place, from its blue waters crashing against the Malecon straight up the street to Old Havana, a place filled with 16th and 17th-century buildings painted in every color of the rainbow. The colonial buildings and homes are further highlighted by all the art deco styling inside, as well as the bright and colorful vintage cars that will happily pick up tourists for a (paid) ride. Stay in the neighborhood by booking a room at The Gran Hotel Manzana Kempinski La Habana, a luxury hotel in the historic Manana de Gomez building, which also comes with a rooftop pool so you can see the colorful neighborhood from above.



BALAT, ISTANBUL

Istanbul is filled with historic gems, but none quite as colorful as the neighborhood of Balat. Here, visitors will find old-school cobblestoned streets and 200-year-old wooden houses painted in every color you can imagine. The neighborhood is one of the city's oldest, but it's quickly becoming one of its hippest, with more than its fair share of sleek cafes that are ready to pour you a Turkish coffee and pair it with a sweet Turkish delight. Spend as much time in the neighborhood as possible with a stay at the Troya Hotel Balat, a boutique hotel that combines four, century-old homes into one old-school cool accommodation. (Note: If you're a member of the SoHo House, you can also book a room at the nearby SoHo House Istanbul too.)▲



Arthur Ravenel, Jr. and a True Tale from Capitol Hill

By Charles W. Waring III / Charleston Mercury

As many readers know, Congressman Arthur Ravenel, Jr. died on Jan. 16 of this week at age 95. He liked to laugh and would not want us to mope about and be morose. As a former congressional staffer for "Cousin Arthur," I am pleased to offer a tale from Capitol Hill and one that I have never told in writing. About 36 years ago, yours truly was in our modest space in the Longworth Office Building and in good spirits, looking forward to seeing the boss on the television. We were staying late, and it was nearly Christmas. We wanted to get home, but we knew we had to be there while the United States House of Representatives remained in session.



This particular afternoon we learned that the debate would go into the early evening, so we ordered a pizza. Arthur came into the office after we had eaten and said it was time for a drink. He brought out a bottle of vodka covered in dust and asked Joan Fort to organize cups and ice. We raised our glasses and exclaimed a big "merry Christmas" and carried forth sipping and chatting about holiday plans. This sort of celebration never happened in our office; we had our happy hours at the many receptions outside the office. Furthermore, I never saw Arthur intoxicated the entire time I worked for him and at events afterward; it wasn't his style.

I was heading back to Charleston to work in the district and had mixed feelings about leaving the big city and all the networking. My longtime friend Bramblett Bradham had come up by train and was helping me get packed up; he was in the office as my guest and was amused by all the excitement. By the time we were ready for a refresher, Arthur said he was heading over to speak. We wished him well and gave him a "go get 'em, boss" comment as he left.

This debate was about the reauthorization of the Endangered Species Act. Arthur was primed to speak about the need for turtle excluder devices in the nets of shrimpers and protection of the loggerhead turtle. He owned this issue, and we expected a home run on the floor of the House. As he waited to speak, the representative from Montana named Ron Marlenee was in the well giving his perspective on how ranchers should be able to shoot grizzlies that are killing their cattle.

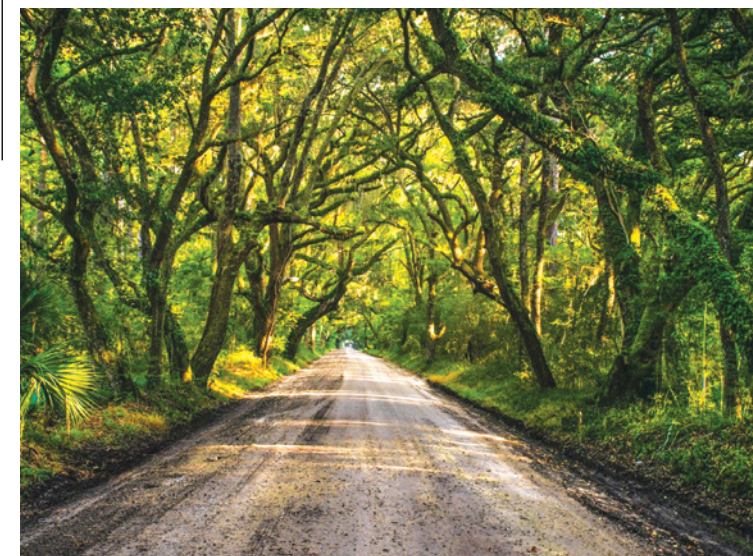
We noticed how Arthur walked by Rep. Marlenee on his way to speak and gave him a finger wagging. Neither man was smiling. It was a brief encounter but stood out clearly. Arthur gave a barnburner of a speech. He paused at one point to make the sound of a loggerhead turtle coming up for air in

Charleston Harbor. Then, he followed that with a classic "man, it's beautiful" remark. His colleagues applauded and he came back to the office with the biggest smile he could muster. We poured another round of drinks, and I tried to get Arthur alone for a moment. My moment finally came. CW: "Hey, boss, what was that exchange with Ron Marlenee all about?" AR: "Man, I told him."

CW: "Sure you did. What did you tell him, Arthur?" AR: "You heard what he said, right?" CW: "Yes, he wanted to support an amendment to give ranchers the right to shoot grizzlies eating their cattle."

AR: "Well, I told him I hoped a grizzly bear ate his ass. If I have laughed more before or since, I don't recall it. This was the essential Arthur. He was true to his convictions and determined to enjoy being the happy warrior. The Charleston Mercury will have a full tribute to Arthur in their February newspaper. May he rest in peace.▲

Charles W. Waring III is publisher and editor-in-chief of the Charleston Mercury. He is a graduate of Porter Gaud, The University of the South, and the higher education one gets attentively listening to older gents on long car rides and happy hunting trips.



Arthur's road to heaven. PHOTO BY KEVIN@COLLEGEVIBE.COM - DEPOSIT PHOTO



SINHG ANNOUNCES SPRING EVENING PROGRAM SERIES



Prohibition, cultural archeology and human-animal interaction will mark the spring series of Evening Programs offered by the Seabrook Island Natural History Group (SINHG) at Lake House.

February's program on Thursday evening, February 9th, will explore South Carolina's experience during the early twentieth century's Prohibition years in a program presented by Abigail Geedy of the Horry County Museum. On March 9th, former Drayton Hall Executive Director George McDaniel will share "Drayton Hall Stories, A Place And

Its People". The spring series of programs will conclude on April 13th with a heartwarming presentation about Charleston Area Therapeutic Riding (CATR), the thirty-year-old Johns Island program helping adults and children with disabilities live more fulfilling and active lives in partnership with horses.

SINHG Evening Programs are offered free of charge to members. There is a \$5 fee for non-members. Learn more about the series and about SINHG membership by visiting [sinhg.org](http://sinhg.org).▲

Norman Powers



OPEN HOUSE

Saturday, Feb. 18th | 2pm-4pm For Gate Access, Text: 484-844-7350



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FEATURES:

2BR, 2BA, loft, vaulted ceiling in great room, newer HVAC, 4 seasons porch with hardwood floors, extended rear deck, recently painted exterior, gas fireplace. \$729,000

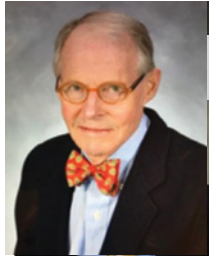


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### Steve Penkhus, MD Health Benefits of DOG OWNERSHIP

Hundreds of scientific studies such as those recently reviewed by Harvard Medical School in the publication "Get Healthy, Get a Dog" show amazing health benefits associated with dog ownership. That is good news because Seabrookers seem to have a very high percentage of dedicated dog owners. Some are long time owners and have multiple dogs and some are seniors who are first time dog owners.

Before going into these benefits, it is important to point out that dogs aren't for everyone. In fact some people should definitely not own a dog. Dog ownership is a serious responsibility, expense and involves years of significant time commitment. The decision to own a dog should be well researched and seriously considered.

One of the most important benefits of dog ownership is an increase in exercise. Studies have shown that dog owners get twice the amount of exercise as non dog owners. The majority of the health benefits of exercise, which have been reviewed here before, and the benefits of dog ownership are the same. There is likely a very strong synergistic association between the benefits of dog ownership and the benefits of exercise. Just being outside has many health benefits. It is great to see that most Seabrookers seem to take the responsibility exercising their dog or dogs seriously for their dog's benefit as well as their added personal benefit. The average dog should get at least as much exercise as is recommended for us. One study found that dog owners are four times more likely to meet the current exercise guidelines than non dog owners. Responsible dog owners don't have a good excuse for not exercising their dog. Non dog owners find it easier to find excuses for not exercising.



Some Seabrookers seem to triple task by walking, exercising their dog and listening to books on tape at the same time.

The American Heart Association Journal, "Circulation" published two recent studies finding that, overall, dog owners tend to live longer than non dog owners and are less likely to die of a stroke or a heart attack. And that they often recover better from major health events such as a heart attack or stroke, especially if they live alone.

Dog ownership has been associated with a lower risk of hypertension, stroke, diabetes, depression and anxiety. One 50 week study reported dog walking resulted in average weight loss of 14.4 pounds which was better than most drug and weight loss programs. Infants exposed to dogs early had almost half the rate of allergies. Children growing up with dogs learn a healthy sense of responsibility and compassion. Just being in close contact with a dog can lower cortisol levels, the stress hormone, and can decrease your heart rate, blood pressure, relax your muscles and slow your respiratory rate. Dogs can increase

the levels of serotonin and dopamine, the same chemicals targeted with drugs in the treatment of depression. Just softly looking into a dog's eyes increases oxytocin levels in both the dog and the owner. Oxytocin is considered the happy hormone. All of this leads to an overall improved sense of mood and happiness. Dogs' facial features possess an "infant schema" making them irresistible much as the face of an infant is irresistible. Studies have shown dogs are an important treatment for PTSD.

Dogs make us more social. Forty percent of dog owners reported they had an easier time meeting people, interacting with people and making friends. Social connection is found to be very important for health and longevity. They make us appear more attractive and likable. Eighty five percent of respondents in one study reported feeling less lonely. They help seniors with social interaction and also helped with cognitive function.

We are blessed to have such a great climate, safe roads, nature paths and miles of beautiful beaches to enjoy the many health benefits of owning our dogs.▲

### "Team Cleary" Joins Seabrook Island Real Estate



Seabrook Island Real Estate has added two more experienced sales executives to its roster: Wes and Cathy Cleary. The husband-and-wife team are already top producers in Lake Lure and Western North Carolina. "Team Cleary" will continue to operate in that region, while expanding their "mountains-to-sea" sphere to include Seabrook and the greater Charleston area from their new home on Johns Island.

Enthusiastic entrepreneurs, the Clearys have operated businesses in Florida and North Carolina for 30+ years. In addition to ably assisting their real estate clients, the two have rented, developed, bought, renovated, and sold properties for their own investment since 1997 — around the time they started coming to the Carolinas from Marco Island, FL for family vacations.

Cathy grew up in Barrington Hills, northwest of Chicago. She has a degree in advertising and enjoys travel, exploring the dining scene, and photography. Wes grew up on a lake between the Berkshires and Catskills of upstate New York. He has experience in construction and landscaping; and is a golfer who brews his own craft beer. Both enjoy outdoor pursuits like hiking, camping, and boating. They have two adult children, each graduates of Woford College.

The Seabrook Island Real Estate office is located on-island at 1002 Landfall Way, and open seven days a week for the convenience of Seabrook residents. Hours, current listings, and more information can be found at [seabrookisland.com](http://seabrookisland.com).▲



### Sand Dunes and Sea Oats

by Paul Tillman



Seabrook Island, the Eden we call home, is a special place. There are many scenes all around us where we can appreciate Seabrook's uniqueness if we stop and look. Take, for example, our beaches. Of the natural features on Seabrook, the beach and the sea oat covered dunes, provide the most tranquil setting. The dunes are beautiful all year long, not just when the weather is nice. Just as important as their unpretentious elegance, the dunes stand ready as the first line of defense against severe weather that blows in from the sea.

As a science teacher I am compelled to make a more complete investigation of sand and sea oats so we can appreciate the structural symbiosis of the dunes and the sea oats. With a more complete understanding we will, without reservation, heed the signs asking us to not walk on the dunes.

As a side note, sand, the ordinary kind we use in construction, is in short supply. How would we ever think that we could run out of sand? But, according to the experts, we are. Wait! what? Can't the vast expanse of sand in the Sahara dunes be used? It turns out that Sahara sands are made of a different textured sand and is unsuitable for construction purposes.

Sand and sand dunes can be found in many parts of the earth. But, because of its ubiquitousness, sand can seem ordinary despite the many types and colors of beach sand found around the world. Our sand dunes, the ones that have sea oats growing on them, are special.

To understand how sand dunes and sea oats help protect us, we should first understand sand. Sand is a result of the constant change in the earth's crust instigated by plate tectonics. Plate tectonics are how the earth's crust slides over

the surface of our planet. Plate tectonics are caused by magma emerging from fissures in the deep ocean floor that allow magma to push up and spread tectonic plates apart. The plate movement is not constant. On average the plates move away from the fissures in the oceans floor at a rate of about 0.6 inches per year. This is about the same rate as your toenails grow. The inexorable pressure of the plate movement eventually causes the crust to wrinkle as the plates butt up against one another. This slow push flexes one of the plate edges up until eventually mountains are formed. The other plate is pushed under the earth's mantle to be heated and form igneous rocks like marble and slate eventually back to the surface.

As a countermeasure other forces of nature, flowing water, rain, wind, ice, snow, heat and gravity, constantly grind the mountains down and wash the resulting particles to rivers and into the seas. This process never stops. The Himalayas are getting taller and the Rocky Mountains are getting smaller. As the mountains break down to small pieces of sand, tides and currents wash the sand to the shore and beaches are formed.

Beach sands can be different colors because they are a product of the minerals found in the mountains inland from which they came. In our area the decomposition of granite in the once mighty Appalachian Mountains gives our sand a whitish/gray hue. In the Caribbean, the stark white, grainy, sand is the result of millions of parrot fish, eating algae off coral. They have dined on coral-algae for millions of years and poop out the digested coral to make the sand. The black sands on Hawaii, purple sands on a beach in central California, pink

sands on Bermuda's beaches and white sands on our southern gulf shores are all a product of the local geology.

Sand dunes are created by strong winds blowing off the ocean. The windborne particles of sand stay airborne for as long as the wind speed can hold them. When the wind speed drops, the sand particles fall and build dunes. Without sea oats, the dunes are transient and can change with the winds of the day. Along our coast, drift fences are used to slow the wind producing sand deposits that form dunes. The dunes are still unstable and can be blown along by stronger winds. Keeping dunes in place is where the sea oats come in. They produce a network of roots and rhizomes which form a web-like network under the top layer of sand. Rhizomes are root structures that branch out from the stalk and produce nodes that can sprout up additional stalks. When the sand continues to pile up, the sea oats shoot out more rhizomes which create more sea oats. They, in turn, strengthen the root network further and stabilizes the dune.

The stabilizing network of the sea oat clad dunes has limits, and are not strong enough to withstand humans carelessly stomping through them. The dunes can eventually recover from dune-destroying humans, but the recovery can take years. If you want to have dunes to protect us, people need to stay off them. We humans, by not damaging this elegant, complex barrier allow something beautiful and wild to remain. If they're gone, their tranquil beauty goes with them and all we are left with is nothing to see but footprints in the sand.▲

### To pluff mud, with love

Reprint from CHSToday



We bet you can smell this photo. Across the scenic marshland of the Lowcountry is pluff mud, and it smells like home. Okay, it's more like rotten eggs, but this stinky substance is a key part of our local ecosystem.

#### Here's some stuff about pluff.

##### What is it?

Pluff mud is a soft, clay-like substance found in Lowcountry salt marshes that's made up of decaying matter.

##### Why is it so smelly?

When marsh grasses and marine life decompose, bacteria in the mud release hydrogen sulfide, which smells like eggs gone bad.

##### How did it get its name?

The name "plough mud" dates back to the early 19th century when planters started plowing the substance into the fields as a fertilizer. At the time, "plow" was spelled "plough." "Pluff" is an alternate spelling.

##### Why is it important?

Pluff mud is full of nutrients that keep the marshlands healthy and provides a food source for many organisms. The mud also supports oyster beds.

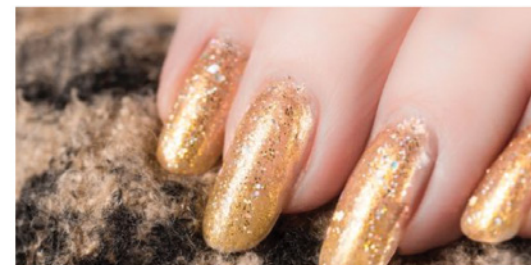
Next time you're near the marsh, see if you can catch a whiff of pluff mud and fall a little more in love with Charleston. Note: Be careful not to get stuck in the muck.▲



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### 2023 Community Promotion Grant Applications Are Now Available

The Community Promotion Grant program was established by Seabrook Island Town Council in 2021 and is now in its third year of operation.

Community Promotion Grants are intended to provide financial support to eligible non-profit entities for programs and activities designed to benefit the Town of Seabrook Island by promoting and enhancing community wellness, cultural and historical awareness, environmental and wildlife conservation efforts and economic development; or which improve citizen participation, satisfaction and sense of place.

#### 2023 Community Promotion Grant Program Summary

- Total Funds Available in 2023: \$7,500.00
- Minimum Grant Amount: \$250.00
- Maximum Grant Amount: \$1,500.00
- To Apply: Grant applications will be accepted starting February 1, 2023. The first review of applications will take place on March 16, 2023. The deadline to be considered during the first review of applications is March 9, 2023, at 12:00 PM. Applications will continue to be accepted until the earlier of October 1, 2023, or upon the commitment of all available grant funding for 2023.

For more information about the Community Promotion Grant program, or to download a grant application form, go to <https://www.townofseabrookisland.org/cpg.html>.▲



### PHOTO PICKS OF THE MONTH

#### ATTENTION ALL PHOTO BUFFS!

Have you taken a spectacular photo recently? Send your photo, along with your name and a title to [www.TheSeabrooker@yahoo.com](mailto:www.TheSeabrooker@yahoo.com). See if you are our next issue!



"Frozen Spanish Moss" by Sharda Parekh



"Red Sky" by Kim Wesson



"A Cloudy Day" by Susan Soden



"Icy Dolphins" in front of the Seabrook Island Club by Kim Wesson



Town Council Meeting December 13, 2022 MINUTES

Approval of Minutes:

- Town Council Regular Meeting Minutes - November 15, 2022
• Town Council Work Session Meeting Minutes - December 6, 2022

Presentations: None.

Public Hearing Items:

- Ordinance 2022-07: An ordinance to adopt a budget for the Town of Seabrook Island, South Carolina, for the Fiscal Year Beginning January 1, 2023, and ending December 31, 2023.

Executive Session:

- Discussion of Personnel Matters (S.C. Code Sec. 30-4-70(a)(1)) - All voted in favor.
• Councilwoman Finke moved to approve a one-time year-end bonus for Town Employees as discussed in Executive Session.

Citizens Comments:

- Town Clerk Watkins listed the individuals who submitted public comments prior to the meeting. A copy of the comments is available with these minutes and upon request.

Reports of Town Boards, Commissions, and Committees:

- Advisory Committees
o Community Promotions and Engagement Committee - Councilwoman Fox summarized the communications from the Town for the month of November.
o Planning Commission: None.
o State Accommodations Tax Advisory Committee: None.
o Utility Commission: None.

summarized the Seabrook Island Property Owners Association long range planning meeting.
Environment and Wildlife Committee - Councilwoman Finke thanked the Community Promotions and Engagement Committee for the Holiday Extravaganza and staff who worked it.

Reports Town Officers:

- Mayor
o Update on Towns Request for Public Assistance (Hurricane Ian) if any Mayor Gregg updated Council that the status of the Town's Request for Public Assistance in consequence of hurricane IAN remains Pending final FEMA review.
o Board of Zoning Appeals: None.
o Planning Commission: None.
o State Accommodations Tax Advisory Committee: None.
o Utility Commission: None.

November 30, 2022, was \$8,170,309 an amount about \$1,299,971 more than the balance as of November 30, 2021.
Unrestricted revenue for November totaled \$100,213 and unrestricted revenue for the year totaled \$1,735,092 representing about 113% for the 2022 annual budget and being about \$325,943 more than for the same period in 2021.

Expenditures for November totaled \$82,038, and expenditures for the year totaled \$1,070,314 which is 72.1% of the 2022 annual budget.
Expenditures for the year were about \$198,121 more compared to the same period of 2021.

Excess of revenues over expenditures was \$18,175 for November and excess of revenues over expenditures was \$664,778 for the year compared to an excess of revenues over expenditures of about \$536,936 as of November 30, 2021, reflecting the increase in revenues in the period this year as compared last years.

Jury Trial Update - Ms. Watkins updated Council on the status of the upcoming Jury Trials scheduled for January 26th at 9:30AM and 1:00PM. Ms. Watkins noted that residents should be on the lookout for notices to serve on the jury.

Ordinances for Second Reading:
Ordinance 2022-07: An ordinance to adopt a budget for the Town of Seabrook Island, South Carolina, for the Fiscal Year Beginning January 1, 2023, and ending December 31, 2023.

needed by the Cooperative to render electric service to its customers in the Town of Seabrook Island, South Carolina; also to set the amount of the franchise fee to be paid by Berkeley Electric Cooperative, Inc., to the Town of Seabrook Island, South Carolina Town Administrator Cronin summarized ordinance 2022-08 to update and establish a new franchise agreement with Berkeley Electric Cooperative. A discussion was had as to whether there are any other electric company services available to Seabrook Island and on the terms of the agreement. A clarification was had on the streetlights under Section 7 with respect to the streetlights behind the Seabrook Island Property Owners Association security gate. A clarification was had on the necessity to have an agreement with Dominion Energy. All voted in favor. Ordinance 2022-08 passed first reading.

Other Action Items:

- Appointments to Town Boards, Committees, & Commissions:
o Accommodations Tax Advisory Committee (7)
o Board of Zoning Appeals (1)
o Planning Commission (3) - Mayor Gregg moved to nominate all current members for reappointment to the Accommodations Tax Advisory Committee as follows: Randall Buck, Joanne Fagan, Joseph Pontuti, Ann Marie O'Rourke, Ronald Schildge, Stuart Spisak, and Susan Leggett; All voted in favor.
Mr. Buck, Ms. Fagan, Mr. Pontuti, Ms. O'Rourke, Mr. Schildge, Mr. Spisak, and Ms. Leggett were reappointed to the Accommodations Tax Advisory Committee for a two-year term. Mayor Gregg moved to reappoint Stan Ullner and Jim Newton and appoint Tom Hund to the Planning Commission; All voted in favor. Mr. Ullner and Mr. Newton were reappointed to the Planning Commission for a two-year term, and Mr. Hund was appointed to the Planning Commission for a two-year term.

Resolution 2022-40: A resolution authorizing the temporary discharge of firearms by the Seabrook Island Property Owners Association (SIPOA) within the Town of Seabrook Island for the purpose of thinning the deer herd Town Administrator Cronin summarized Resolution 2022-40 for thinning the deer herd. A discussion was had the purpose of the ordinance to discharge firearms and not the designation which part of the herd is to be culled. All voted in favor. Resolution 2022-40 was approved.

date stamped document was subsequently posted on NEXTDOOR. Mayor Gregg reminded everyone that false statements harmful to the reputation of a business are not appropriate for publication by the Town. In this instance, the circumstances would not allow the Town to assess the truthfulness of the statements made. Hence, the Town will not further disseminate the comments.

MUSC Presentation Follow-up - Mayor Gregg noted that he received a follow-up from MUSC in respect of the presentation made to Council concerning the proposed new facility within the Town and wished to know whether any members of Council have any lingering questions for MUSC that were not addressed by the presentation made at the end of last year. A discussion was had on a matching fund campaign (Town matching of individual donations) and the desire to have MUSC work out a program for a matching fund within the community. A discussion was had on the determination of where the donated funds would be allocated to this project. Council inquired and discussed the announcements from MUSC for this project going through the Town of Kiawah Island rather than the Town of Seabrook Island.

Town Council Members:

- o Jeri Finke - Councilwoman Finke noted the Environment and Wildlife Committee will meet on January 12th and will try to have another meeting in January as there was no December meeting.
o Patricia Fox - Councilwoman Fox summarized the communications report from December 13th through January 10th.
o Barry Goldstein - None.
o Dan Kortvelesy - Councilman Kortvelesy summarized the previous Public Safety Committee meeting of December 20th.

Town Administrator Joe Cronin

- o Update on the Town Hall Garage - Town Administrator Cronin updated Council on the status of the proposed Town Garage Facility. A discussion was had on the status of the Berkeley Electric Cooperative charging stations and how this will be impacted by construction of the proposed Town Hall Garage.
o Franchise Agreement Update (Berkeley Electric Cooperative & Dominion Energy) - Town Administrator Cronin updated Council on the status of the updated Franchise Agreement with Berkeley Electric Cooperative and Dominion Energy.
o AirMedCare Membership Update - Town Administrator Cronin noted the Town renewed the AirMedCare Membership (Municipal Site License) Island wide and summarized how this membership benefits the Town's residents. Town Administrator Cronin added the Town is working with a representative of AirMedCare to have a presentation for residents who would like more information on what AirMedCare is, as they consider purchasing available nationwide service.

Anonymous Public Comment Disposition - Mayor Gregg noted that at the end of the year, the Town received a paper document directed to the Mayor and containing anonymous comments reciting allegations of activities at a local business. The allegations were vague and unsubstantiated. An image of the receipt

Town Council Meeting January 10, 2023 MINUTES

Mayor John Gregg
Anonymous Public Comment Disposition - Mayor Gregg noted that at the end of the year, the Town received a paper document directed to the Mayor and containing anonymous comments reciting allegations of activities at a local business. The allegations were vague and unsubstantiated. An image of the receipt



Seabrook Island Artist Guild Demonstration Artist for February Peggy Howe Tuesday, February 21st • 1:30-4:00 The Lake House Live Oak Hall

Born in New Rochelle, New York Peggy spent an idyllic childhood in the nature surrounding the York River in Virginia. Before her senior year of high school, the family moved to northern Virginia. There she discovered The National Gallery of Art and began her first art classes. Peggy attended Mary Washington College in Fredericksburg, Virginia majoring in studio art and art history. Professor Julien Binford introduced Peggy to drawing from life. The love of drawing from life has been her essential work ever since.

She earned her BA in 1968 and promptly started making a living teaching art in public schools. After teaching five years, she decided to "make the jump" and practice art full time. Peggy moved to Charleston in 1976. She was drawn to the city's beauty, history, and size. The city had an encouraging portfolio of

successful female artists and the oldest city art museum in our country, The Gibbs Museum of Art. There she taught classes for years. She rented an apartment to serve as her home and studio on Chalmers Street in Charleston and turned one room into a gallery of her work.

This exhibit space allowed Peggy to establish herself by displaying her figure drawings and paintings as well as watercolors of Charleston.

In 1980, she found a large historic warehouse on Hayne Street. There Peggy opened studio space for herself and other artists and remained there until 1989 when Hurricane Hugo destroyed the building. Seeking another studio space, she became a founding board member for Print Studio South, Inc. This allowed a place for a shared fine art printmaking studio and classes. The space eventually became Redux



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



SIAG presents Patrick Connelly February Artist of the Month



Contemporary Art Center on King Street.

Because of the hurricane she was able to secure an SBA disaster loan allowing her to build a studio wing onto her Mt. Pleasant residence. Peggy continues to draw, paint, teach, and host biweekly figure painting sessions in this remarkable studio.

Her beautiful work is included in many private, corporate and public collections. Some of the areas where one can see her work is The Gibbs Museum of Art, The SC Arts Commission, the South Carolina State Museum, Hugo Museum, The City of Charleston, The City of North Charleston, and South Carolina Medical University.

Visitors are welcome to her studio at 1600 Home Farm Road, Mt. Pleasant by appointment.

She can also be viewed during Charleston's annual Spoleto Festival held in Marian Square at the Piccolo Spoleto Outdoor Art Exhibition, May 26-June 11, 2023.

Patrick Connelly was raised in northern New Jersey, graduated from Bucknell and Northeastern Universities, and lived in the Boston area for 34 years before moving to South Carolina in 2010. He has been happily married to Lora Connelly for 46 years and is the proud father of two sons, and grandfather of five grandchildren. In 2018 Connelly retired from his 41-year career as a professional civil engineer and chief operating officer of an engineering consulting firm.



Although he consistently enjoyed perusing art galleries and talking with artists, Connelly began painting only upon his retirement after being encouraged to paint by a talented artist. Connelly never looked back and continues to enjoy the thrill of learning the challenging process of observation, mixing paints to create colors, and applying paint to canvas to try to express the beauty of God's creation.



After joining the Seabrook Island Artist Guild in 2018 he was elected to serve as President of the Guild in 2020. He enjoys painting in both oils and acrylics, and is grateful to collaborate with so many talented artists. During the pandemic, Connelly often painted online with his granddaughter Ailyn. His goals during these Zoom sessions were to enjoy interacting with his 7-year-old granddaughter and help her learn to paint. He affectionately signed these quick, small paintings as "Papoo", his granddad name. Connelly has included a number of the paintings from those precious online sessions as part of his Artist of the Month exhibit at the Lake House.

There will be a reception for Patrick on Thursday, February 2nd, from 4:30 to 6:00 PM at the Lake House. Please come by to meet Patrick and enjoy his artwork!



Short Term Rental Debate on Folly Beach



Publisher Teri Lash's grandchildren: Hudson holding his little brother Larson on a weekend stay at Folly Beach

FOLLY BEACH, S.C. (WCSC) - The ordinance to cap the number of short-term rental licenses given out on Folly Beach has failed in city council.

The motion was brought up after a petition was signed by more than 450 residents on the barrier island. The measure will now go to a referendum vote, in which the city will work with the Charleston County Board of Elections to decide when the special election will be.

The vote is now in the hands of permanent Folly Beach residents. For now, the council voted to approve the temporary pause on hand-

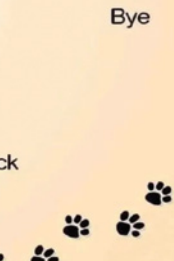
ing out short-term rental licenses. "We, the Folly Beach Resident community, is pleased that the City Council heard our 478 voices via the petition and decided tonight to move the decision to CAP Investment Short Term Rentals to an Island wide referendum so all voting residents can have their voices heard on this very important decision. This is a crucial decision to ensure the fair balance between Residents, Long-Term Rentals and Investment Short-Term rentals and we are pleased it will be made by a direct vote by the voting residents on the island. Secondly, we are relieved that

the Council voted to extend the Island wide Moratorium on issuing new short-term rental licenses from mid-January forward for 3 more months to allow enough time for the Referendum to be held. The Folly Beach Residents Association will continue being a source of verified facts and information for this issue on their Facebook page "Folly Beach Residents Association". We will continue doing all we can to ensure our residents can continue living their best lives on Folly in a fun, funky, vibrant, livable community." Ann Peets, Folly Beach Residents Association



When I leave the house I say to my

DOG: Mommy has to leave Be a good girl Here's a treat I'll be back real soon Take a nappy We will play when I get back Mommy loves you I'll be right back Bye bye



VETERAN SLOWER THAN A SPEEDING BULLET LESS POWERFUL THAN A LOCOMOTIVE UNABLE TO LEAP TALL BUILDINGS IN A SINGLE BOUND AND YET - STILL A SUPER MAN



IT'S NOT JUST A RACE IT'S AN EXPERIENCE SATURDAY, APRIL 1, 2023

The Cooper River Bridge Run is the best organized and best conducted 10K race in the world. It includes world-class competition in a unique setting with unparalleled participant satisfaction. It broadens community cooperation and participation in healthy events throughout the year. The Cooper River Bridge Run serves as a model of health motivation for other communities throughout the world.

To register, visit: https://raceros\_ter.com/events/2023/37453/cooper-river-bridge-run



# SEED to SOUP

FUNDRAISER TO SUPPORT FIELDS TO FAMILIES' HAUT GAUP STUDENT GARDEN ON JOHNS ISLAND

**FRIDAY, MARCH 17 • 5-7PM**  
St. Johns High School Cafeteria • 1518 Main Road

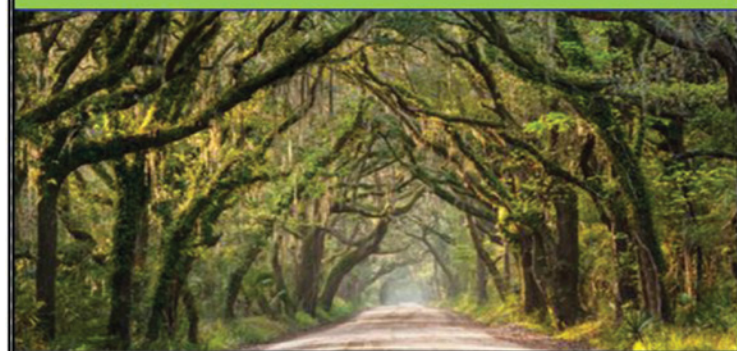
**CHOOSE:** from a selection of ceramic bowls made especially for this event by Haut Gap students

**TASTE:** soups and breads from local restaurants and St. Johns Culinary Institute students

**GIVE:** \$25.00 ~ Purchase tickets on Eventbrite <https://seedtosoupfundraiser2023.eventbrite.com>  
Soup and bread are complimentary. The bowls are yours to keep as a reminder there are hungry people in our community.

## OUT OF THE SOUTH

A CAROLINA MUSICAL JOURNEY BACK IN TIME



### CHARLESTON COASTAL CHOIR

SAVE THE DATE!

Van McCollum, Conductor Jessica Minahan White, Piano

Friday, March 31, 2023  
5:00 pm  
Church of Our Saviour,  
4416 Betsy Kerrison Parkway, Johns Island, SC 29455



### List of 2023 Opera 101 Series

January's Artist-of-the-Month Jose Rafols will continue his excellent opera series beginning January 10th at the Sandcastle on Kiawah Island. Start time is 2:00pm. All Seabrookers are welcome!

- 02/07 ..... "Samson et Dalila" (Camille Saint-Saens) - Grand/Romantic (F)
- 02/14 ..... "Carmen" (Georges Bizet) - Romantic (F)
- 02/21 ..... "Madame Butterfly" (Giacomo Puccini) - Romantic (I)
- 02/28 ..... "Aida" (Giuseppe Verdi) - Grand/Romantic (I)
- 03/07 ..... "Die Gotterdammerung" (Richard Wagner)-Epic/Romantic (G)
- 03/14 ..... "Der Rosenkavalier" (Richard Strauss) - Romantic/Modern (G)
- 03/21 ..... "Akhnaten" (Phillip Glass) - Contemporary (A)
- 03/28 ..... "Fire Shut Up in my Bones" (Terence Blanchard)-Contemporary (A)

A, American; F, French; G, German; I, Italian

## Join us for... Growing the Green

SEABROOK ISLAND GREEN SPACE CONSERVANCY



**SATURDAY, MARCH 11, 2023**  
**Oyster Roast**

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



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

Tickets \$125 (includes a SIGSC Oyster Kalfe)  
RESERVE YOUR TICKET by mailing a check to SIGSC  
130 Gardeners Circle, PMB 521  
Johns Island, SC 29455

## TOWN OF KIAWAH Arts & CULTURAL EVENTS



**Tom Rush with Special Guest Matt Nakoa**  
Wednesday, February 8, 2023  
West Beach Conf. Center  
7:30 PM  
Ticket Release: 1/27  
Cost: \$15



**Art Film Series - Frida**  
Friday, February 10, 2023  
The Sandcastle  
3:00-5:00 PM  
No charge  
No tickets required



**Piano Bar - Misha Pekar**  
Wednesday, February 15, 2023  
The Sandcastle  
5:00-7:00 PM  
No charge  
No tickets required



**Quentin E. Baxter Presents Geoff Keezer Trio**  
Sunday, February 19, 2023  
Turtle Point Clubhouse  
4 PM  
Ticket Release: 11/22  
Cost: \$30 or \$75 for series via baxtermusic.com



**California Guitar Trio**  
Friday, February 24, 2023  
Turtle Point Clubhouse  
7:30 PM  
Ticket Release: 2/13  
Cost: \$15



**Art Film Series - The Quiet Man**  
Friday, March 3, 2023  
The Sandcastle  
3:00 - 5:00 PM  
No charge  
No tickets required

Visit: [www.kiawahisland.org/events/](http://www.kiawahisland.org/events/) for full details of above

## STRONG WOMEN BUILD STRONG COMMUNITIES



## Save The Date

Week of March 25 - April 1

Thank you so much for all of the support of the 2022 Women's Build! Thanks to all our volunteers, we were able to build a new home for Mr. Jerome Gathers on his family land. Mr. Gathers has worked for many years in the hospitality industry and he is now so excited to be able to host his family and friends for dinners and parties in his own home. Through your support Mr. Gathers closed on his home in October of 2022. He has been so grateful for his new home and it was an honor and pleasure to work with this homeowner.



Women's Build is an annual opportunity for our community to come together and create something incredible for our future homeowners. In just one week, we will see everything from walls going up to roofs and windows being installed. It's time to make plans for our 2023 Women's Build.

This year we will be building a home on Wadmalaw for Alejandra & Fernando! Alejandra said, "This Habitat House will mean we have a place to call home - a place we can grow our family once we begin having children!"

More details on event registration and sponsorship opportunities will follow soon - we hope to work with you again this year! ▲

Kristen Nooe  
Development Manager



## Pennsylvania Connection Party

Set for February 15

From Pennsylvania? Lived in Pennsylvania? Passed through Pennsylvania? Thought about Pennsylvania?

If you answer "yes" to any of these, you'll want to save Feb. 15 for the return of Seabrook's Pennsylvania Connection get-together. Back after a two-year Covid hiatus, the all-Island event will be held in the Oyster Catcher Community Center



from 5:30 p.m. to 8:30 p.m.  
Scheduled in connection with "member week," this is a great opportunity to meet other Seabrook-

ers with a Pennsylvania connection and to discuss such salient topics as Penn State football, winter weather and Keystone State culinary delicacies— ring bologna and scrapple, yum!

Bring your preferred beverage and an appetizer to share, soft drinks will be provided. To sign up, email [kkunkelman@comcast.net](mailto:kkunkelman@comcast.net) or text 484-400-4390.▲



## We have rescheduled the Love Your Neighbor Celebration to SUNDAY, MARCH 12.

We are grateful for your understanding, patience and continued support while we take this additional time to ensure we are bringing you the best event possible.

Tickets already purchased will be honored for the rescheduled date.

We look forward to seeing you on **March 12th, 11:00am at the Seabrook Island Club!**

For tickets, refunds or questions about the Love Your Neighbor Celebration, click below or call us at 843-559-4109 x109.

**KIAWAH VILLAGE DENTISTRY**

**Dustin Plunkett D.D.S.**

- Implants
- Crowns
- Bridges
- Extractions
- Veneers
- Whitening
- Invisalign
- Cleanings

\* Emergencies \*  
**(843) 768-8376**  
Accepting New Patients!

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**CARPET & UPHOLSTERY CLEANING**

**843-991-7388**  
Free No Hassle Estimates!  
[americanpurecleanllc.com](http://americanpurecleanllc.com)  
[americanpurecleanllc@gmail.com](mailto:americanpurecleanllc@gmail.com)



## CAMP HAPPY DAYS INVITES YOU TO A Night at Studio 54

Friday, February 24 at 6pm

Join us as we turn Festival Hall into Studio 54 for an evening of fun, good food, signature beverages, music, dancing and fundraising auctions. We can't wait for our long-time and new supporters to attend the event to raise funds that will offer support and services for South Carolina's children battling pediatric cancer and their families.

CHD Executive, Cindy Hay Johnson, shared "Last year's gala was over the top and a complete sell-out. This year's Gala promises to be even more fun and exciting and the perfect opportunity to support children with cancer. I hope you will join us as we make dreams come true for kids kickin cancer!"

We expect more than 400 supporters to attend the event and we hope you will join us too. Grab your tickets before we sell out! Individual VIP tickets can be purchased for \$175. Sponsorships and tables are also available beginning at \$1,750. \*Tickets are limited, please purchase in advance.

Visit [www.camphappydays.org/gala](http://www.camphappydays.org/gala) to get your tickets today!  
For more information, email [gabby@camphappydays.com](mailto:gabby@camphappydays.com)

Website: [www.camphappydays.org](http://www.camphappydays.org)  
Facebook: [www.facebook.com/chdsouthcarolina](https://www.facebook.com/chdsouthcarolina)  
Instagram: [www.instagram.com/camphappydays](https://www.instagram.com/camphappydays)

## SEABROOK ISLAND PHOTOGRAPHY CLUB

**PORTRAITS MATTER**

**MATTHEW GREENE**

**FEB 16 6:30-8:00PM**

**LAKE HOUSE**

Matthew is a professional photographer with areas of focus in commercial photography, portraiture, and nature. (You also may have seen Matthew's work on Next Door). Matthew's talk will focus on his portraiture. He will be discussing how he aims to capture the essence and beauty in people through his portrait photography.

Matthew resides in Ohio but he and his family have been coming to Charleston for over thirty years, and Seabrook specifically, for the last ten. He is a member of ASMP, the premier trade association for the world's most respected photographers.

Having lost many family members and friends, Matthew views each day as a gift. His seascapes and portraits convey his love of life.

More info on Matthew's work can be found at his website: [KindPortraits.com](http://KindPortraits.com).

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



# HERE'S WHAT SOLD ON SEABROOK ISLAND IN 2022



## ...AND HERE'S WHO SOLD MOST OF IT



2022 Closed Sales Involvement by Real Estate Companies								
PROPERTY TYPE	Seabrook Island Real Estate	Akers Ellis	Pam Harrington Exclusives	Dunes Properties	Carolina One	The Boulevard Company	Keller Williams	TOTAL
HOMES	71	20	11	4	6	5	1	90
VILLA/COTTAGE HOMES	82	22	10	15	11	6	4	124
HOMESITES	35	9	6	2	2	5	0	43
TOTAL	188	51	27	21	19	16	5	257
	73%	19.84%	10.51%	8.17%	7.39%	6.23%	1.95%	

Fractionals and boat slip sales not included. Data calculated from CTAR and internal SIRE reports. Percentages show companies representing the seller or purchaser.

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.

