

# ISLE *of* PALMS<sup>®</sup>

WINTER 2016-17

MAGAZINE

*Born to Be...*  
**Wild Dunes,  
Past and Present**

*Guarding  
Your Castle*  
**Tips for Finding a  
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**Top 10 Visionaries**  
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## PUBLISHER'S NOTE

**I**SLE OF PALMS IS ONE OF THE MOST SOUGHT-AFTER vacation spots in the Carolinas and even along the Eastern seaboard. For many, IOP and Wild Dunes are among the most desirable places to own a home. Life on this island as we know it today didn't just happen. Isle of Palms is a product of location, innovation, passion and hard work from families and individuals who pursued their island dreams.

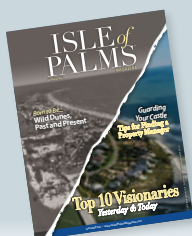
It started in 1897 with Dr. Joseph Lawrence's dream for Isle Of Palms. Even the people who were adventurous enough to travel on a ferry from Charleston to Mount Pleasant had their dreams of fun in the sun on Isle Of Palms. Once in Mount Pleasant, they would catch a ride on the Charleston Seashore Railroad, which was owned by Dr. Lawrence. His dream included constructing eight miles of track and trestle, starting on Sullivan's island and continuing over Breach Inlet to the oceanfront pavilion and its signature Ferris wheel he built for the visiting adventure seekers. He was the first to connect this once uninhabited island to the rest of the world for all to enjoy.

Although Dr. Lawrence might have given the modern day name to the island, many other families and individuals built and expanded on his innovation, passion and hard work. In this winter edition of *Isle Of Palms Magazine*, the editors, writers and staff spent hours deciding which families and individuals helped mold today's Isle of Palms. Interrupted by Hurricane Matthew, we garnered input from longtime local residents and finally decided on the 10 most influential families and individuals whose passion helped guide Isle Of Palms to where it is today.

We hope you will agree with our choices, but we know that probably is unlikely. What we are sure of is that the people we've featured here helped bring our island to where it is today, and we thank them for that. 🌴

*Bill Macchio*

— BILL MACCHIO  
Publisher@IsleOfPalmsMagazine.com



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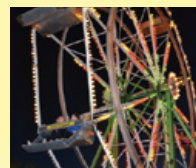
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## ISLE OF PALMS UPCOMING SPECIAL EVENTS & HOLIDAY ACTIVITIES



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# Our Isle of Palms Neighbors

**W**E'RE SPENDING A LITTLE TIME WITH SOME OF OUR NEIGHBORS TO HELP YOU get to know them better. If you want to appear in Facetime or to suggest someone you find interesting, please email the name and contact information (email and/or phone number) to [Facetime@IsleOfPalmsMagazine.com](mailto:Facetime@IsleOfPalmsMagazine.com).



## Andy Sinwald

**Lives in:** Mount Pleasant, South Carolina.

**From:** Berlin Heights, Ohio.

**Education:** Bowling Green State University, Bowling Green, Ohio.

**Employment:** Recreation supervisor at Isle of Palms Recreation Department.

**Favorite reading:** Science fiction books or sports stories.

**Favorite music:** Classic or alternative rock. I've been enjoying local band Stop Light Observations lately.

**Activities:** Running; recreational sports; hiking.

**Interests:** Anything nature or wildlife related.

**Likes:** Live music; Cleveland sports teams; being with family and friends; planning fun events and programs for Isle of Palms!

**Favorite quote or philosophy:** "Treat others how you want to be treated."



## Andrew Miller

**Lives in:** Isle of Palms, South Carolina.

**From:** Richmond, Virginia.

**Education:** College of Charleston – BA in Spanish/Environmental Studies, MS Environmental Studies.

**Employment:** U.S. Geological Survey - Sullivan's Island, South Carolina.

**Favorite reading:** Fitzgerald; Hemingway; Tom Wolfe.

**Favorite music:** JJ Cale; Little Feat; Culture; The Phish from Vermont.

**Activities:** Cycling; surfing; gardening.

**Interests:** Art/printmaking; live music; hydrology; old Mercedes'.

**Likes:** Good eats; Charleston breweries; traveling.

**Favorite quote or philosophy:** "If we would learn what the human race really is at bottom, we need only observe it in election times." - Mark Twain



## Joe Gandy

**Lives in:** Isle of Palms, South Carolina.

**From:** Mount Pleasant, South Carolina.

**Education:** Bishop England High School, 2007; BS, Clemson University, 2011; PharmD, MUSC, 2014.

**Employment:** Pharmacist at Delta Pharmacy of Isle of Palms.

**Favorite reading:** *The Post and Courier*; *Garden and Gun*; travel magazines.

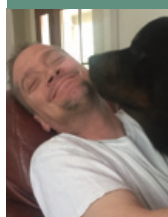
**Favorite music:** The Movement.

**Activities:** Surfing; paddle boarding; boating; time with family and friends.

**Interests:** Anything in or around the beach and water; college football; travel.

**Likes:** Clemson football; local breweries; my Boykin spaniel Adelaide.

**Favorite quote or philosophy:** "Trust but verify."



## Scott Kegel

**Lives in:** Isle of Palms, South Carolina.

**From:** Lancaster, Pennsylvania.

**Education:** BA in History, Davidson College; JD, University of South Carolina School of Law.

**Employment:** Attorney.

**Favorite reading:** Non-fiction history.

**Favorite music:** Grateful Dead; reggae; pre-2000 Widespread Panic; Jason Isbell.

**Activities:** Fishing; hanging on IOP with my wife, two children, Chesapeake, Rottweiler and friends.

**Interests:** Food and more food, especially Thai and Asian; steak; pork; and tuna sashimi.

**Likes:** Gamecocks; Miami Dolphins; cooking.

**Favorite quote or philosophy:** "A pessimist sees the difficulty in every opportunity. An optimist sees the opportunity in every difficulty."





# The Secret is Out

## ISLE OF PALMS ALL YEAR-ROUND

**I**SLE OF PALMS HAS ALWAYS BEEN A favorite among tourists in the summer. When school is out and those balmy breezes waft through palms, folks love to gather to share a dip in the ocean or a tasty fish platter at a local eatery. However, when fall and winter hit, the real magic happens on IOP. Marathons, special events and oyster season dot the landscape in this coastal

BY KALENE MCCORT

town as temperatures drop. The words “off-season” have no validity in this vibrant community that provides visitors and locals with opportunities to make lasting memories year-round.

“It is our hope that the ‘Secret Season’ will allow us to bring family-orientated events to the Island in the period when our business is slow,” said Mayor Richard Cronin. “Events that residents will enjoy; events that those who live nearby will attend.”

Sunsets that paint the sky in warm amber hues can be seen regardless of what time of year you find yourself on the island. Discover your new favorite band at The Windjammer or enjoy a weekend brunch at The Refuge. While the streets may be a little calmer, the night life and local gems that inhabit the coastal stretch are always bustling. Live like a local and cast a fishing line from the pier or play a round of golf on one of the Island’s two world-class courses.

Outside of walking the beach in search of sharks’ teeth, shells and turtle watching, folks can participate in a number of activities put on by The Recreation Department.

“The IOP family is really unique; everyone looks out for everyone else,” said Cronin. “From the young to the

not so young, everyone is caring and giving. Whether it is helping one’s neighbor recover from a storm or watching kids share eggs at the Easter egg hunt, we are truly a unique community.”

For example, a Halloween Carnival will take place from 5 p.m. to 7 p.m. Oct. 31. Jump castles, face painting and costume contests are on the docket, along with a variety of concessions.

On Dec. 3, Isle of Palms will transform into a beachside winter wonderland. Come check out the amazing light displays, a variety of live entertainment, plenty of holiday gift hunting and a visit from old St. Nick.

Another bonus to exploring Isle of Palms outside of the summer months comes in the form of discounted beach rentals. Vacation rents are significantly lower and availability is easier to find starting in October. Enjoy your morning coffee seaside, with the undulating waves and surfers in the distance.

From an annual yard sale to Doggie Days at The Rec, IOP makes sure neighbors and visitors have fully booked calendars. Whether you want to try out some line dancing or improve your knitting skills, the possibilities are endless. Explore the many nooks and crannies of IOP on foot, from the comfort of a golf cart or on a two-wheeled cruiser.

“Being mayor allows me to interact with so many of the wonderful residents we have on our island,” said Cronin. “I also get to work with an outstanding group of employees; they all go that extra mile to make this a safe and nurturing place to live.” 🐼

*For more on this unique Lowcountry island, log on to [www.iop.net](http://www.iop.net).*



Photos courtesy of Gretta Kruesi.

# Gilding the Throne

## LOCAL ARTIST PAINTS A PUBLIC SPACE

**B**EFORE GRETTA KRUESI FOUND her passion, she dabbled in a variety of occupations – from professional kite-surfing to owning a food truck with a beachy theme – but now she’s settled into life as a professional artist, and she couldn’t be happier.

Though she said art has always come easily to her,

BY DENISE K. JAMES

Kruesi didn’t decide to make it her career until she found her

sweet spot: painting murals. Street art, specifically murals, took hold of her while she was living in California.

Before I could start envisioning the random letters and garish cartoons often spray-painted on the sides of buildings, Kruesi pointed out that real street art is not to be confused with graffiti. She’s been commissioned and permitted to do all of her work – including, of course, the much-anticipated mural that will soon appear on the side of the public restroom building at the Isle of Palms County Park.





Above and below: Gretta Kruesi works on a mural in Santa Monica, California.

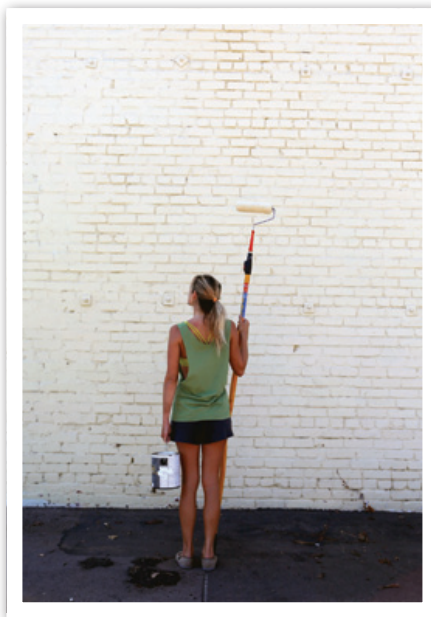
"I'm an artist, not a criminal," she affirmed. "I do this professionally all over. I believe that there is a movement for street art taking place."

Kruesi appreciates the "challenge" of painting walls and said the bigger the wall, the happier she is to paint it. Back in California, she painted a large mural of a wave while on tour as a kite-surfer and began "making a name for herself" in the state. Then, on a trip home to South Carolina for her mother's birthday, she painted a surprise mural at her family's home on the Isle of Palms as a gift.

"It's a turtle," she explained, "because my mother loves turtles."

While painting the beautiful turtle mural on the side of the house she grew up in, Kruesi was struck with the inspiration to create another piece of art specifically for her hometown. She mentioned her idea to a few of her local acquaintances, and the plan for the restroom mural was soon born.

"I put it out there locally, and a family friend suggested the public restrooms," she said. "I thought it was an awesome opportunity."



When I asked if she'd had a tough time getting city officials to agree to the project, Kruesi assured me that she's a pro at red tape.

"I'm no stranger to the municipal process of getting a mural done," she declared. "I drafted a proposal of the project, even got my insurance and my business license. I'm happy to jump through hoops to do something cool in my hometown."

As far as what, precisely, the mural will look like, Kruesi was a bit secretive about the exact image. She'd not quite started the painting on the day we met, but she had her ideas narrowed down.

"I like to do monochromatic pieces, and I will for this mural," she said. "The weather elements will wear it down, but the look will be enhanced, like an antique."

Though she's glad to be home with her son for the time being, Kruesi said that her plan is to be bi-coastal and divide her time between California and the Isle of Palms.

"I have other projects to go back to in Los Angeles," she said. 🐢



# Shaping the Island

## IOP'S MOST INFLUENTIAL PEOPLE

By Anne Toole





*The Isle of Palms as we know it today has only been this way for a small blip in time. Known first as Hunting Island when English settlers met its friendly Sewee Indian inhabitants, and then as Long Island in the mid-18th century, the island slowly grew from a virtually unknown hunting and fishing ground to a backdrop for small but important roles in the Revolutionary and Civil wars. In the past 120 years – a relatively brief period of time in comparison – the island transformed from a virtually uninhabited haven to a thriving city of more than 4,000 residents and many successful businesses, and a magnet for beach-goers from around the world.*

**T**HE VISION, HARD WORK AND passion of the following influential people and families helped shape the island into what it is today:

**1. DR. JOSEPH S. LAWRENCE:** Dr. Lawrence began building a public amusement park on the island in 1897. He was president of the Charleston Seashore Railway, which

constructed nearly eight miles of tracks and trestles to the island, giving visitors the opportunity to board a ferry from Cumberland Street in Charleston to Mount Pleasant, then travel by trolley and rail to the new hot spot. The park boasted a popular pavilion, a merry-go-round and a restaurant serving meals for 50 cents. Later, Lawrence built a luxury hotel, offering visitors the chance to stay in paradise overnight and drawing people to Charleston for the sole purpose of visiting Isle of Palms. His development was a great success in its time, but Dr. Lawrence's most lasting and influential contribution was a clever marketing move: He renamed Long Island to be Isle of Palms to draw more tourists. And that it did.



Dr. Joseph S. Lawrence's grave site.

**2. THE SOTTILE FAMILY:** The Sottile name has thrived on the island quite literally since modern-day people lived



Photo courtesy of the Sottile family.

on it. Nicholas Sottile built the first home on the island at 807 Ocean Blvd. His brother, James, opened another amusement park on the island. Its famed dance floor,

pavilion and steeplechase games helped give the island the nickname, “Coney Island of the South.” It also boasted the biggest Ferris wheel in the world at the time, which could be seen from Charleston on a clear day. His successful marketing of the island as one of the South’s premier resorts helped make him one of the 50 wealthiest men in America at the time of his death in 1964. The Sottile family descendants continued making great contributions to Isle of Palms and were instrumental in incorporating the city, forming the Exchange Club of Isle of Palms and starting recreational programs. They have continued to be active in the island’s government over the decades.

**3. J.C. LONG:** The years after World War I found the island in financial hardship, and time took its toll on the



J.C. Long

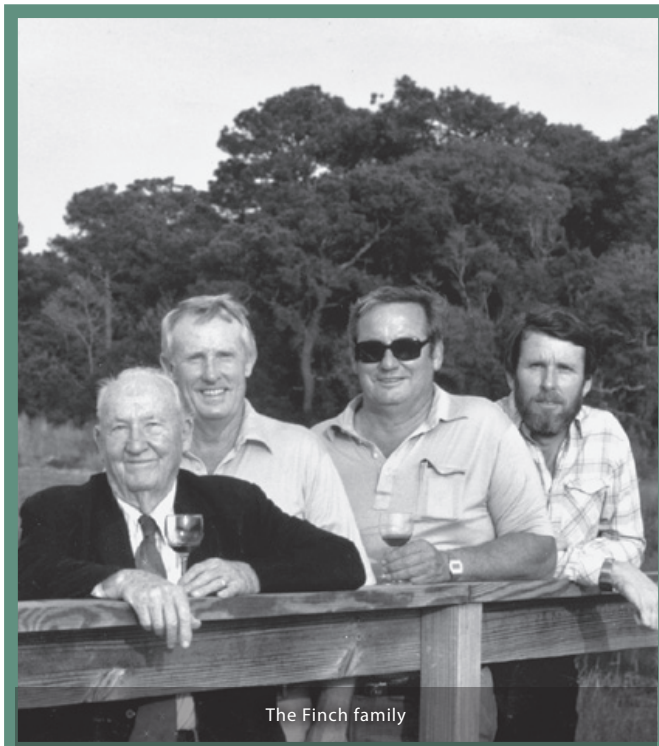
amusement parks and the island’s tourism as a whole. In 1944, J.C. Long, founder of The Beach Company, had a vision to develop the island and forever changed it when he purchased a large portion of the island and began constructing low-cost slab homes for veterans’ families, eventually tripling the number of island residences. He made extensive improvements to the island’s infrastructure: paved roads, new bridges, garbage and trash collection, water and streetlights. His vision transformed the island into a thriving community and rekindled the flame for those searching for the ideal beach vacation.

**4. CLYDE MOULTRIE DANGERFIELD:** Dangerfield, a World War II veteran, and his wife moved to the island in 1948, where they raised their six children. One of them, Tim Dangerfield, was the youngest person to serve on the

IOP City Council at the time. In the early years, Clyde Dangerfield was involved with many groups dedicated to service on Isle of Palms: He helped establish the first church on the island

and was a charter member and volunteer captain of the Isle of Palms Fire Department and a charter member and past president of the Isle of Palms Exchange Club. Dangerfield served in the South Carolina House of Representatives for 18 consecutive terms and was instrumental in obtaining funds for the Isle of Palms Connector, which opened in 1993. It was named in his honor.

**5. HENRY FINCH:** In 1972, Finch Properties purchased 1,600 acres from J.C. Long and began developing it into



The Finch family

the Isle of Palms Beach and Racquet Club. With the help of Charles Fraser and Frank Brumley of the Sea Pines Company,



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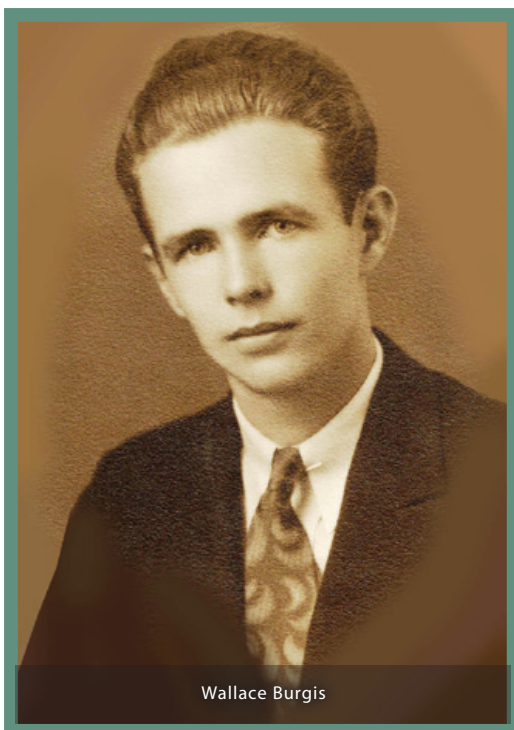


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Finch Properties transformed the club into a world-class resort – Wild Dunes. In a letter to Finch, J.C. Long once wrote, “I am completely at a loss for words to express to you and to the others who have participated in the development of the Beach and Racquet Club what a magnificent job I think has been accomplished. It is something that I believe surpasses the dreams of anybody.”

**6. THE BURGIS FAMILY:** Members of the Burgis family weren't the first business owners on Front Beach, but their legacy has been anchored there for decades. Wallace and Elizabeth Burgis opened a full-service restaurant on Front Beach in 1962, with just six stools and two tables. The popular Palms Seafood Restaurant was one of the first



Wallace Burgis

Photo courtesy of FindaGrave.com.

oceanfront restaurants in the Charleston area, serving up specialties such as fried creek shrimp and Mrs. Burgis' famous coleslaw. When it was destroyed by Hurricane Hugo, it had grown to 12 stools and seated more than 250 people. Their sons, Malcolm and James, opened the Windjammer in 1972 on the site of J.C. Long's former SurfDeck. Beach views, beer, volleyball, live music and a touted “jam good time” have been drawing locals and vacationers to Front Beach for nearly 45 years. Malcolm Burgis serves on the Isle of Palms Accommodations Tax Advisory Committee.

**7. THE STONE FAMILY:** In 1977, Don Stone bought Island Realty from Bill Walters, who gave the business its current name after purchasing it from Al Johnson, who was J.C. Long's broker. Don Stone was an astute businessman and understood that what was good for Isle of Palms would be good for all businesses on the island. For nearly 40 years, the Stone family has been influential in steering the



Don Stone with grandson.

Photo courtesy of the Stone family.

housing and rental market to be the flourishing business it has become. Today, his son Sandy and wife Peggy own the company, and his grandsons, Alex and Eric, also work with the company. They attribute their business' success to decades of being active in the community they serve. Sandy Stone also served on the Isle of Palms City Council from 2010 to 2013.

**8. THE CARROLL FAMILY:** The Carrolls are another family that has influenced the island for generations. The



Kathy Carroll

Photo courtesy of Jimmy Carroll.

matriarch, Kathy Carroll, ran the Isle of Palms Recreation Center in its infancy. With the help of the Women's Auxiliary, she held fundraisers for new equipment, rather than asking the city for money. In 1981, she and her son, Jimmy, co-founded Carroll Realty, the island's oldest owner-started real estate company, which was a catalyst for what the local real estate and property rental market has become today. Jimmy, now serving his second term on the City Council, remains an agent for Carroll Realty but sold the company



to his nephew, Michael Carroll, and his wife, Ashley, who continue to run it with the same professional yet laid-back flare that Jimmy and Karen implemented from the beginning. Bringing it back full circle, Carroll Realty continues to play a big role in the Recreation Center by sponsoring a youth sports team every year since they opened.

**9. CARMEN BUNCH:** Hurricane Hugo defines time here: There is “before Hugo” and “after Hugo.” Carmen Bunch’s



Courtesy of The Moultrie News.

time to shine came in that rare in-between: during Hugo. A Navy veteran, she moved to the island shortly after World War II and helped operate her husband’s family restaurant at Breach Inlet before working for the Charleston Naval Shipyard. She became increasingly involved in the island community and was elected as the island’s first female mayor in 1985. In a very controversial move, Bunch declared martial law in the hurricane’s aftermath – essentially not allowing any unauthorized personnel, even residents, back onto the island – to prevent looting and to ensure the safety of the community. While displaced island residents did not take kindly to her decision, she stood her ground and was re-elected for four consecutive terms before retiring in 2002.

**10. FIRE CHIEF ANN GRAHAM AND CHIEF OF POLICE TOMMY BUCKHANNON:** Ann Graham and Tommy Buckhannon have both dedicated themselves to the safety of Isle of Palms residents and visitors for over 30 years. Graham started working with the IOP Fire Department in 1985 and became the first female fire chief in the state in 1994. Not only fighting fires, she is also involved in search and rescue operations for swimmers in distress and in drownings. A YouTube video made in 2011 even shows Graham rescuing a fellow officer and stranded swimmer amid

20-foot waves spawned by Hurricane Irene.

Chief of Police Tommy Buckhannon has been serving Isle of Palms residents on the police force since 1980, following in his father’s footsteps. He leads 19 sworn police officers

and 11 civilian personnel in serving the island’s citizens on matters from crime prevention and criminal investigations to traffic enforcement, victim services, animal services and beach patrol.

The dedication of Graham and Buckhannon to the safety of the Isle of Palms community and vacationers over the past decades is a driving force behind its welcoming and safe reputation.



Photo courtesy of the city of Isle of Palms.



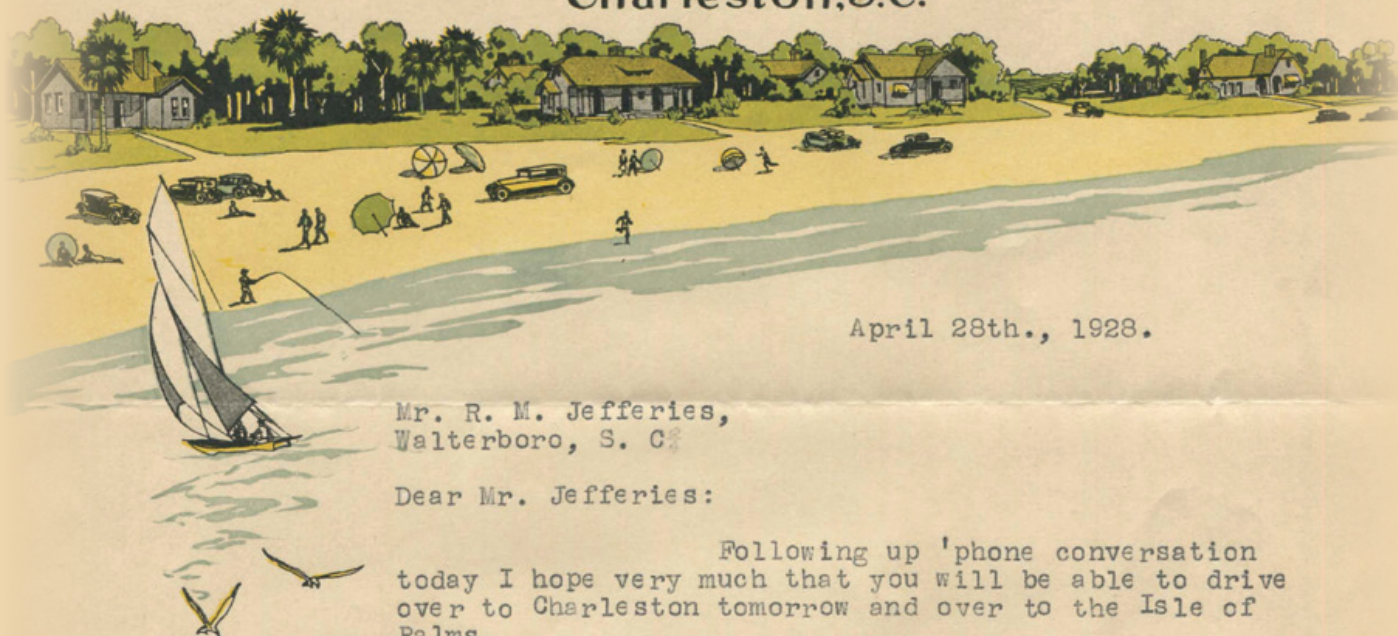
Photo by Brian Sherman.

*There’s an old saying that “it takes a village to raise a child.” But when there’s no village, it takes dedicated and passionate bright stars to build a city. There are innumerable more people who helped shape this island to be what it is today over the past 120 years: business owners, Council members, visionaries and ordinary residents and vacationers who have all fallen in love with this six-mile stretch of coastline. We hope this list helped shed some light on some of them. 🌟*



# The Isle of Palms, Inc.

## Charleston, S.C.



April 28th., 1928.

Mr. R. M. Jefferies,  
Walterboro, S. C.

Dear Mr. Jefferies:

Following up 'phone conversation today I hope very much that you will be able to drive over to Charleston tomorrow and over to the Isle of Palms.

For your information the ferry schedule for tomorrow, Sunday is as follows:

Leaving city	Returning Mt. Pleasant
10.00 A.M.	
11.30AM	12.00 Noon
1.00 P. M.	1.30 P. M.
3.00 P. M.	3.30 P. M.
4.00 P. M.	4.30 P. M.
5.00 P. M.	5.30 P. M.

In case you haven't been over to the Isle of Palms recently you now can drive your car after leaving the ferry boat at Mt. Pleasant on over to the Isle of Palms, and it is a real nice drive by auto, about seven miles. Within an hour to an hour and a half after leaving Charleston you can be back and have plenty of time to look over the property.

Yours very truly,

Chas. R. Allen

By A. J. E.



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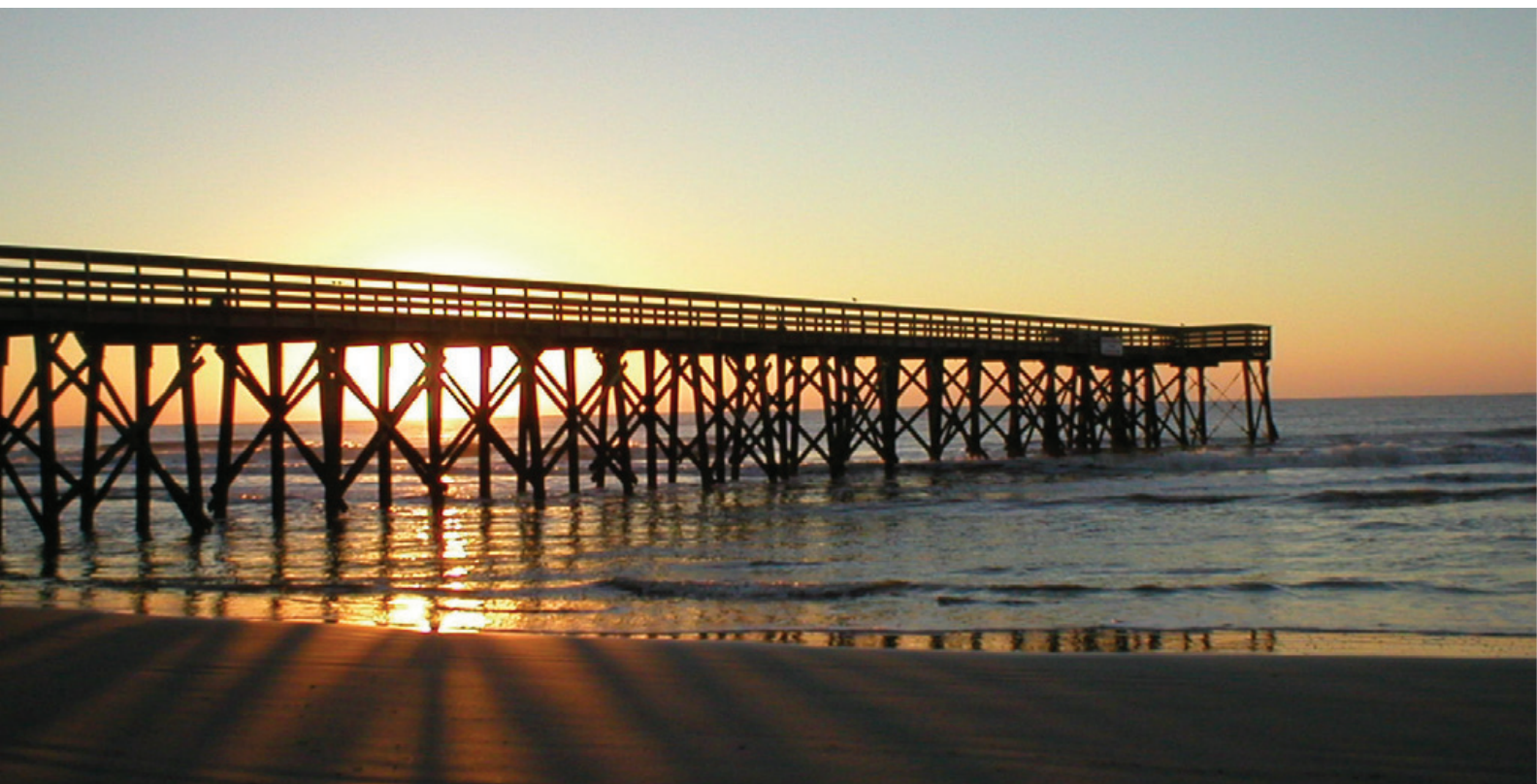


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# High on the List

MORE OF IOP'S MOST INFLUENTIAL PEOPLE



*By Anne Toole*

**T**HE FOLLOWING PEOPLE ALSO ranked high on our list after lengthy deliberation among editors, writers and some island residents, and we felt they should be recognized. It is not possible to appropriately summarize those who influence a city like Isle of Palms in just 10 short profiles. Even doubling the list only reveals the tip of the iceberg. The reality is that every day,

in government meetings and community gatherings, every idea and every action of those who live here or wish they lived here has in some way shaped the island to be what it is today. We encourage you to be part of the inspiration for a positive future.

**WALTER “BUCK” CHAPMAN JR.:** A plumbing contractor, Chapman became the first mayor when the city of Isle of Palms was incorporated in 1953 following a 121-68 vote.



**NORMAN W. TODD:** In the days immediately following incorporation, the new city had no funds or ordinances. Todd was appointed head of the Rules Committee, whose purpose was to create city ordinances such as speed limits and building codes.

**SALVADOR SOTTILE:** A former Isle of Palms mayor, Sottile served as the Exchange Club project chairman for the current road signs and avenue numbering system. In 1955, when the road signs were installed, he said: "This is the only town in the state where a visitor can find a given address without having been to the place before."

**L. CLAY CABLE:** He served as chief of the first Isle of Palms Rescue Squad, founded in 1962. Rather than using town money, the Rescue Squad held fundraisers and asked for donations for necessities such as a sea skiff, motor and trailer, citizens band communications systems, a resuscitator, a life raft, stretcher, life rings and first aid kits. He later served as mayor, from 1981 to 1985.

**JOSEPH H. HAMER:** During his term as mayor, from

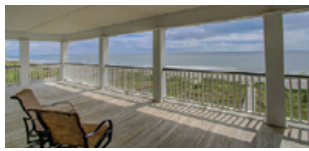
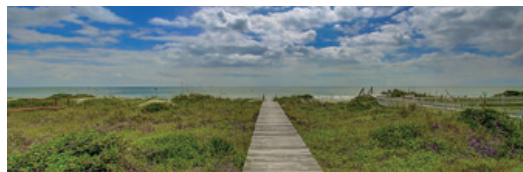
1962 to 1973, Hamer directed police to enforce litter laws to the fullest extent in an intensified effort to keep Isle of Palms a clean place to live and vacation.

**BLAIR WHITE:** For many years, Police Chief Blair White was the only policeman on the island. He is remembered by many who grew up there as an "Andy Taylor" style police chief, respected by the community. His threat to take you home to your parents was all he needed to keep the peace. He became mayor in 1974.

**MIKE SOTTILE:** First entering public service immediately after Hurricane Hugo by serving on the Isle of Palms City Council, Sottile served as mayor from 2000 to 2008, before moving up to the South Carolina House of Representatives, where he continues to serve Isle of Palms in House District 112.

**NICK SOTTILE:** At 14 years, Sottile is the longest-serving city attorney in the history of Isle of Palms. Also very involved in the community, he was instrumental in the formation of its annual Isle of Palms Connector Run and Walk for the Child. 🐾

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# Born to Be Wild Dunes

**IOP'S WORLD-CLASS RESORT**

*By Mike Sigalas*





**M**ANY CHARLESTONIANS CAN recite the accolades heaped upon their hometown over the past decade, but they might have failed to notice that the area's premier resort, Wild Dunes, is pretty popular as well. The readers of *Condé Nast Traveler* have ranked the Dunes as one of America's "Top Southern Resorts" for four years running. Its twin golf courses are rated among the nation's and world's best, and *Tennis Resorts Online* has named Wild Dunes one of the top five tennis resorts in the world.

To the first-time traveler to Charleston, the world-class resort at Isle of Palms' north end seems a fitting complement to the world-class city just south of Sullivan's Island. But this was not always so. Until the mid-1970s, most people

who spent the night north of IOP's 41st Avenue slept in a trailer or tent at the old Sand Dollar Campground.

Blogger Kelly Exline, who stayed at the campground with her family as a child, remembers "a magical sand dollar beach ... our version of Shangri-La."

#### APRIL 1970

"A visit to a campground on the Isle of Palms," wrote *Post and Courier* reporter Beth Brown in an April 16

feature on the growing camping craze, "reveals both young and old people, from many walks of life." Brown proceeded to introduce the reader to a Danish couple with two children who planned to stay just one night, fell in love with the island's natural beauty and ended



up staying a week. Another family, from Pittsburgh, discovered the island on their way back up from Key



West. Mrs. Wilbur Stough, from York, Pennsylvania, couldn't get over the friendliness of her fellow campers – or the black fox squirrels, for whom she made extra pancakes. The Stanhopes of Wisconsin were on their way back home after watching the Masters in Augusta. A married pair of graduate students at the University of Delaware, the Hazels, were camping with their dog, Perry, and two sons, Jeffrey and Jimmy.

"We think it's just fabulous down here," Mrs. Hazel told Brown. "If this property were at home, it would be full of homes. The land there is in such demand."

The north end of Isle of Palms wasn't in demand in 1970, but all that would change in the decade ahead. Within 10 years, the campground would be built over with condominiums, and the north side of the island would be locked behind manned security gates.

### THE FRASER ERA

In June 1972, Henry Finch purchased the north end of Isle of Palms from J.C. Long's Beach Company for just under \$1 million. That December, the Sea Pines Company of Hilton Head, fronted by Charles E. Fraser, took a \$4-million option on the land. Fraser professed that before any development took place, he would first offer the property to city, state and federal agencies with the idea of turning it into a public park. However, if the

public agencies didn't make an acceptable offer, the Sea Pines Company would develop a "resort community to be known as the Charleston Beach and Racquet Club."

State Rep.

Arnold S.

Goodstein

proposed that the state buy and preserve the north end of Isle of Palms, along with Dewees and Capers Islands, but neither the county, state nor feds came up with an offer. Even so, development on IOP did not begin immediately. Many Charleston County residents were concerned about the land's new owners. Though Fraser was a respected and connected South Carolina native, his company, Sea Pines, had just signed a 20-year contract with the Kuwaiti Investment Company to manage the development of pristine Kiawah Island. The nation was in the midst of a recession, in part because of OPEC's 1973-1974 oil embargo, which had driven gas prices through the ceiling. The idea of Kuwaiti sheiks buying a South Carolina sea



Henry Finch plays a game of tennis at Wild Dunes.

Photo courtesy of Marge Sexton.



Marge Sexton and Georgiana Young stand on the porch of Edgar's Restaurant during the summer of 1981.

Photo courtesy of Marge Sexton.

island was unsettling to more than a few residents of the Palmetto State. At a meeting in November 1974, Fraser felt compelled to promise that absolutely no Kuwaiti money would be used to develop IOP. He also assured the audience at a public hearing that, unlike the resort-styled Kiawah and Hilton Head Island, Isle of Palms Beach and Racquet Club would be developed as “homes for year-round residents, including active retirees.” While the company planned to build a motel behind its gates, Fraser assured the public that he didn’t envision “gearing the development for tourists.”

By early 1975, the Sea Pines Company planned to build two hotels for tourists, with up to 350 rooms. The company was also lobbying to have State Route 703 widened on Sullivan’s Island and Isle of Palms. The Sullivan’s Island Township Committee quickly put a halt to that idea, but plans for the resort, now the Isle of Palms Beach and Racquet Club, went on.

In April 1975, an act of the South Carolina Legislature conveyed the northernmost 1.8 miles of Palm Boulevard – State Route 703 – to the town of Isle of Palms so it could allow developers to move it further inland, away from the beach. Fraser wanted to build more oceanfront properties, but the state legislation made it clear that Isle of Palms leaders were expected to “encourage” the resort to continue to provide public access to the island’s northern beaches.

This showdown would have to wait; Sea Pines had bigger problems. At its peak, the company had 11 resorts from Virginia to Puerto Rico, but, when the Federal Reserve Board cranked up interest rates from 6 percent to 12 percent in an attempt to stall inflation, housing starts plummeted, and the Sea Pines Company began selling its properties.

Then, in April 1976, the Kuwaiti Investment Company abruptly severed Sea Pines’ lucrative, long-term contract to manage the development of Kiawah and sued Fraser’s firm for \$1.6 million for allegedly defaulting on its obligations. Fraser and Sea Pines President James Light protested their innocence but announced that they would take this opportunity to develop their Isle of Palms property. Unfortunately, by this point, the tailspin was too steep: That

November, the Sea Pines Company sold its ownership in the Isle of Palms Beach and Racquet Club back to Henry Finch and his partners, Wilbur Smith and Associates.

## THE CLOSED ROAD

In December, the Isle of Palms Town Council made a major concession to the developers. The Finch/Smith plan to fence off its end of the island couldn’t happen unless old Highway 703 was closed off at the resort’s entrance. In exchange for closing the road and rezoning to allow for lower-density housing, the town received a 10.5-acre parcel of land on 41st Street and another one-acre parcel inside the resort.

On Jan. 3, 1977, the front page of *The Post and Courier* trumpeted: “Initial Construction Has Begun on Isle of Palms Development.” The article’s subhead noted ominously: “The Closed Road: A Topic of Controversy.” Isle of Palms Mayor J. Blair White acknowledged that the gate built to keep his citizens out of the construction area had made some people angry. “I don’t know what we’ll

do yet,” White admitted, when confronted with the idea that permanent gates would replace the temporary ones, “but I would like to see some sort of access to the beach.”

Town Ways and Means Committee Chairman Henry Shaffer had less patience with those who stood in the way of the club’s progress. In *The Post and Courier*, he opined, “We [the rest of the Isle of Palms] already have about

a half-mile of pure beach with free parking. I think what people get upset about is not having their own ‘private’ beach available to them.”

And so the general public’s access to the island’s northernmost beaches vanished.

## A SUBURB BY THE SEA

On July 4, 1977, the Isle of Palms Beach and Racquet Club opened with two tennis courts and a dozen homes under construction. Finch explained that the plan was to build the club slowly. He assured readers of *The Post and Courier*, “It will be more for permanent residents, not planned as a resort.”

Finch also assured Charlestonians that the planned







350-room inn, marina and shopping centers would be accessible to the public – although a new, permanent gate would be built to restrict traffic in the development's residential areas and to keep non-members out of the tennis and golf clubs.

In a June 1976 interview, Finch stated that while he would not promise to build a golf course, a famed course designer had been looking over the location. "George Fazio tells us that with the terrain we have," Finch told a *Post and Courier* reporter, "the course could be the best on the East Coast."

Ads during the summer of 1977 announced the newly opened tennis courts and advertised the first beach cottages, selling for \$57,000 each. Would-be buyers were promised, "all the advantages of city life, without any of the disadvantages."

In 1980, George Fazio's nephew, Tom, designed his first golf course, the Wild Dunes Links Course. Almost immediately, the nation's major golf magazines heralded it as one of the top 30 courses in the world. A year later, the Wild Dunes Ocean Course brought so much fame to Finch's property that he renamed the club the Wild Dunes Beach and Racquet Club.

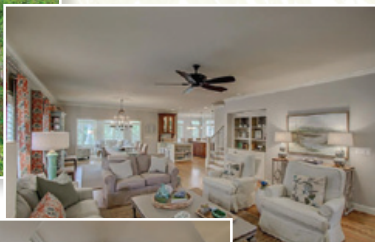
## Opening Doors IN WILD DUNES AND ISLE OF PALMS



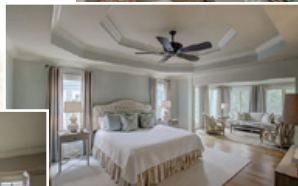
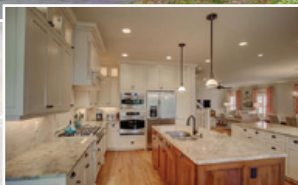
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## "WE'LL MAINTAIN EXCLUSIVITY"

In early March 1984, longtime Wild Dunes home developer David H. Lucas, attorney James Boyd and other businessmen purchased the resort from the Finch family for nearly \$28 million in partnership interests and close to another \$15 million in stock. That September, new Wild Dunes Associates Chief Executive Officer and President Noel D. Thorn explained the company's plans for the remainder of the resort's development, which Lucas estimated as only 45 percent complete: "We'll maintain exclusivity," the 37-year-old Thorn announced, "but that's the nature of our company. At the same time, we want to do things to make us good citizens of the Isle of Palms."

Under Thorn's leadership, Wild Dunes enjoyed record sales while also contributing to the Isle of Palms community. In 1988, for instance, when IOP Mayor Carmen Bunch needed to replace the city's rescue boat, Thorn agreed to purchase a boat and lease it to the city for a dollar a year.

The Finch family wasn't done with Wild Dunes. Henry's oldest son, Henry Jr., turned his attention to expanding the Isle of Palms Marina. Renaming the facility the Wild Dunes Yacht Harbor, Finch promised "a resort marina for the person willing to pay more."

Eventually, the harbor's amenities would include the Tradewinds Restaurant – today's Morgan Creek Grill.

By 1990, Wild Dunes Associates was largely finished with Wild Dunes, having turned its attention to the new Dunes West development in Mount Pleasant. Los Angeles-based Lowe Enterprises took over management – and, eventually, ownership – of Wild Dunes through its subsidiary, Destination Hotels and Resorts. A few

years later, they purchased the Links Golf Course for \$8.2 million. In 1999, the city of Isle of Palms bought the Wild Dunes Yacht Harbor from the Finch family and changed the name of the much-improved facility back to the Isle of Palms Marina.

Clearly, the Wild Dunes Resort of today is a far cry from the community of "permanent residents" that Henry Finch described to his neighbors. Instead, it's estimated that fewer than 25 percent of the resort's units are primary residences for year-round owners. Roughly 30 percent of its houses and condos are part-time vacation homes, and around 45 percent are rental units.

## AUGUST 2014

It's a steamy Friday night, and I'm working checkout at the Isle of Palms Harris Teeter. A family of Wild Dunes guests, New Yorkers I remember from earlier in the week, unload a final night's worth of groceries and beer onto the conveyor belt.

"So how's your week been?" I ask.

"Fabulous," says Mom. "Forget Florida. We're definitely coming back."

"What did you think of Charleston?" I ask. "Did you do the horse-drawn carriage?"

"Oh no," she says. "Where is that?"

Dad pulls out his wallet: "Where is Charleston, anyway? Is it close?"

I provide a quick lay of the land, but they figure they'll save the history stuff for next time.

"But that Wild Dunes – that's a great place," says Dad. "Not like this," he gestures to the crowded store. "It's peaceful. Like your own private beach." 🌴



# Wild Dunes, S.C.

MLS LISTED PRICE	LISTING AGENT LISTING COMPANY	SELLING AGENT SELLING COMPANY	DAYS ON MARKET	SELLING PRICE
1) \$3,395,000	Betty Poore Dunes Properties of Charleston	Richard Halsey Carriage Properties	6	\$3,010,000
2) \$2,450,000	Betty Poore Dunes Properties of Charleston	Veronica Light Agent Owned Preferred	252	\$2,400,000
3) \$2,295,000	Beau Hollingsworth Beachside Real Estate	John Denning Wild Dunes Real Estate	264	\$2,030,000
4) \$1,775,000	Ron Davis and Meredith Kolaski Ron Davis Realtors	Sid Deris BHHS Southern Coast Real Estate	626	\$1,775,000
5) \$1,729,000	Everett Presson Carolina One Real Estate	Andrea Bell Coldwell Banker Residential Brokerage	88	\$1,685,000
6) \$1,795,000	Richard Halsey Carriage Properties	Scott Layton Beachside Real Estate	51	\$1,595,000
7) \$1,595,000	Lisa Richart ReMax Advanced Realty	Anton Roeger Keller Williams Realty	53	\$1,525,000
8) \$1,700,000	Vannessa Carter & Betty Poore Dunes Properties of Charleston	Vannessa Carter Dunes Properties of Charleston	124	\$1,480,000
9) \$1,375,000	Rick Fain Dunes Properties of Charleston	Timothy Reese Dunes Properties of Charleston	1	\$1,375,000
10) \$1,350,000	Neil Schneider & Linda Schneider Agent Owned Preferred	Christy Humphries Dunes Properties of Charleston	10	\$1,275,000

\* Media Services, Inc. does not take responsibility for any information deemed to be incorrect, including: MLS listed or sold price, listing agent or company, selling agent or company and days on the market. Please note that agents and companies can and do change.



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**28 Beachwood East**  
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 \$895,000



**49 Pelican Reach**  
 4 Bed, 3 Bath, 1792 Sq Ft  
 \$670,000



**417 A The Village at Wild Dunes**  
 3 Bed, 3 Bath, 1659 Sq Ft  
 \$799,900



# Managing Your Assets



## CHOOSING THE RIGHT PROPERTY MANAGEMENT COMPANY

*By Anne Toole*



**T**HE ISLE OF PALMS IS A MAGNET for short- and long-term vacation rentals. If you have the means to rent out a property on the island, the rewards are almost guaranteed. Properly handled, your rental property can be a great investment, but if it is poorly managed, it can instead become an overwhelming investment of your personal time without fully reaching its income potential.

The headache of managing bookings, marketing your property, being available around the clock to handle maintenance problems, scheduling cleanings and following up on damages or stolen property will have you thinking life at the beach really is a beach. Luckily, property management companies are there to do just that: manage your property so you can kick back and enjoy the ride. But with so many options, how do you choose the right one? Your rental property is a big investment, so doing your homework upfront will pay off in the long run.

### **1. Longevity in the Area:**

When evaluating a property manager or property management company, their experience in the area is invaluable. Property managers who have been working on the Isle of Palms for years have gotten to know and understand the local rental market and seasonality, as well as the rules and regulations of island rentals.

**2. Fees and Contract Terms:** It's important to know what you're getting involved with, so be sure to read the fine print before signing on the dotted line. Some things to consider: are on-site services included or à la carte? What are the terms of the contract? If possible, include an "out" option if the company doesn't live up to your standards, but be aware of possible penalties for breaching the contract early.

**3. Booking Ability:** Your vacation rental isn't going to book itself, but the property manager can help make it seem like it. If you plan to have the property manager handle the bookings, ask questions. Will your property be listed on top rental websites? If so, who covers that

cost? What is the response time for booking questions? Are the marketing sites mobile-friendly? Can you book online with a credit card? In today's tech-savvy environment, you can only hope that's the case, but not everyone has moved to the cutting edge.

**4. Communication:** While you may not live there full-time, being in-the-know about your property is important. Ask how the property management company keeps in touch. Is there a regular schedule of communication such as updates, monthly reports and statements? Does the company perform walk-throughs after guests leave? How are damages and missing items handled?

**5. Service Options:** There are a lot of moving parts when it comes to managing vacation rentals. When choosing a property management company, it's important to ask what services are included in the property management company's fees and how payment is made. Does the company handle repairs, walk-throughs, check-ins, maintenance and housekeeping? What about fund collection from renters? Are there additional fees? If so, what for? What is paid

upfront and what is paid on a recurring basis? What kind of reserve does the company require?

**6. Maintenance:** Let's be honest. Unfortunately, most renters don't treat your property like they would treat their own, so maintenance issues become commonplace. Ask the property management company if they have clearly defined procedures in place to handle both preventive and immediate maintenance issues. Do they have their own maintenance crew or do they work with preferred vendors? Is landscaping or lawn maintenance included? What about getting a variety of quotes or negotiating prices? How is the bill for this maintenance handled? It's a good idea to set a maximum amount the company can spend without contacting you.

**7. Size Matters:** Ask how many properties each manager handles, on average. Small companies are wonderful, but in the 24/7 world of property



management, having several resources on call directly relates to timely responses and quality customer service when your renter discovers a maintenance emergency at midnight on a holiday. If your property manager is overloaded, his delayed response or lack of communication could set you up for bad reviews or demands for a refund, damaging your future business.

**8. Field Research:** When you've narrowed your search down to just a few, make time for a leisurely drive around the island to look at some of the properties the companies manage. Are they clean and free of glaring exterior or lawn maintenance issues? When you get home, do some more research. Are these properties advertised on popular rental websites that may charge a fee or only through free sources such as Craigslist? Are the ads clear, professional and appealing? What do the testimonials say?

**9. Professional Affiliations:** Trusting someone to manage your property – in most cases, a part of your income – can be daunting. You can rest easier

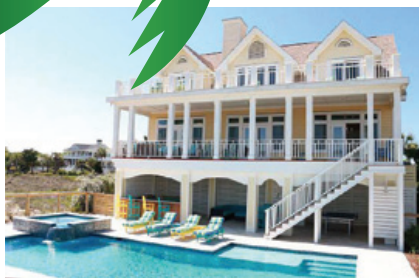
knowing the company dedicates time and money toward continuing education in their field to offer you the best practices in the industry. Some notable certifications and trade organizations include the Institute of Real Estate Management, National Association of Residential Property Managers and the Community Associates Institute.

**10. Trust Your Instinct:** This is your property, your investment, your choice. Because every rental property and every rental property owner is different, there are no right or wrong answers to the questions outlined in this list. Having these facts upfront will help prevent unwelcome surprises down the road and help you decide if a particular company is right for your needs. If it doesn't feel right, keep looking.

Property management companies make the vacation rental process easy, but nobody ever said that finding the right company would be just as simple. Devoting some time to research the best option for you will ultimately make life at the beach a breeze. 🌴

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# Isle of Palms & Sullivan's Island

## PROPERTY MANAGEMENT COMPANIES

COMPANY	ADDRESS	WEBSITE	PHONE	EMAIL
<b>Beachside Vacations</b>	<b>1517 Palm Blvd • Isle of Palms</b>	<b>www.beachsidevacations.com</b>	<b>(843) 886-5586</b>	<b>info@beachsidevacations.com</b>
Bridgepoint Property Management	2036 Ewall St • Mount Pleasant	www.bridgepointsc.com	(843) 800-6005	mark.mills@bridgepointsc.com
Carolina One Real Estate	1503 Palm Blvd • Isle of Palms	www.carolinaonerealestate.com	(843) 886-8110	PropertyManagement@carolinaone.com
Carroll Realty Inc.	103 Palm Blvd • Isle of Palms	www.carrollrealtyinc.com	(843) 886-9600	info@carrollrealtyinc.com
CC Property Management Services	1 Beachwood East • Isle of Palms		(843) 412-8818	ccmgmtserv@gmail.com
Charleston Islands Vacation & Seaside Rentals	126 Ocean Blvd • Isle of Palms		(910) 690-4102	
Charleston Rental Properties	1054 Johnnie Dodds Blvd Ste B • Mount Pleasant	www.charlestonrentalproperties.com	(843) 654-9140	info@emailcrp.com
Chartwell Holdings	2213 Middle St • Sullivan's Island		(843) 377-1115	
<b>Coastalina Realty of Charleston</b>	<b>916 Palm Blvd., #101 • Isle of Palms</b>	<b>www.CoastalinaRealtyofCharleston.com</b>	<b>(843) 242-8220</b>	<b>tbennett@coastalinarealty.com</b>
<b>Dunes Properties</b>	<b>1400 Palm Boulevard • Isle of Palms</b>	<b>www.dunesproperties.com</b>	<b>(843) 886-5600</b>	<b>vacations@dunesproperties.com</b>
<b>East Island Rentals</b>	<b>29 JC Long Boulevard Suite 104 • Isle of Palms</b>	<b>www.eastislandsrentals.com</b>	<b>(843) 886-0760</b>	<b>info@eastislandsrentals.com</b>
Exclusive Properties	1116 Palm Blvd • Isle of Palms	www.exclusivepropertiesus.com	(843) 886-4753	info@exclusivepropertiesus.com
Hayden Jennings Properties	900 Johnnie Dodds Blvd #104 • Mount Pleasant	www.haydenjennings.com	(843) 971-8778	hayden@haydenjennings.com
<b>Island Realty Property Management</b>	<b>1304 Palm Blvd • Isle of Palms</b>	<b>www.islandrealty.com</b>	<b>(855) 815-5494</b>	<b>rentalsinfo@islandrealty.com</b>
Kay Vacation Rentals	706 Ocean Boulevard • Isle of Palms	www.isleofpalmsocceanrentals.com	(843) 886-6763	kayrentals@aol.com
Property Management Services	1340 Ben Sawyer Blvd • Mount Pleasant	www.charlestonpms.com	(843) 881-5459	info@charlestonpms.com
Wyndham Vacation Rentals	1400 Palm Boulevard • Isle of Palms	www.wyndhamvacationrentals.com	(800) 467-3529	charlestonguest@wynvr.com
Sand Dollar Real Estate Group	2205 Middle St. #201 • Sullivan's Island	www.sanddollarrealestategroup.com	(843) 530-8100	info@sanddollarsc.com
Sea Cabin Villas Rental Office	1304 Palm Blvd • Isle of Palms	www.islandrealty.com/sea-cabins	(843) 410-0499	rentalsinfo@islandrealty.com
<b>Seacoast Properties of Charleston</b>		<b>www.seacoastpropertiesofcharleston.com</b>	<b>(843) 870-2222</b>	
The Jones Company Real Estate	2067 Middle St • Sullivan's Island	www.thejonescompany.org	(843) 883-9300	info@thejonescompany.org
Wild Dunes Property Management	5757 Wild Dunes Blvd • Isle of Palms	www.wilddunesrealestate.com	(843) 886-6000	info@wilddunesrealestate.com

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### ISLAND REALTY

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# TOP TEN MOST EXPENSIVE HOMES SOLD Jan. 1, 2016 - Sept 1, 2016

## Isle of Palms, S.C.

MLS LISTED PRICE	LISTING AGENT LISTING COMPANY	SELLING AGENT SELLING COMPANY	DAYS ON MARKET	SELLING PRICE
1) \$5,680,000	James Miles Sand Dollar Real Estate	Kristin Walker Dunes Properies	12	\$5,525,000
2) \$5,650,000	Judd Borders Dunes Properties of Charleston	Jim Carroll Carroll Realty	12	\$5,450,000
3) \$5,495,000	Jamie Hollingsworth Beachside Real Estate	Dennis Samuelson Carolina Coastal Properties	15	\$5,150,000
4) \$4,815,000	Jamie Hollingsworth Beachside Real Estate	Jane Milner William Means Real Estate	1	\$4,815,000
5) \$4,495,000	Michael Naylor Keller Williams Realty Charleston	Mikell Carroll Prospect Real Estate Brokers	194	\$4,100,000
6) \$3,900,000	Bill Barnhill Keller Williams Realty Charleston	Middleton Rutledge Daniel Ravenel Sotheby's International	27	\$3,800,000
7) \$2,499,000	Jamie Hollingsworth & Beau Hollingsworth Beachside Real Estate	Jamie Hollingsworth Beachside Real Estate	410	\$2,608,594
8) \$2,525,000	Dennis Samuelson Carolina Coastal Properties	Charles Riley BHHS Carolina Sun Real Estate	15	\$2,525,000
9) \$2,695,000	Timothy Reese Dunes Properties of Charleston	Mary Lou Wertz Atlantic Properties	515	\$2,490,000
10) \$2,625,000	Beau Hollingsworth Beachside Real Estate	Ashley Haynes East Islands Real Estate	35	\$2,440,000

\* Media Services, Inc. does not take responsibility for any information deemed to be incorrect, including: MLS listed or sold price, listing agent or company, selling agent or company and days on the market. Please note that agents and companies can and do change.



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