



SAPPELO
HAMMOCK
G O L F C L U B

“There’s Something Special About Sapelo”
Sapelo Hammock Golf Club Newsletter

2023



New Year's Greetings to our Sapelo Hammock Golf Club players, friends, owners and members.

We are pleased to bring you our winter newsletter with current information about our golf club and our community at large. Scott Hare, our General Manager and Director of Golf, will bring you up to date on goings on at our club and also the condition of the course. Ray Williams, President of Shellman Bluff Acquisition, LLC (the owner of Sapelo Hammock) shares some New Year's comments with all of our supporters.

Our "Owner Spotlight" will feature "The Three Sisters", whose story is really about "The Three Sisters Plus One". You will read their inspiring story and that "Plus One" central figure in their lives. The newsletter also provides a brief overview of some recent successful charity golf tournaments that were held at our golf course - along with news about upcoming events in the first part of this new year. Want to know more about the mini growth boom in our coastal region and how that growth may impact our club? We'll give you an overview. And very importantly, we will provide you with information about our recent annual owners meeting and the successful completion of our preferred stock offering.

We hope you'll enjoy our newsletter and, as always, we welcome your comments and feedback. Email us at share@cornerstonegp.com

Letter from our President, Ray Williams

Happy New Year to everyone associated in any way with Sapelo Hammock Golf Club - including all 181 owner families, our golf members, our social members, the Sapelo Hammock staff and everyone else that is reading this newsletter.

I want to take this opportunity to thank all of you for your commitment to Sapelo Hammock and especially for your financial support in purchasing all of the Shellman Bluff Acquisition, LLC common stock (dating back to 2011) and, most recently, the preferred shares of stock that closed out on December 31st. We also want to give a special thank you to those who play golf throughout the year, those who make their monthly payments for social and golf memberships, and those of you who volunteer your time in planning and managing our various events throughout the year - social gatherings, dinners, numerous charity tournaments, golf course clean up days, and clubhouse decorating and improvement projects.

We are hoping and praying for better golfing weather this year and for some relief from the effects of inflation. Last year, these were major factors in limiting the number of golf rounds played at our course.

We are very excited about all the new people moving into McIntosh County and especially for those who have already joined our club. Please continue inviting your friends and neighbors to play our beautiful golf course and we hope you invite more of them as your guest to one of our weekly or monthly social events.

Once again, Happy New Year!

W. Ray Williams, President

Shellman Bluff Acquisition Board of Managers, LLC



Report From Our Management Team



We are excited to get started with 2023 and the wonderful possibilities ahead. We have a lot of events, golf tournaments, course improvements and some surprises to offer you in 2023. First, on the course, in the coming months we will be working on improving teeing areas, greens and green surrounds by removing and trimming select trees to allow more sunlight on the tees for improved turf condition. We are also working on cleaning up around trees and perimeter areas of the golf course. We will be applying our final Pre-Emerge application soon and preparing equipment for the growing season. Due to the extreme cold temperatures at Christmas we do expect a more difficult transition in the spring. The key in transition is warm nights. The night-time temperatures need to get to at least 60 degrees to get the grass actively growing.

In the clubhouse we have a lot of activity planned both socially and on the golf course. The Marketing Committee has been working on organizing the Owner / Member Dinners each month along with new Sapelo Hammock Speaker Series. These special events are special events we see as benefit for our Owners and Members so we hope you will plan to attend as many as possible. Also, look for several new golf tournaments planned for this year including the Club Championship Weekend in September, the Match Play Championship starting March 11th and our Ryder Cup event in the fall. There are still a few more fun events planned for the summer so keep an eye out for those in the upcoming email.

Finally, our communication with you is vitally important so if you don't receive emails from the club but would like to, send the email you want added to our database to share@cornerstonegp.com and I will add you to the list. Also, if you would like to receive text messages with news and updates join the Sapelo Hammock Text Group. Here is how to join:

Send a text to the number 71441
In the message just type SAPELO
Press send

You will be asked to respond to a couple of questions and one will be if you want info on SOCIAL Events join **SHGCSOCIAL** and if you want info on Golf Events join **SHGCGOLF**.

We are looking forward to a great year in 2023!

Scott Hare, PGA

GM/Director of Golf Operations

Chris Hankey

Director of Golf Course Operations

Missey Lightfoot

Kitchen Manager

Most of our readers are aware of the major publicity that our golf course received when we were highlighted in a full page article in The Wall Street Journal in 2019 (for a refresher or a first time read, the link is attached below). The article em-

phasized how passion and volunteerism rescued our beautiful golf course from what appeared to be an assured demise in 2011. That spirit of volunteerism described in the article is still thriving today at Sapelo Hammock and its energy is perhaps best epitomized by three ladies who go by the collective name "The Three Sisters". The sisters are Sally Cowart and Sandi Lemcke (twins) and Marilyn Saxon, all of whom are members (along with their husbands) of our owners group family and whom we are proud to feature in this edition's Owner Spotlight. The likelihood of seeing at least one of the sisters at our clubhouse on any given day is always good. These ladies are usually the first in line to raise their hands when a need arises - whether it be for social event planning, clubhouse improvement projects, food preparation, board and committee participation and dozens of other needs that constantly arise.

All three of the sisters live in Springfield Plantation in Harris Neck in North McIntosh county, just doors down from each other. Sally spent her working years as administrative manager alongside her husband Gerry at their architectural firm, Cowart Group Architects, in Savannah. The firm specializes in architecture, interior design and historic preservation - mainly in the low country area



(www.cowartgrouparchitects.com). Sandi works with her husband Mark in their family business, Interconnect Systems, Inc. that's based in metro Atlanta. The company specializes in low voltage telecommunication systems for the hospitality industry. Marilyn is a registered nurse and owner of Savannah Case Management that's involved in the coordination of medical and rehabilitative services for injured workers.

(<https://www.savannahcasemanagement.com>). Her husband Joe spent his working years in the construction industry before his retirement and "can build anything", according to the sisters.

Their involvement with Sapelo Hammock began in earnest in 2019 when they expressed an interest in getting more involved at the club and asked to meet with a member of our golf club marketing committee to explore new possibilities for our First Friday events. The marketing person expected to meet with a couple of the sisters but was startled (in a most positive way) when he walked into the living room where a dozen or more people were gathered for the discussion. That rather routine meeting was the first look into that deep well of talent and enthusiasm the sisters have in planning and organizing events. Their strong message was "we are here, we want to help and we've enlisted these other volunteers to get the job done".

That spirit continues to this day and brings us to the background story about the origins of their driving spirit and giving nature. The sisters grew up in the 50's and 60's in Silk Hope, a small community on the west side of Savannah. The "CEO" of their family was their single mother, Joan Smith, who dedicated her life completely to providing a good, loving home for her six children - the sisters and their three brothers. The family ties also extended to their Aunt Lib and Aunt Jean who lived nearby and were like a second set of mothers. Even to this day, the sisters say that their mother and aunts are sitting up there on the Big Dipper, still giving them daily positive messages and adages about how to live their lives.

The sisters' mother was a deeply religious woman who knew what hard times were and she was intent on instilling good values into her children so that they could go on to lead successful lives and not suffer the kind of hardships that she had experienced. Her love was shown in the way she cared so much about her kids and other people in the community. If someone was in need, she was there with children in hand to give them whatever help was due. Someone just passed away? She was there with food for the family in hand. Someone needed a ride to the doctor? Joan Smith was there to help. In need of some cheering up? The coconut cake was there to soothe away the sadness.

Their mother especially showed her love at family gatherings. She always made

sure there was plenty of food for everyone and she truly never knew if 11 people would show up or 25 people would show up. She just made her best guess and luckily never came up short on the amount of food. The most important thing was family, family, family and showing her love through her cooking and caring.

So now we go back to the story of the origins of their giving nature. Is it any wonder that the sisters make so many contributions to our golf club? When you see the sisters hard at work, you also see their mother's guiding spirit working hand in hand with them. All of us at Sapelo Hammock are so thankful for these FOUR ladies and everything they do for our club.

Here is a photo of the three sisters enjoying the fruits of their efforts in helping us plan the McIntosh Art Association Masquerade Ball a few years ago. Their personalities shine through vividly in this photograph:



Here is the link to the Wall Street Journal article mentioned in the opening paragraph of this article:

<https://www.wsj.com/articles/golf-home-owners-chip-in-to-save-struggling-courses-11559757895>

Summary of Our Annual Owners Meeting and the Success of Our Final Preferred Stock Offering

The annual meeting of the owners of our golf course, Shellman Bluff Acquisition, LLC, was held on January 22nd. There are 181 member families and businesses in our group and several dozen attended this year's meeting, including many new owners who purchased stock in 2022. The major news from the event related to the completion of our latest preferred stock offering and the fact that we actually exceeded our goal of 750 shares by raising \$835,000 (835 shares). Good news indeed. The funds collected from this stock sale will be used to cover club expenses when revenues are not adequate - as well as operating expenses for the holding company (SBA, LLC), maintenance of the clubhouse and golf course, monthly lease of golf carts, property taxes, insurance, accounting services, monthly loan payments, etc.

The presentations at the meeting included opening remarks by Ray Williams, President of the SBA, LLC Board of Managers. Others were Alan Cale of Cornerstone Golf Partners, our course management company; Scott Hare and Chris Hankey, General Manager and Director of Course Operations. Additional presentations were given by board members Joe Monaco, SBA Treasurer; Ellen Goldberg, marketing committee; Candace Coburn, membership committee; and Mike Hardy, board Vice President and sales director.

All of the presentations provided a clear picture of where we stand financially and our outlook and goals for future growth. Community owned golf courses continue to struggle and we are no exception. Our expectations for growth in 2022 were dimmed by several factors - lower than expected rounds due to weather, increased costs of fuel, fertilizer, food and beverage, as well as staff salaries. In addition, our newly ordered golf cart fleet (which has state-of-the-art lithium battery technology) has resulted in a price increase of \$225,000 from our previous lease. Under recommendation from our course management company, we have unfortunately had to raise our rates for daily golf green fees, cart rentals, and social and golf memberships.

Despite of all of these factors, we still find ourselves to be either aligned with or below costs in comparison to our peer golf courses in our region. We will always strive to maintain that good balance in offering a quality recreational experience at affordable costs.

For those owners who were not able to attend the meeting, a video is available for your private viewing. For further information, please contact Scott Hare at share@cornerstongp.com.

A Growing Shellman Bluff and Coastal Georgia

The community of Shellman Bluff and our coastal region are in the midst of a mini boom. The pandemic that began in 2020 had a silver lining for our area, despite the negative effects it has had on our country and the world in general. Locally, we are grateful for these positive changes. Our rural area on the mid-Georgia coast is unique in that we are the least developed and least populated stretch on the entire eastern seaboard - and we are now being discovered. The pandemic has brought about an extraordinary degree of population shifts with people searching for new places to work and retire. People are thinking: Why live in an urban area, face daily commutes to work, and deal with big city problems? A move to McIntosh County gives folks the opportunity to work from home with high speed internet--- and gaze out the window at the rivers, live oak trees, the marsh or the golf course. Added to all of this is the relative safety that's provided by our barrier islands that has helped protect us from the kind of hurricane activity that has ravaged other parts of the southeastern coastlines in past years. Sapelo Hammock Golf Club is proud to be a part of the allure for new folks to our area since we provide a setting for them to meet hundreds of kindred spirits and have an active business, recreational and social life.

A casual drive around the area gives evidence of this growth- building permits on the rise, new restaurants opening, and businesses expanding or moving in. Friends of Shellman Bluff Park has recently constructed a new pavilion and bandstand and provides a setting for all sorts of community wide events. Large filming crews in Shellman Bluff are becoming a regular occurrence. Near the health clinic on Shellman Bluff Road, plans are underway for construction of a retail center that will include loft apartments available for rental. The visions for the property also include a senior living facility behind the medical clinic. All of our major residential areas are experiencing remarkable growth with dozens of homes under construction (or planned construction) in Cooper's Point, Sutherland Bluff, Springfield, Belvedere Plantation and many others.



Further south in the city of Darien, similar growth is occurring. Small coastal cottages are being built all around the city and Darien now boasts a striking, new boutique hotel and restaurant, Oaks On The River (www.oaksontheriverresort.com). The 200 year old, downtown Strain Building is getting a new lease on life with a complete renovation and possible future use as a brewery, retail and event space. The state DOT is in the planning stages to rebuild the US Hwy 17 bridge over the Darien River downtown. A new Buc-ees will be built a few miles south of Darien on I-95 at GA Hwy 99. At exit 49, a big makeover is expected in the next year for a 110 acre site where a large \$20,000,000 JP Travel Center will be constructed. The McIntosh County Industrial Development Authority is busy with several other projects around this area as well as other parts of the county. St. Simons Island may max out at some point with their potential for growth.

Further north in nearby counties, the boom is even more striking. A 15,000 unit residential community is in the works near the new Belfast Keller Road exit of I-95. North Bryan county is expected to be totally transformed in the near future with the opening of the new Hyundai electric vehicle plant. This will be the largest economic project in Georgia history, representing a \$5.5 billion investment and promising 8100 jobs. This project will be further enhanced by the construction of many ancillary parts plants that will feed into the Hyundai assembly plant. The ports of Savannah and Brunswick are experiencing tremendous growth which is most evidenced by the construction of numerous, massive logistics centers all along the I-16 and I-95 corridors. The Savannah College of Art and Design continues to have a major impact, along with tourism, on growth in Savannah.

All of these things we've described are within an easy and commutable drive from Shellman Bluff. We can comfortably say that it's the biggest modern period of growth in our county and the coastal region. Mixed feelings abound in that many folks want our area here in Shellman Bluff to remain natural and uncrowded----but we recognize that the growth that is occurring all around us certainly bodes well for the future of Sapelo Hammock Golf Club.



Recent Tournaments and Events

This past fall was filled with a number of very successful charity golf tournaments at our course. The first annual Jeremiah Austin One United tournament kicked off the season with a fundraiser for this promising 17 year old golfer who plays on the Brunswick High School golf team is now participating in youth tournaments all over the country. Later in September, we hosted the first annual Coastal Community Health golf tournament to support the services of non-profit health clinics in Shellman Bluff, Eulonia and Glynn County. In November, the Tournament Fore Success raised thousands of dollars for two area nonprofits, SOAR and BridgeHaven Academy, that support programs for developmentally disabled and autistic children and adults. The annual Keith Swindell/Harry Long Tournament had their usual large turnout that supports the efforts of the local food bank sponsored by Morgan's Chapel United Methodist Church. Also, the Miller/Haymans tournament to benefit our golf course beautification was held in December.

We have lots of photos of these events for those who participated or for others who care to browse:

- Jeremiah Austin Tournament: <https://photos.app.goo.gl/N9dwZLvPUL7Mdt8a8>
- Tournament Fore Success: <https://photos.app.goo.gl/jCww5ygnVq66f1RF8>
- Coastal Community Health Tournament: <https://photos.app.goo.gl/bJB4Ds5pkjLtShFL8>

Sapelo Hammock Golf Club is so proud to offer our course for these most worthy events and we play a vital role in supporting area non-profits and other businesses. We would be happy to explore the possibilities for your tournament. Call Scott Hare, our General Manager, and tell us about your needs.

The golf ball drop at the Tournament Fore Success



Jeremiah Austin poses with four of his Sapelo Hammock MGA supporters



Visitors who are beneficiaries of the services of SOAR and Bridge-haven Academy



The staff at Coastal Community Health

In addition to these golf tournaments, we also were proud to host the 2022 McIntosh County Chamber of Commerce annual fundraising auction on November 17th, our annual Owner/Member Christmas Dinner on December 15th, and the first annual "Santa at Sapelo" on December 18th where 200 adults and children enjoyed a photo with Santa and lots of Christmas games. On January 15th, we kicked off our new 2023 "Speaker's Series" with a sold out crowd that heard local historian Buddy Sullivan's presentation on the history of North McIntosh county.

The "Santa at Sapelo" event was an especially noteworthy occasion. It marked our first effort to more widely connect with local non-profits and businesses and to give back to our entire community. A special shout-out goes to Sapelo Hammock owner and board member Candace Coburn for her creativity and hard work in putting together this event that drew folks from all over the mid-coast region. Another special thanks also goes to Friends of Shellman Bluff (<https://friendsofshellmanbluff.org>) and Knotty's Restaurant (<https://www.knottysb.com>) who partnered with us on this initiative. Sapelo Hammock Golf Club fully embraces this concept of giving back and we plan to join hands in the future with other community organizations such as Keep McIntosh Beautiful, Spartina Garden Club, Sapelo Fish Club and similar groups. We are not just a golf course and social club----we are woven into the fabric of our broader community in so many significant ways.

Chamber of Commerce Auction: <https://photos.app.goo.gl/EYoH6dVszLyVDpj37>

Santa at Sapelo: <https://photos.app.goo.gl/Kakgw8xbcuNFUhhv8>

Owner/Member Christmas Dinner: <https://photos.app.goo.gl/B9iyFQgUHamXME2Y8>

Buddy Sullivan History Presentation: <https://photos.app.goo.gl/yykG7pTUz5PSGrt3A>

Want to host your organization's event at Sapelo Hammock? Have some ideas for a fun filled community event at Sapelo Hammock? GM Scott Hare would be happy to discuss our offerings and capabilities. 912-832-4723.



Coming Events At Sapelo Hammock

February 18th	Mardi Gras Dinner	Owners & Members Only
February 24th	Cocktails & Sunsets	Open to All
March 3rd	Owner /Member Dinner	Owners & Members Only
March 10th	Private Event	
March 11th	SHGC Match Play Championship	Matches begin
March 16th	Authors on the Bluff 4pm	Owners & Members Only
March 17th	Cocktails & Sunsets	Open to All
March 24th	Cocktails & Sunsets	Open to All
March 25th	Shellman Bluff St Pattys Parade	
Come Join Us On Our Float- "Just Bluffin' at the 19th Green at Sapelo Hammock"		
March 31st	Pre-Masters Par 3 Tourny	Owners & Members Only
April 7th	Mexican Night	Owners & Members Only
April 14th	Cocktails & Sunsets	Open to All
April 15th	Private Event	
April 21st	Sip & Art !	Owners & Members Only
April 21st	Cocktails & Sunsets	Open to All
April 28th	Cocktails & Sunsets	Open to All
May 5th	Cocktails & Sunsets	Open to All Cinco de Mayo!
May 6th	Owner/Member Dinner Kentucky Derby !	Owners & Members Only

A Warm Sapelo Hammock Welcome To Our
Newest Social and Golf Members:



Welcome New Social Members

Conan Higgins
Mark Williamson & Dawn Landry
Sandra Moore
Tracy Taylor
Bill & Leah Boulneau
Andrew & April Parlett
Mark Williams

Welcome New Golf Members

Craig Allen
Douglas Vogler
Larry & Natale Adorni
William A. Hicks
Duane Baxter
Clay Price
John & Karen Blair

Welcome To Our New Owners

Brian Rogers
Dax and Amber Williams
Clay Price
Davis & Laurie Poole
Herschel Durrence
James D. Walker
Terry Adkins, Jr & Lynn Leaphart
Mike & Susan Hargroder
Matthew Sykes
Jeffrey & Gina Wise
Jeffrey & Jenny Folsom
Tom and Linda Piacentine
Rob Cooch
Jen Ferguson and Jim Vickaryous

Welcome!

Golfers' Choice Names Sapelo Hammock Among the Best Golf Courses In Georgia



You can read all about our #21 ranking here:

<https://www.golfpass.com/travel-advisor/best-of/golfers-choice-2023-georgia>

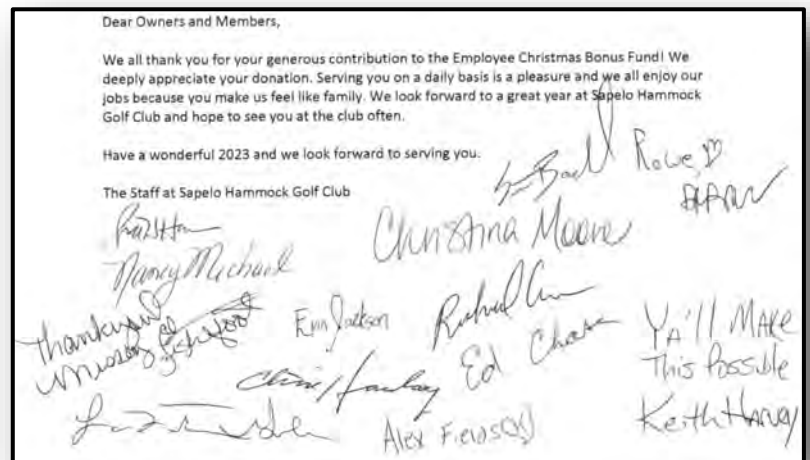
SAPELO HAMMOCK NOW ADVERTISED TO THOUSANDS ON I-95

Thanks to our partnership with the McIntosh County Industrial Development Authority, our golf course is now being advertised to tens of thousands of people each day on Interstate 95 - northbound on the left side of the interstate a few miles north of Darien.



OUR STAFF HAD A MERRY CHRISTMAS INDEED

The Sapelo Hammock staff celebrated the season together at their annual Christmas party held at the Cooper's Point clubhouse. They expressed their appreciation to all of the owners and members who helped make their holidays much brighter.





*There's something special about
Sapelo Hammock*