

American Legion Post 179  
P.O. Box 31476  
Charleston, SC 29417-1476  
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**American Legion  
Post 179  
Charleston, South Carolina**

***REVEILLE  
NEWSLETTER***

*Publication by: C.Q. Williams Veterans Memorial American Legion Post 179*

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**SEPTEMBER 2016**

## COMMANDER'S MESSAGE

We had a great showing of members, their families and friends at each of our functions during the month of August. The Spaghetti Dinner sponsored by our American Legion Riders was very successful, again with many new faces showing up and supporting them and our Post.

Membership renewals are still rolling in and I would like to see us at 100% by the end of September, so get your renewal in and your membership card stamped “**Early Bird**” by submitting your renewal prior to the end of September. I know that it is hard for some of us to renew for \$50.<sup>00</sup>, however, if we look at all of the benefits and discounts that come with being a member it is really worthy. Whether it be automobile rentals, electronics & technology, finance and insurance, home services, medical, moving and relocation and travel and lodging, your dues can be made back within a month. And let us not forget the National Emergency Fund in times of declared disasters.

Big thanks to **Kenny Miller** and **Clint Mallard** for their help in getting the new beer cooler back in place after the new floor was installed behind the bar, for repainting our meeting room and holding a complete clean out of the Post.

In regards to the property sale, the latest builder's proposal was presented to the membership at the General Membership Meeting on August 24, 2016 in accordance with the By-Laws and as previously announced via e-mail. The Executive Committee approved their proposal at their meeting on August 17, 2016 with a vote of 8-1 (one member not voting) so that it can be presented to the membership. I'm attaching their proposal to this newsletter so that each of you can make a judgement and exercise your rights as a member at the General Meeting to be held on September 28, 2016.

I would like to share with each of you my feelings on the property, not because I would like to influence you to vote yes for the latest proposal, but because I do not think that many of you know what has transpired with it and why we keep losing its value. The Post acquired this property in October of 1999 for \$140,000.00 merely four years after the seller acquired it for only \$500.00 per county records, which in my view, the purchase should have been looked at more closely. In June of 2006 an offer by a builder was made on this property for an unknown amount and the reason I say this is because I have heard anywhere from 1.2M to 795K to 600K, that particular purchase proposal was duly approved by the membership, however, for some unknown reason, the Executive Board at that time overrode the membership vote and the land was not sold.

During the past 4 years, our Past Commander **Rich Struth** has feverishly tried to get this property sold and while a member of the Executive Committee for 3 of those years and having gone through 4 different builders we were not able to finalize a contract with a builder due to their low ball last bid after they each had done their due diligence on that property. The reason being is the encroachment of wetlands into the property and the growing trees throughout the years.

In 2006 a builder would have been able to build on 22 lots on this property, since then the allotted number of lots has gone down to 16-18 due to the reasons stated above. If we keep on waiting for the wetlands, marsh lands and trees to grow further we would be lucky to reach its original purchase value. Although the property is 5.15 acres, the builders can only make use of 3.5 acres as of this year.

A Post Everlasting Ceremony was held on August 27, 2016 in memory of **Sonny Brown**, thanks to all those that came by to show their respect for our beloved Sonny.

We have a few events coming up during the month of September and I sincerely hope that more of the membership, their families and friends come by to see us. On September 10, 2016 at 7:00 PM we will be conducting a Post Everlasting Ceremony for Kay Godawski. On September 17, 2016 our Auxiliary will be sponsoring their **Pork Chop Dinner**. On September 24, 2016 our Sons of the American Legion will be sponsoring their famous **Fish Fry** and on October 1, 2016 we will be conducting a Post Everlasting Ceremony for **Richard Seabrook** at 7:00PM.

**There are several ways that the membership can keep up with what is going on at YOUR Post, our calendar is published in several places each month, [www.legion.org](http://www.legion.org); [www.post179.com](http://www.post179.com); and on Facebook at American Legion Post 179 – Charleston, SC. Additionally if we do not have your e-mail please do not hesitate to send it to us to [alpost179@gmail.com](mailto:alpost179@gmail.com). Our correct location address is 1748 Ashley Hall Road, Charleston, SC 29407, our correct mailing address is PO Box 31476, Charleston, SC 29417-1476.**

Should any member need to contact me, please feel free to do so at 843-991-6308 or via email at [alpost179@gmail.com](mailto:alpost179@gmail.com), remember however that matters pertaining to the Post are best brought up at your General Membership Meeting.

**For God and Country,**

*John Coy*

**Commander**

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## **MUTUAL DRIVE PURCHASE**

**Purchase Price amended to Three Hundred Fifty Thousand (\$350,000.00) cash at Closing. 30 day extension of due diligence period from full contract amendment execution. If all is good by end of 30 day due diligence extension, then deposit of additional earnest money per contract and 30 day close.**

**The builder is proposing a 20% “True Up” provision which essentially means that they will pay additional land acquisition money to the Post when they sell the homes.**

**Additional income to the Post after the land sale is to be made as each home is sold.**

**If the finished lot cost is \$81,437 per lot the Post will get \$3,563 at each closing. 16 lots X \$3563 = \$57,008.00 in future earnings to the Post.**

If they get 18 lots approved, the finished lot cost will go down to \$72,338.44, the residual of those lot sales would be \$12,661.56 which the Post will receive at each closing. 18 lots X \$12,661.56 = \$227,908.08 in future earnings to the Post.

Using the same assumptions as the previous paragraph except that the total development costs assumed to be \$952,992 are actually \$875,000, then the total lot cost becomes \$68,055.55 with 18 lots and at \$425,000 per home sold x 20%=\$85,000 less the finished lot cost of \$68,055.55 which means the Post will receive \$16,944.44 at each closing. 18 lots X \$16,944.44 = \$304,999.02 in future earnings to the Post.

In summary, the above assumptions are based on current market. It may take 14 months or more before the 1<sup>st</sup> house is sold. During that time the price could increase a little or a lot. Also the lot cost could go down by either squeezing more than 16 lots or by spending less than \$952,992 to develop the lots. Any single or combination of those events will result in additional money being paid to the Post for the increased value of the lots and/or the decreased cost to develop the lots. This is the only way to allow the Post to participate in increases in market value which occur over time.

*John Coy*

Commander

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## FROM THE ADJUTANT

As of this writing Post Membership stands at 303 active members. Thank you for your response on renewals. We had 33 renewals in August, which puts us at 60 percent renew for 2017. The state goal is 80 % by October 7<sup>th</sup>. If you haven't renewed yet please help us reach our goal.

**For God and Country,**

*Dave Lloyd*

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## CANTEEN NEWS

We have been very busy with renovations. Thanks to **David Wilson** installing a new floor behind the bar, alleviating the fear of falling through the floor. In addition, thanks to **Clint** the meeting room looks more presentable.

Thanks to **Jim P.**, **Mark** and the **3Bs'**, **Karen**, and **Carla** for being our Wednesday Night chefs. Wing night continues to be our best night and we are always in need of volunteers, once again, we are always in need of volunteers.

Spaghetti Night – A huge pat on the back to the **Legion Riders** and **Sonja**. Thanks for raising the bar even higher!!!

**Special Guest Bartender** – Our own commander, **John Coy** tended bar with all tips going to the building fund for new lights in the meeting room.

Post everlasting – We had to say goodbye to one of our own, **Sonny Brown**.

Future Events

September 5, we will be open at noon on Labor Day.

The post Everlasting for longtime member, **Ms. Kay Godawski** is at 7:00 PM on 10 September. Food will be available after the service.

The Ladies Auxiliary will be hosting a **Pork Chop Night** on 17 September 6:00 to 8:00 PM. Grilled or fried. \$12.<sup>00</sup> a plate.

The Sons will be hosting a Fish Fry from 1:00 to 4:00 PM on 24 September. \$8.<sup>00</sup> a plate.

Dollar beer Night is around the corner!!! On every Monday in September, we will be selling all canned beers for \$1.<sup>00</sup>...that's right \$1.<sup>00</sup>.

We are trying to put together a monthly birthday party for all members. If you would like to participate, just call the post with your name, the day and month of birth, the bartenders will be keeping the list. We don't need the year that would be just too cold.

We hope for your continued support, and look forward to your next visit.

Canteen Manger: *Liz*

Bartenders: *Shannan & Courtney*

Canteen Committee Chairman: **Kenny Miller**

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## AMERICAN LEGION AUXILIARY

September sure did sneak up on us, hoping it will bring some Cooler weather.

The coffee for our veterans at Patriots Harbor has been delivered, thanks **Jim Pearce** for taking it for us. And thanks to my coffee guy **Tim** at **Crystal Springs** for the two boxes he donated for the vets as well.

Welcome to our two newest members... **Debbie Sadler** and **Serena Darnell**.

Back by popular demand:

We will be having a Pork Chop Dinner on September 17<sup>th</sup> from 6 PM until 8 PM... \$12.<sup>00</sup> a plate. Will include mashed potatoes, green beans, rolls, applesauce and of course dessert. Your choice of fried by **Susie** or grilled by **Clint**. Hope to see everyone there!

Remember we meet the first Wednesday of the month at 6:30 PM, please join us. Our Commander **John Coy** is going to pop in on our September 7th meeting for a special presentation.

*Jill Comar, President*

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## **SONS OF THE AMERICAN LEGION (SAL)**

The months seem to fly by, so remember to get your dues paid before the end of this year, for next year.

Our annual Fish Fry is coming up on the 24<sup>th</sup> of September, 1:00 — 4:00 PM, \$8.<sup>00</sup> a plate with all the fixins’.

We meet on the first Thursday @ 18:00.

**Norman W. Meyer, Jr.**

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## **AMERICAN LEGION RIDERS (ALR)**

Wow, that was Incredible. Right out of the gate our crew hit it out of the parking lot. The Spaghetti Dinner went off without a hitch. Of course it couldn’t have happened without the courageous co-operation between those two mad women of ours, **Susie** and **Becky**. They were a whirlwind of activity that evening. It could not have gone any smoother because **Sonya** stepped in to help serve and clean.

Thank you very much.

Andy had a good night winning the 50/50.

Thanks to all who came and enjoyed.

We meet the third Wednesday at 18:30.

**Norman W. Meyer, Jr.**

## American Legion Post 179

### Auxiliary

## Pork Chop Dinner

Mashed Potatoes-Green Beans-Rolls  
Applesauce-Desert

Grilled or Fried your Choice?

**Saturday, September 17<sup>th</sup>**

**6:00 — 8:00 PM**

**\$12.00 per Plate**

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## Sons of the American Legion

### Post 179

### Annual


## Fish Fry

**Saturday, September 24<sup>th</sup>**

**1:00 — 4:00 PM**

**\$8.00 per Plate**

Designs by: Curtis

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>WING WEDNESDAY</b> Every Wednesday Evening 17:00 to 20:00 Wings & Things				18:00 SAL MEETING		
				1	2	3
4	 Labor Day	5	6	18:30 AUXILIARY MEETING	7	8
					9	10
11		12	13	18:00 CANTEEN COMMITTEE 19:00 E-BOARD MEETING	14	15
					16	17
18	18:00 HONOR GUARD DRILL	19	20	18:30 ALR MEETING	21	22
					23	24
25	26	27	19:00 GENERAL MEMBERSHIP MEETING	28	OCTOBER NEWSLETTER ARTICLES ARE DUE TODAY	29
					30	

# SEPTEMBER

## 2016

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7 8 9 10 11 12 13  
14 15 16 17 18 19 20  
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28 29 30 31

AUGUST 2016

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9 10 11 12 13 14 15  
16 17 18 19 20 21 22  
23 24 25 26 27 28 29  
30 31

OCTOBER 2016

## NOTES:

### POST/CANTEEN HOURS

Monday-Thursday: 16:00 — 22:00

Friday: 12:00 — 24:00

Saturday: 10:00 — 24:00

Sunday: 10:00 — 22:00

National Holidays: 12:00 — 22:00