



2021 BHA Annual Meeting

January 30, 2021

Welcome!



2020 Bald Head Association Board of Directors

- **John Fisher**, President
- **Alan Briggs**, Vice President
- **Robert Drumheller**, Secretary/Treasurer
- **Tiffany Williams**
- **John Kinney**



John Fisher



Alan Briggs



Robert Drumheller



Tiffany Williams



John Kinney



BHA Board Vacancy

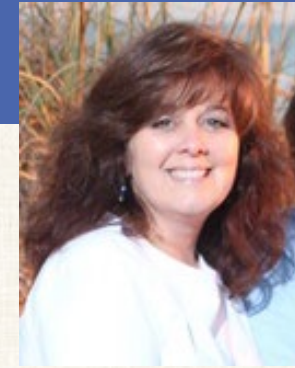
- Nana Smith resigned.
- Vacancy for remaining two years of her term.
- We welcome volunteers for the Board position.
- Self-nominate or nominate a qualified BHI homeowner or other person you have talked to and agreed to serve.
- Email resume to Chair of Nominating Committee, Tiffany Williams, at tiffany@tiffanysrentals.com by noon, February 3, 2021.
- We need to fill the Board opening by the February Board Retreat.



Nominating Committee
Tiffany Williams, Chair
John Kinney

BHA Staff

- **Carrie Moffett**, Executive Director
- **Diane Mesaris**, Administrative Assistant
- **Fran Pagliaro**, ARC Coordinator
- **Karen Mosteller**, ARC Specialist
- **Carol Collins**, ARC Associate/Covenants Compliance Agent
- **Pam Rainey**, Customer Relations Associate
- **Denise Eidal**, Full Charge Bookkeeper
- **Pam Henson**, Communications Associate



Carrie Moffett



Diane Mesaris



Fran Pagliaro



Karen Mosteller



Carol Collins



Pam Rainey



Denise Eidal

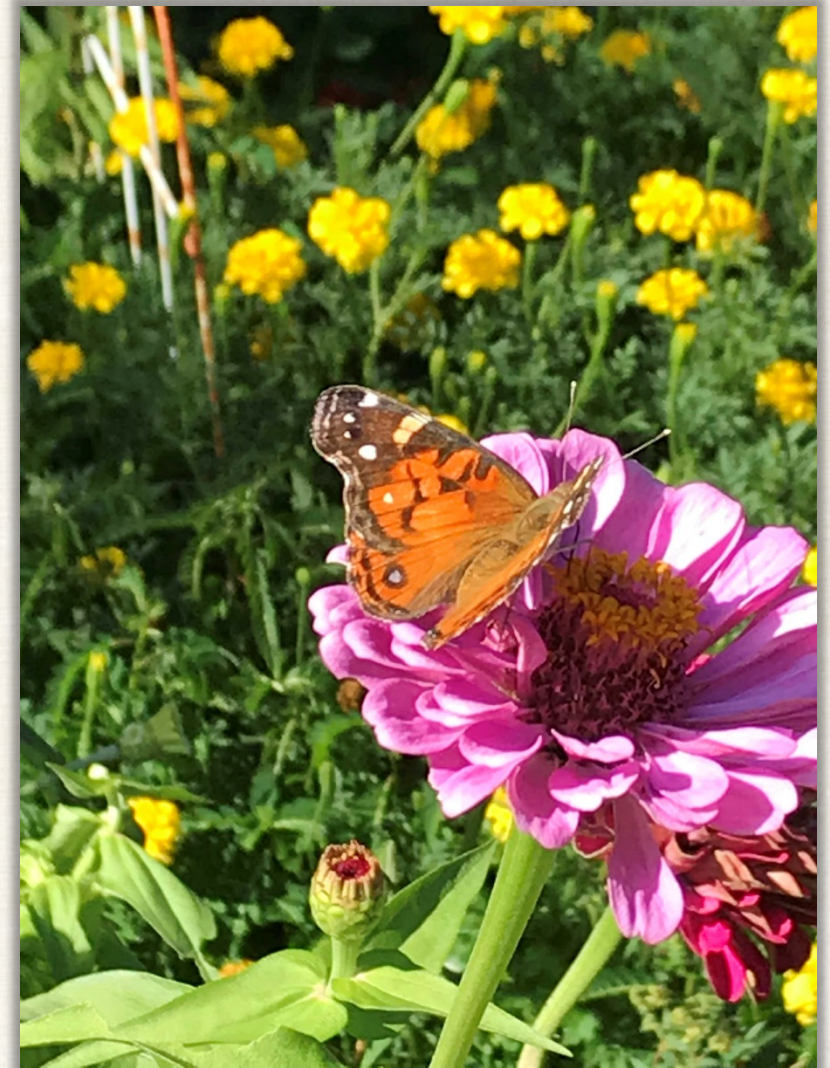


Pam Henson



Proof of Quorum

- Per Article III, Section IV of the Bylaws:
At the annual meetings and all special meetings, the presence, in person or by proxy, of one hundred-fifty (150) entitled to be cast, or of proxies entitled to cast votes, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws.



Approval of Minutes



Introduction of BHA Board Candidates



Alan Briggs



Robert Drumheller



Call for Election

- Proxies received during online voting prior to meeting.
- Online ballot available today for anyone who hasn't already voted.
- Our Teller Committee:
 - Diane Mesaris
 - Laurie Jelinek



BHA Today

Current number of member properties as of January 1, 2021:

Total — 1,898

- Rooftops — 1,149
- Lots — 749
- 12 lots were converted to new homes in 2020
- 6 lots were donated to SILT in 2020



Background – What is BHA charged to do?

Articles of Incorporation direct BHA to:

1. Administer and enforce architectural review guidelines.
2. Own and manage the Common Area.
3. Provide recreational services/facilities for members.
4. Communicate activities/decisions of interest to members.
5. Promote the health, safety and welfare of members.



Background

1. Administer and enforce architectural review guidelines

- Enforce violations of BHA's Covenants and Design Guidelines.
- Facilitate and review property owner submittals in accordance with BHA's Covenants and Design Guidelines.
- Maintain archives of plans and paint colors on over 30 years and 108 drawers of house plans.



2020 ARC Activities

- Held 22 ARC meetings.
- Reviewed over 310 submissions.
- Approved 22 new construction projects (47% increase from 2019).
- Met with BHI landscaping contractors to discuss guidelines and procedures for required ARC approvals processes.
- Utilized emergency response tree removal procedure following Hurricane Isaias.
- Updated the Unified Design Guidelines.
- Facilitated countless paint color requests.
- Reviewed hundreds of tree requests for trimming and removal — many from two hurricanes.
- Answered hundreds of ARC-related questions for property owners.
- BHA provides ARC coordination for the Middle Island property owners' association on a contract basis.



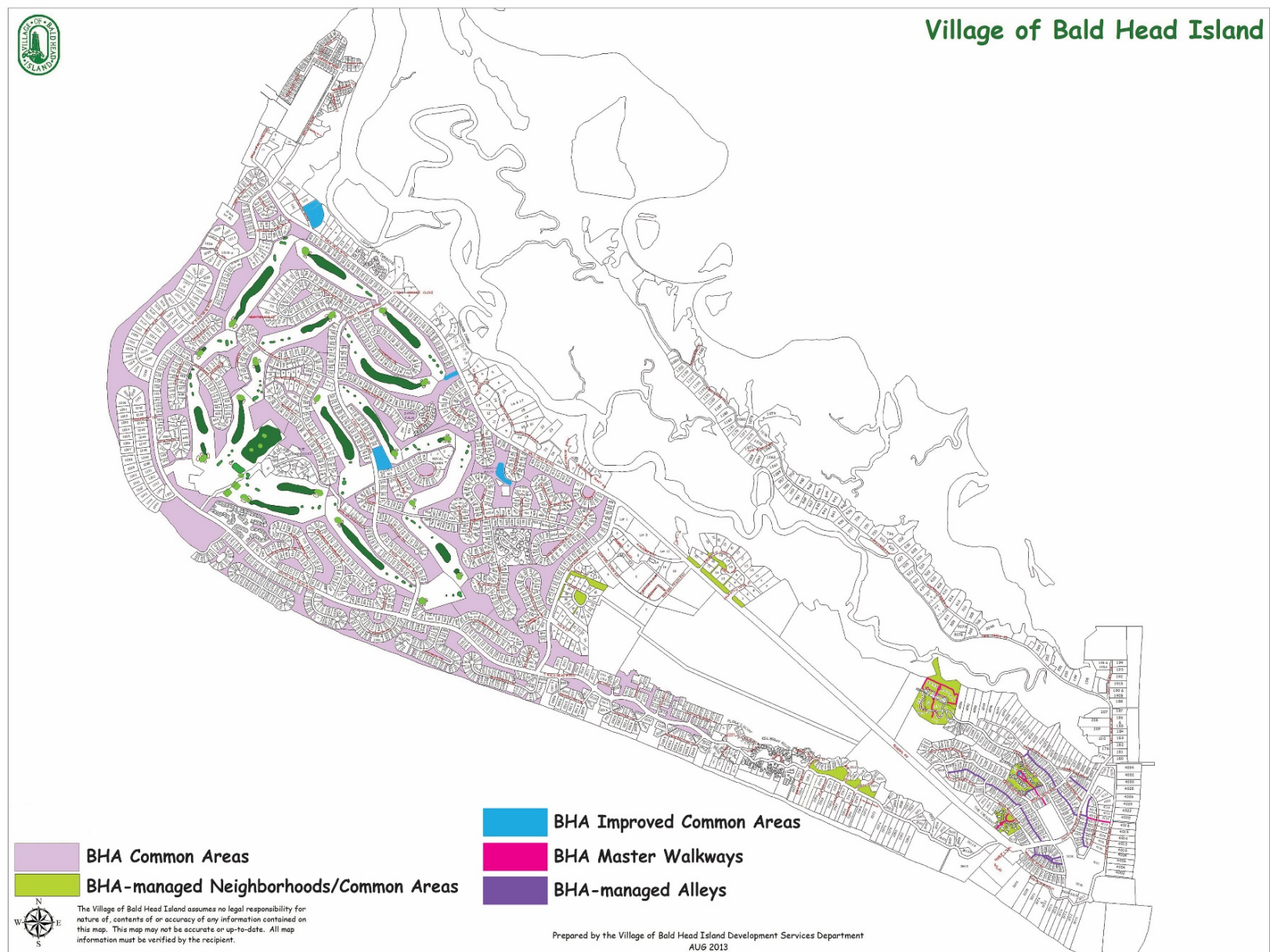
Background

2. Own and manage the Common Area

- Manage all aspects of the three communities of Keeper's Landing, Surfman's Walk and Sumner's Crescent.
- Manage amenities or assets of **six** additional neighborhoods (Braemar, Cedar Court, Muscadine Grove, Loggerhead, Palm Court and Palmetto Cove).
- Maintain **13 alleys** located in the East End that comprise **125 individual properties**.
- Manage tree trimming and removal requests on unimproved Common Area, such as that along the golf course.
- Help protect the natural uniqueness of Bald Head Island through the management of approved tree and limb removal.



Background – Common Area



Prepared by the Village of BHI Development Services Department – August 2013



Background – Common Area (West End)



Background – Common Area (East End)



Background

3. Provide recreational services/facilities for members

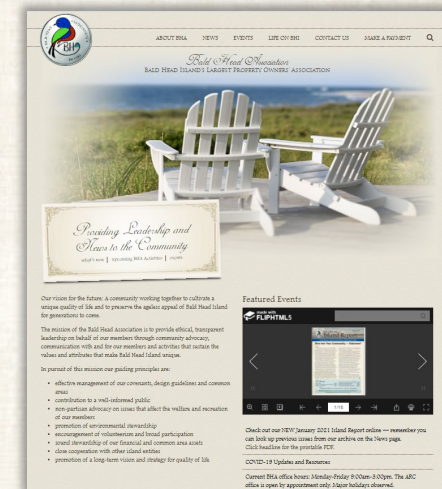
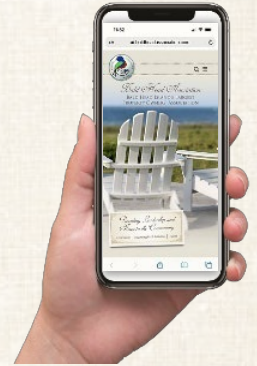
- Facilitate the use of the Association Center for meetings, recreational facilities, weddings and other activities – less activity in 2020 due to COVID shutdown.
- Manage improved Common Areas for property owner use.
- Lease Common Area for Village of BHI to house the Mulch Site and the Dog Park.
- Provide varying social, educational and recreational activities for members (SER Committee).



Background

4. Communicate activities/decisions of interest to members

- Communicate news, what is happening and other pertinent information.
- Informational videos during early COVID-19 stay-at-home orders.
- Published, distributed and archived 12 months of *Island Reports*.
- Increased our Facebook following.
- BHA website 2020 average monthly users: 2,712.



Background

5. Promote the health, safety and welfare of members

- Attend island entity and off-island meetings to keep property owners abreast of island goings on and promote the health, safety and welfare of property owners — full-time residents **AND** part-time residents.
- Help property owners navigate the ins and outs of property ownership on Bald Head Island.
 - Sent a record number of 247 Welcome Packages in 2020 for new property owners.
 - Created “BHI Basics” for informing property owners and visitors about Bald Head Island essentials.



Covenants Enforcement - 2020

- **Enforcement of Covenants helps maintain property values**
- **BHA (aesthetics/design) and Village of BHI (code/safety)**
- **2020 Violations**
 - Community Wide Standards violations — 29
 - Unauthorized work done outside of ARC approval process — 19
 - Clear-cutting/mulching over valuable barrier island understory - 10
 - Exterior lighting violations — 7
 - Trash and debris violations — 7
 - Other — 20



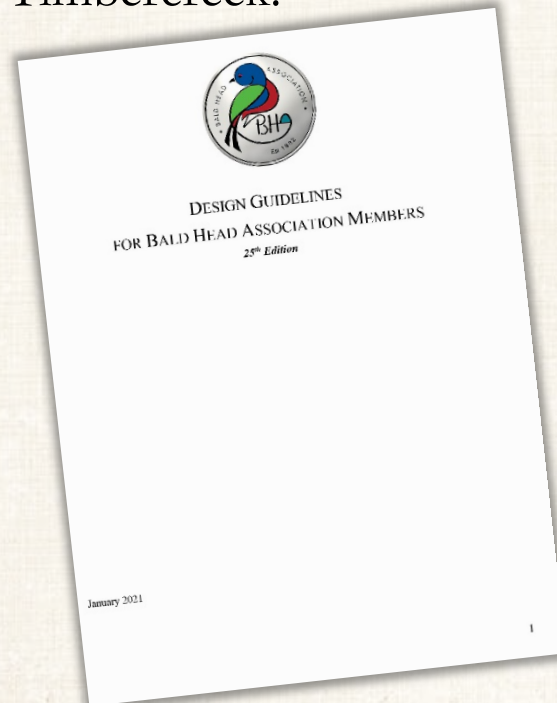
Architectural Review Committee (ARC)

Section A

- Meeting first Friday of every month except January
- ARC Section A will review applications for properties from the median of Muscadine Wynd, West **except for** the following multi-family communities: Lighthouse Landing, Ibis Roost, Royal James Landing, Sabal Palm Cottages, The Hammocks, The Villas and Timbercreek.

Section B

- Meeting third Friday of every month except December
- ARC Section B will review applications for properties from the median of Muscadine Wynd, East including Silversides Trail, as well as the following BHA PUD and multi-family communities: Cape Fear Station, Flora's Bluff/Killegray Ridge, Ibis Roost, Keeper's Landing, Lighthouse Landing, Royal James Landing, Sabal Palm Cottages, Sumner's Crescent, Surfman's Walk, The Hammocks, The Villas and Timbercreek.



2020 ARC Members

Section A

- John Farabow Jr., Chair
- William Faber
- Susan Mullen
- Jan Triplett
- Brent Belch
- Bill Bourne
- Kathy Newman
- Beth Kapil
- Joyce Nelson
- Peter Quinn, Consultant
- Tiffany Williams, BHA Board Liaison



Section B

- Brewse Barnard, Chair
- Kathy McConnell
- Jennifer Russel
- David Wray
- Mike Herriott
- Gil Wilson
- David Pacyna
- Jennifer Pitts
- Patrick O'Bryant
- Mark Saulnier, Consultant
- Tiffany Williams, BHA Board Liaison

Finance Committee

- Reviewed budget for 2021.
- Very active with financial needs associated with the Association.
- Worked to reduce supplemental costs for owners of former Stage 2 properties.
- Discussed asset reserves study as conducted in 2020.
- 11 separate bank accounts established, which enabled separate financials for BHA and individual neighborhoods.
- Review draft audit prior to finalization.
- Working to implement program to provide FDIC coverage for 11 bank accounts.

Committee Members:

Mike Herriott

Brent Blackmon

Robert Drumheller, Board Liaison



Resource Conservation & Beautification Committee (RCB)

- Organized the purchase, delivery, planting and watering of 154 trees through “Operation Re-Forest — We Forest,” including Honor Trees for property owners (new in 2020).
- Facilitated bulk discount for property owners to purchase trees to plant on their own property.
- Planted two memorial trees for prior retiring BHA Board members.
- One Island-wide Litter Sweep campaign.

Members:

Kay Menk, Chair

Betty Robinson

Craig Miller

Janie Miller

Bonna Pfeiffer

Barbara McQuaide

Kim Scagnelli

Lillian Carter

John Kinney, Board Liaison



Operation Re-Forest — We Forest

- 2nd annual operation.
- \$11,480 total cost was covered by a grant from Verizon through the Arbor Day Foundation's Tree Recovery Program.
- 25 trees planted by property owners for mitigation with ARC.
- *New in 2020: Honor Trees.*
- Trees planted:
 - 81 Live Oak
 - 28 were Honor Trees planted on member properties
 - 2 were Honor Trees for retired BHA Board members
 - 53 planted on BHA Common Area
 - 18 Yaupon Holly
 - 15 Wax Myrtle
 - 11 Holly
 - 7 Bracken's Brown Beauty Magnolia
 - 2 Beautyberry
 - 5 Carolina Cherry



Socialization, Education & Recreation Committee (SER)

Ongoing and special events

- Classes, potlucks and workshops postponed during COVID-19.
- Began planning new activities to execute when safe to gather.
- Smith Island Social — postponed for 2021.

Members:

Betsi Stephen, Chair

Debi Byrd

Andra Kinlaw

Sally Klippel

Kathy Newman

Suzanne O'Bryant

Millicent O'Connor

Kris Riley

Susan Weaver

Nana Smith, Board Liaison



Strategic Planning & Long Range Projects Committee (SPLRP)

- The SPLRP Committee is the “Think Tank” for Bald Head Association. It looks at the big picture — where are we going and how are we going to get there.
- 2021 plans include review of committee structure and BHA’s long-term organizational requirements.

Members:

Joe Hawkins, Chair

Greg Wendling

Craig Bendoroff

Bob White

Karen Mortimer

Joel Michaels

Alan Briggs, Board Liaison



SPLRP Recommendation: Aging Houses

“A 40-year-old island community that looks like a 40-year-old island community cannot be competitive.”
~Shannon White, Director of Operations, Kiawah Island Community Association

Aging Houses:

- Lose their appearance faster
- Require more maintenance, at more frequent intervals, to meet community standards
- Negatively impact surrounding property values



SPLRP: How Aging Houses Impact BHA

- Properties that don't meet standards reduce overall property values.
 - The “rotten apple” philosophy.
 - A core BHA responsibility is to enforce design guidelines and standards.
 - We must do what we can to preserve property values.
- Unenforced standards allow lax owners to skip needed maintenance.
 - Changing demographics may reinforce this attitude.
- Cannot afford to allow BHI to slip into a downward spiral to “shabby.”



SPLRP: Strategic Recommendation

- Waiting for an owner to complain about their neighbor's house is no longer enough to maintain architectural standards.
- BHA should start a periodic property “evaluation” program.
 - Even a short drive through a neighborhood would allow us to identify properties in need of maintenance.
- Every property should be evaluated at least once or twice a year.



Recognition of committee members whose 3-year term has expired/resigned

Architectural Review Committee (ARC)

William Faber

Kathy McConnell

Mike Herriott

Resource Conservation & Beautification Committee (RCB)

Betty Robinson

Barbara McQuaide

Socialization, Education and Recreation Committee (SER)

Lou Earnhardt

Susan Panousis


Strategic Planning & Long Range Projects Committee (SPLRP)

Craig Bendoroff



Thank you!

BHA Committee Volunteer Opportunities



Committee Volunteer Form

Bald Head Association
P.O. Box 3030 / Bald Head Island, NC 28461
Phone 910-457-4676 / Fax 910-457-4677
Email: Carrie@BaldHeadAssociation.com

Name _____
Address _____
City, State / Zip _____
BHI Phone _____
Off Island Phone _____
Fax _____
Email _____
Profession _____

I am interested in the:

<input type="checkbox"/> Architectural Review Committee (ARC)	<input type="checkbox"/> Strategic Planning and Long Range Projects Committee (SPLRP)
<input type="checkbox"/> Finance Committee	<input type="checkbox"/> Socialization, Education and Recreation Committee (SER)
<input type="checkbox"/> Nominating Committee	<input type="checkbox"/> Resource Conservation and Beautification Committee (RCB)

I want to serve as a committee member because: _____

I feel I could contribute the following skills or perspective: _____

If I am not chosen for this committee, I would be willing to serve on the (check all that apply):

<input type="checkbox"/> Architectural Review Committee (ARC)	<input type="checkbox"/> Strategic Planning and Long Range Projects Committee (SPLRP)
<input type="checkbox"/> Finance Committee	<input type="checkbox"/> Socialization, Education and Recreation Committee (SER)
<input type="checkbox"/> Nominating Committee	<input type="checkbox"/> Resource Conservation and Beautification Committee (RCB)

Thank you!
Feel free to attach additional pages if needed to answer the questions.
Emailed or faxed submissions are welcome.

Volunteer forms available:

- On BHA website (www.BaldHeadAssociation.com)
- By email request: Diane@BaldHeadAssociation.com



Sound Financial Stewardship

Philosophy:

Aversion to debt and to maintain appropriate reserves for the protection of assets

- BHA's Basic Annual Dues increased modestly three times since 2013, despite increasing costs — inflation, merger, insurance, etc.
- BHA is debt free. All BHA buildings and property are owned and fully paid for.
- Over \$1 million held in reserves for maintenance/repair of assets BHA manages.
- Transitioned to a new CRM/financial system specifically built for HOAs. Funds are segregated and managed according to cost centers so that property owners within service areas have regular reporting of financials, including reserves balances, going forward.
- Moved to lockbox/online payment system to meet best practices and eliminate onsite access to cash.
- In 2020, conducted professional reserves study for all assets. The study was recommended by the outside auditor and is consistent with national best practices.



Sound Financial Stewardship

Annual Basic Dues: Home/Lot

Year	Home	Lot
2017	345	115
2018	390	130
2019	390	130
2020	390	130
2021	450	150

NOTE: The 2021 Budget (including income and expenses for BHA-managed areas) can be found at www.BaldHeadAssociation.com/about-bha.

Annual Budget

Year	Annual Budget
2017	\$616,825
2018	\$668,023
2019*	\$1,239,865
2020	\$1,221,876
2021	\$1,227,727

(Years 2019 – 2021 include operating and reserves funds earmarked for BHA-managed areas of Keeper's Landing, Surfman's Walk, Sumner's Crescent, Muscadine Grove, Cape Fear Station alleys, Palmetto Cove and Loggerhead.)

*Operating and reserves funds from the former Stage II Association were transferred in 2018 to BHA as a result of the BHA/Stage II Association merger and are included in annual budgets for 2019 and beyond.



2020 Reserves Study

2020 Reserves Study

- BHA commissioned its first-ever formal reserves study, performed by Global Solution Partners, who conducted a full-scale, on-site physical evaluation and financial analysis.
- GSP has 20+ years of experience, including coastal North Carolina communities.
- The study provided estimates for the remaining useful life and replacement costs (including inflation).
- GSP recommended a funding plan for the following areas:
 - Association Center
 - Boat Park
 - Community Garden
 - Battery 4
 - Master Walkways in Cape Fear Station
 - Muscadine Grove
 - Palmetto Cove
 - Palm Court
 - Cedar Court
 - BHA-managed drip-line communities of Keeper's Landing, Surfman's Walk and Sumner's Crescent
 - Alleys in Cape Fear Station



2020 Reserves Study

Reserves Study Results:

- BHA maintains \$3.3 million worth of assets.
 - Reserves for the Association Center and the Master Walkway need to be increased in the short-term.
 - Board included 25% of GSP's recommended annual allocation for 2021 in this year's budget.
 - 25% translates to an increase in the 2021 basic dues for all BHA owners of \$20 for a lot; \$60 for a home.
 - Adjustments to the reserves for specific BHA-managed areas have been allocated to those areas through supplemental dues.
 - Reserve levels for Battery 4 were deferred, pending further study.
-

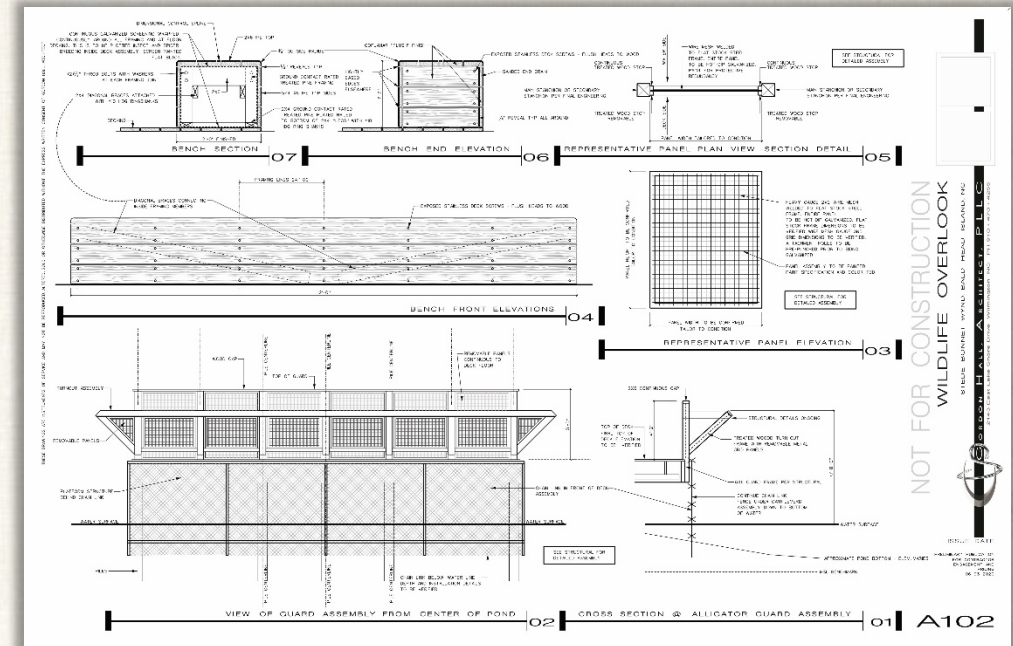
Next Steps:

- Study annual allocation recommendations in 2021 and make any adjustments in funding levels.
- Update reserves study every 5 years, in keeping with national best practices.
- Develop long-term strategy for lagoons owned by BHA during 2021.
- Determine whether a reserve level of 100% of replaced cost should be reduced to a lower percentage.



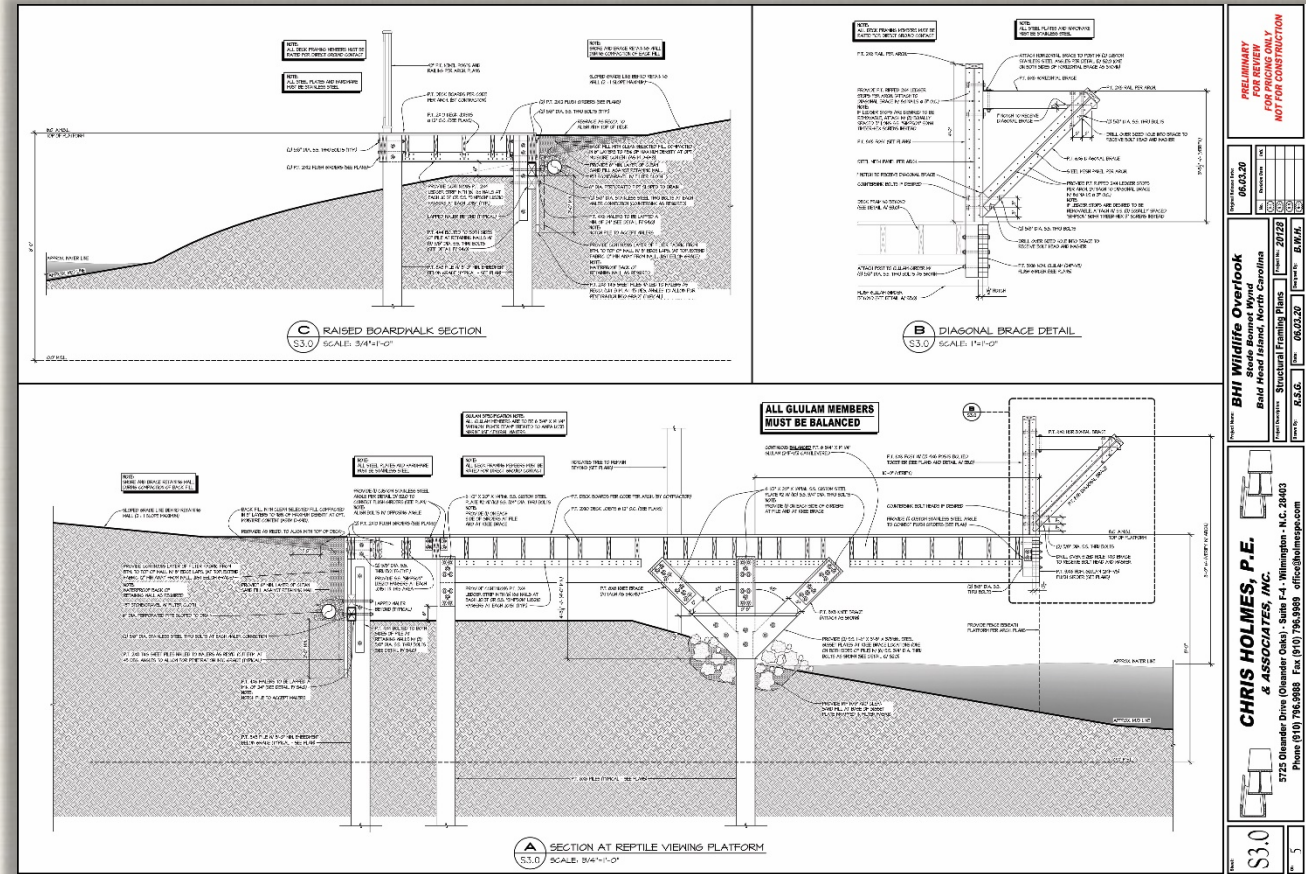
Wildlife Overlook — History

- Wildlife Overlook grew out of a partnership between BHA and the BHI Conservancy brokered by Dr. Thad Wester with the goal of providing a place for education about alligators, birds and other wildlife.
- It was used by the BHI Conservancy as a location for its nature/birding programs and visited by students from the mainland during field trips and thousands of property owners, renters and visitors to the Island.
- It was built and maintained by Joyce and Wayne Lambert until it was damaged beyond repair by Hurricanes Florence and Dorian.
- Members attending the January 27, 2019, Annual Meeting unanimously endorsed rebuilding the Wildlife Overlook.
- To address safety concerns associated with alligators becoming accustomed to humans and to reduce the risk of human-alligator interactions, BHA consulted with NC Wildlife Resources Commission and BHI Conservancy to develop a new, safer design.
- BHA hired architect Gordon Hall for the project in December 2019, and the design was approved in March 2020.
- A Request for Proposals was sent to 12 builders/contractors from on and off the Island in June; bids received ranged from \$143,500 (with a contingency) to \$720,000.
- After reviewing all of the bids, the Board selected the second-lowest bid (Trinity Design Build BHI) as the builder the Board had the most confidence would build the Overlook to the approved specifications.
 - No member of the Board had or currently has a financial interest in Trinity Design Build BHI. No self-dealing has occurred. Construction has commenced and is expected to be complete in late spring/early summer 2021.



Wildlife Overlook — Design (part 1)

- The newly rebuilt Overlook addresses long-standing safety concerns about the former structure by providing a barrier between the water and humans on the platform.
- An alligator viewing platform provides visitors with a more meaningful experience over the lagoon using a cantilevered structure that keeps the pilings on dry land while maintaining a viewing perimeter matching the original footprint.
- The primary guard structure includes vertical and angled shielding components consisting of hot dip galvanized steel mesh and assembled into removable panels to maximize durability, protect visitors from alligators and conveniently facilitate repairs when needed.
- Stainless steel connection hardware will enhance the durability of the structure and reduce future maintenance costs.
- The finished wood deck will be treated with a slip-resistant coating as an additional safety feature.



Wildlife Overlook — Design (part 2)

- A bird viewing area with bench seating has been included to allow visitors to meditate and/or quietly observe some of the 65 bird species that have been identified on the Island. This portion of the Overlook also addresses BHA's concerns about individuals venturing off the path into a less safe area and also destroying the vegetation on the south side of the Overlook. A walkway will connect the two areas.
- Additional designated bicycle and cart parking areas (including paved accessible parking) has been added for safety.
- Landscaping:
 - BHA's contractor removed several trees and other vegetation to allow for construction equipment.
 - Duke Energy also removed several trees in the area as part of its ongoing project to improve BHI's electrical infrastructure.
 - Abundant landscaping, including shrubs and trees native to the island, will be installed once construction is complete.
- It is a one-of-a-kind structure with specific architectural elements designed for BHI's environment.
- It's important to remember that the Overlook is a public space and the previous platform, while lovely and quaint, would not meet today's commercial construction standards or federal accessibility requirements. Simply replacing the former structure with an exact replica and ignoring the long-standing safety concerns would not be in the BHA membership's best interest.



Wildlife Overlook — Cost

- Estimated cost of project is \$325,000 - \$350,000.
 - Note: \$65,000 of the cost is the fabrication of the steel panels that will be a barrier between wildlife and humans and the stainless steel hardware.
- 3-year special assessment was levied by the Board to cover the costs of rebuilding the Overlook.
 - Home: \$240/Lot: \$80.
 - Annual installment is \$80 for a home and \$27 for a lot.
- Requested a financial partnership with the Village of BHI and BHI Club with no resolution since there is currently no tourism budget.
- Initial investment of materials will reduce the long-term maintenance costs over the life of the Overlook.
- Will be included in future reserves studies.

Item	Amount
Architect	\$16,000
Contractor/construction management	296,815
Educational signage production	5,000
Landscaping	5,000
Village permitting	-
Survey work	1,815
Legal work	1,000
Contingency (5%)	16,281
TOTAL CONSTRUCTION COST:	\$341,911



On the horizon...

- Wildlife Overlook completion.
- Develop long-term strategy for lagoons.
- Communications evaluation.
- BHI Community Directory.
- Complete turning over maintenance responsibilities for alleyways to the Village of BHI.
- Reserves study analysis.
- Community Wide Standards Evaluations.



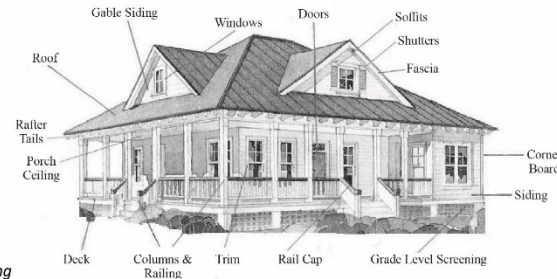
Community Wide Standards (CWS) Evaluations



Bald Head Association
111 Lighthouse Wynd | P.O. Box 3030
Bald Head Island, NC 28461 | 910 457-4676
Info@BaldHeadAssociation.com

Community Wide Standards Evaluation Checklist

Terminology Legend



Instructions for BHA Evaluator: For each home, review the exterior of all structures and the lot to determine if all are "clean, neat, sightly and attractive" in compliance with the Community Wide Standards. Check all boxes below identifying any area you believe is **not** in compliance.

PROPERTY ADDRESS

DATE OF EVALUATION

EVALUATION BY

REPAIRS NEEDED

- ◇ Walls/Siding
- ◇ Windows/Doors
- ◇ Garage/Crofter
- ◇ Porch/Deck
- ◇ Stairs
- ◇ Fascia Board
- ◇ Lighting
- ◇ Roofing
- ◇ Walkways
- ◇ _____

CLEANLINESS

- ◇ Walls/Siding
- ◇ Fences
- ◇ Decks
- ◇ Trim
- ◇ Stairs
- ◇ Walkways
- ◇ Mold/Mildew
- ◇ Exterior Storage
- ◇ Outdoor Shower
- ◇ _____

PAINT/STAIN

- ◇ Main Structure (House)
- ◇ Crofter/Garage
- ◇ Doors
- ◇ Shutters
- ◇ Railings
- ◇ Trim
- ◇ Fences
- ◇ Trash Enclosure
- ◇ _____

OTHER

- ◇ Trees
- ◇ Mulch
- ◇ Bushes/Shrubs
- ◇ Decorative item
- ◇ Driveway
- ◇ Pavers
- ◇ Debris
- ◇ Retaining Wall/Bulkhead
- ◇ _____

ADDITIONAL COMMENTS

DATE PRESENTED TO THE
ARCHITECTURAL REVIEW COMMITTEE

RESULTS:

☐ In violation ☐ In compliance

Version 3-10-2020



BHI Organizational Presentations

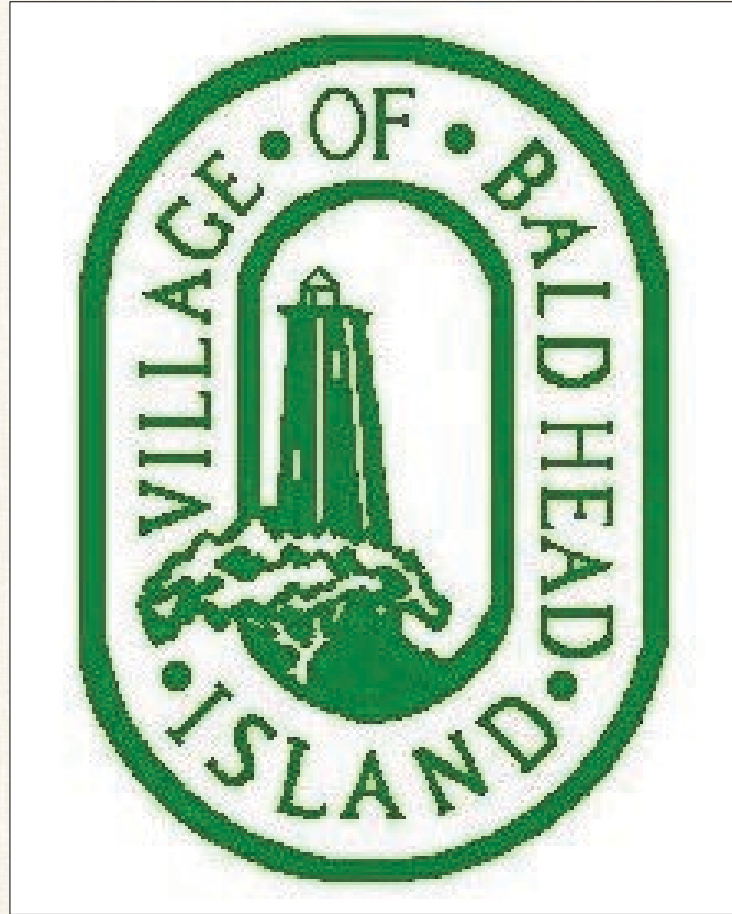
- Hon. J. Andrew Sayre, Mayor, Village of BHI
- Chris Webb, Executive Director, Old Baldy Foundation
- Joyce Fulton, Consultant, BHI Limited
- Cam McIntyre, President, Public Safety Auxiliary (PSA)
- Chris Shank, Executive Director, BHI Conservancy/SILT
- David Sawyer, CEO, BHI and Shoals Clubs

Questions can be typed into the Live Event Q&A feature, and they will be answered after all presenters have spoken.



The Village Chapel was unable to participate but asks members to visit the Chapel website to review its 2020 Annual Report at www.VillageChapelOfBaldHeadIsland.org

Hon. J. Andrew Sayre, Mayor, Village of BHI



Chris Webb, Executive Director, Old Baldy Foundation





THE OLD
BALDY
FOUNDATION

ANNUAL
REPORT
2020

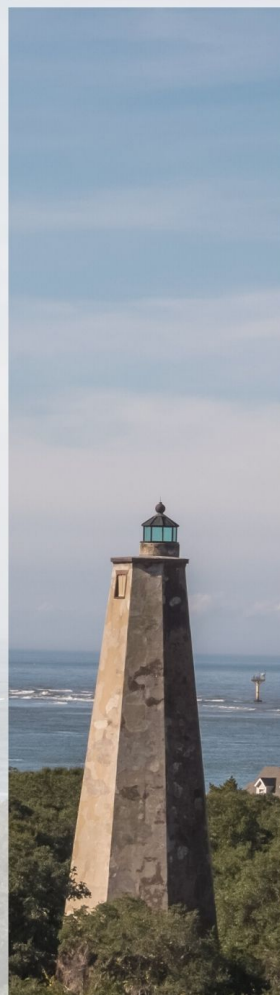
WWW.OLDBALDY.ORG
910-457-7481





WELCOME

FROM THE EXECUTIVE DIRECTOR



Just 12 months ago, we were looking forward to a year packed solid with Lighthouse Learner field trips, a record number of historic group tours, celebrations, and more. By mid-March, COVID-19 was in full bloom, and there were many uncertainties as to how our operations would look in the coming months. Cancelling and postponing became the norm for the Spring, and all facilities and functions had to remain closed following the Governor's directives.

Together with a positive and forward-thinking staff, we charted a course into the unknown. We cannot direct the wind, but we can adjust the sails. We took our programming virtual on multiple platforms, developed a user-friendly web store, streamlined our digital communications, and reconceptualized our in-person learning opportunities and occasions to safely meet social distancing requirements.

Many other behind the scenes projects continued, such as Collections and Archival research. We applied for and received the first PPP loan and expect full forgiveness. We spent countless hours applying for a Hurricane Florence and Michael Emergency Supplemental Historic Preservation Fund (ESHPPF) Hurricane Disaster Relief Subgrants program funded by the National Parks Service. Recently, we announced that from this program, the Foundation was granted \$750,000 for lighthouse repair and resiliency projects beginning in September 2021.

2020 was challenging to say the least. In retrospect, the pandemic forced us to rethink how we work and operate. Hard work and persistence paid off to see the Foundation through the pandemic. We will continue on the same course into 2021, hoping that our operations can return to normal, knowing that we have the ability to alter the course if necessary.

Chris Webb

Words from our supporters-

"The oldest lighthouse in North Carolina, Old Baldy is the historic icon of Bald Head Island. Her legacy is one of ceaseless vigilance, keeping watch over the island and surrounding waters for two centuries. Old Baldy has stood the test of time, undaunted by war and storm, a timeless symbol of American pride and strength. At Henson Building Corporation, we value integrity, hard work, and the enduring American spirit. We seek the wisdom gained from history and appreciate those who serve and protect this great land. The tales of lighthouse keeper traditions, shipwreck rescues, and island folklore are treasures to be cared for, shared, and cherished, and Henson Building Corporation is privileged to support the Old Baldy Foundation in their endeavors to keep Old Baldy's history alive for us all."

Henson Building Company



THE YEAR OF VIRTUAL PROGRAMS

Akin with many other museums and organizations, 2020 became the year of virtual programming and education at the Old Baldy Foundation as the world adjusted to the COVID-19 crisis. Throughout the year, the following programs were developed by staff historians as an educational resource for students, researchers, history lovers, and more. COVID-19 provided a unique opportunity for the Old Baldy Foundation to delve deeper into the historical stories and archives we interpret and create a breadth of available history for our community.

- **TOURING WITH TRAVIS- A VIRTUAL HISTORIC TOUR**
Viewers joined Old Baldy historians on a virtual tour as they explored various places on Bald Head Island of historical significance.
- **QUARANTINED COLLECTIONS**
In each video, a different object from our archival collection was explored and its importance in the story of Bald Head Island explained.
- **MEET THE KEEPERS**
Historians took an in-depth look at the lives and stories of the different lighthouse keepers that served on Bald Head Island.
- **LIVE TRACKING OF STEDE BONNET'S PIRACY TRIALS**
Staff members traced, in real-time, the final months of Stede Bonnet, from his arrival on Bald Head's shores until his execution in Charleston.

84
VIRTUAL LESSONS CREATED

8,837
STREAMED VIEWS

81,745
MINUTES OF VIDEO CONTENT



RESOURCES CREATED TO BRING OLD BALDY TO YOU!

With regular museum operations suspended for a large portion of the year, the Old Baldy Foundation utilized time to create various new virtual resources. These resources allowed the community to access research, archival collection, educational materials, and even virtually visit our gift shop.

OLD BALDY DEBUTED A NEW USER FRIENDLY WEBSITE

During the spring, the Old Baldy Foundation went live with a brand new website designed to easily access a wealth of historical material, navigate visitor services, and stay up to date on COVID-19 closures and precautions.

SUPPORT AND SHOP AT OLD BALDY VIRTUALLY

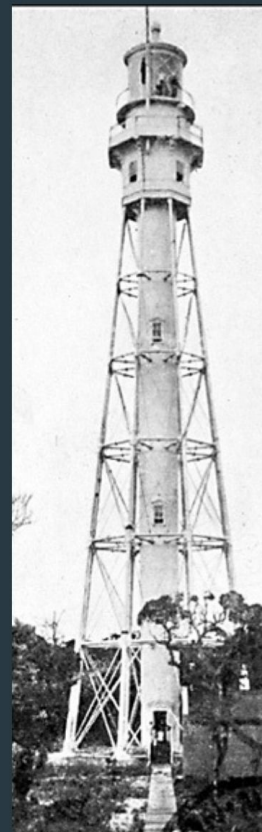
With so many canceling their annual trip to BHI, we created an online store so you could purchase a souvenir, make a donation to Old Baldy, purchase a yearly pass, or pick out a gift for a loved one from home!

OLD BALDY MADE IT TO YOUTUBE

With more virtual content created than ever before, the Old Baldy Foundation created a youtube channel to archive our virtual history videos and research. Subscribers were updated each time a new video was published.

STAY UP TO DATE WITH OLD BALDY NEWS ONLINE

A news section was added to the Old Baldy website to stay updated with current happenings. Organizational updates, newly published research, press releases, and more can now be found in our website's "Happening" section.



Pictured here is the Cape Fear Light Station from our archival collection

NC MARITIME HISTORIANS

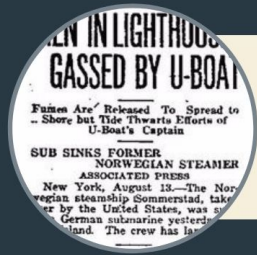
JOIN OUR HAPPY HOUR SERIES

In 2018, the Old Baldy Foundation successfully launched a new Historic Happy Hour Program met with rave reviews. With in-person festivities on hold for 2020, Old Baldy was able to virtually present these programs and invite historians from the entire state of NC as guest speakers.



Guest Speaker John and Aida Havel of the Outer Banks Lighthouse Society

Joined Old Baldy to present a Historic Happy Hour on Herbert Bamber and the 1893 Old Baldy Photographs.



Guest Speaker Liz Fuller of the Southport Historical Society

Joined Old Baldy to present a Historic Happy Hour on WWI in the Lower Cape Fear.



Guest Speaker Christine Brin of the NC Maritime Museum at Beaufort

Joined Old Baldy to present a Historic Happy Hour on female pirates and their fascinating history.

OLD BALDY IN THE COMMUNITY

The new realities of 2020 provided Old Baldy another opportunity to expand our mission further into the community. Old Baldy historians interpreted BHI's historical significance at partner organizations' meetings, programs, and virtual lessons. These collaborations are listed below.

January 9th: "Story of Bald Head" at Historical Society of Topsail Island's January Meeting (In Person)

March 6th: Remarks at North Carolina Rice Festival VIP Reception & Dinner Gala (In Person)

March 11th: Hosted Bald Head Island Retreat for Bellamy Mansion Museum of History and Design Arts Volunteers & Staff (In Person)

April 10th, 14th, 21st & 28th: "The Story of Bald Head: Parts 1 - 4" Lecture Series for Southport Historical Society (Virtual)

May 25th: "A Celebration of Women in Maritime History" for the Maritime Museum of Southport (Virtual)

August 6th: Interview with Author & Historian Kevin Duffus for National Lighthouse Day (Virtual)

August 7th: "National Lighthouse Day Video" with North Carolina's Lighthouses and the Outer Banks Lighthouse Society (Virtual)

August 25th: "Wilmington, Lost but not Forgotten at the Beach" with Preservation North Carolina's Shelter Series (Virtual)

September 25th: "Art Newton's Paintings" at Southport Historical Society Membership Meeting (Virtual)

September 28th- October 3rd: Took over the National Council on Public History's Instagram sharing about the work of an Old Baldy historian (Virtual)

September 29th: "Bald Head Island: Preserving Four Centuries of Shelter" with Preservation North Carolina's Shelter Series (Virtual)

October 13th: "Bald Head's Light Keepers" presented for Southport Historical Society's 2nd Tuesday Talk Series (Virtual)

November 30th: Interview with Friends of Oak Island Lighthouse on New Oak Island Light Technology (Virtual)

16 PRESENTATIONS
Prepared for other organizations

12 COLLABORATIONS
With other organizations

IN PERSON LEARNING DIDN'T HAVE TO STOP!

While the Old Baldy Foundation adjusted our educational offerings to a virtual platform, we still found ways to offer in-person learning to many island visitors. A new open-air exhibit was installed about power on Bald Head Island. Families were able to participate in a history-themed scavenger hunt. Our stand out island-wide historic tour program continued with guests attending in private groups and on their personal golf carts!

NEW EXHIBIT "GENERATE"



The exhibit highlights three integral sources of power that have shaped Bald Head Island as we know it today, which are:

The Power of Sail
The Power of Light
The Power of Community

History Hunters was designed as a family-oriented scavenger hunt to encourage researching Bald Head Island's history to complete the activity. Old Baldy hosted the program every week in the summer, with the puzzle often being solved within the first hour of publishing!

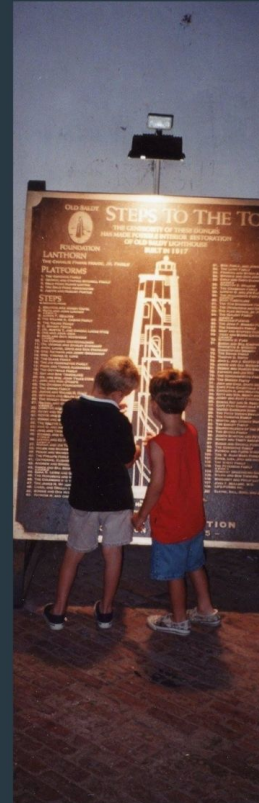
HISTORY HUNTERS



ISLAND WIDE HISTORY TOUR



Comprehensive island historic tours have always been a highlight of the Old Baldy programming. While these tours halted for a portion of the spring, we found a way to safely commence the program in the summer by only hosting individual groups with their personal golf carts.



A photograph from our archival collection of two students learning about Old Baldy!

OLD BALDY HOSTS INAUGURAL INTERNSHIP

This summer, the Old Baldy Foundation hosted an inaugural public history internship with Annamaria Haden, a senior at the University of North Carolina Wilmington studying history and philosophy. History staff was ready to immerse Annamaria in our summer operations but had to make adjustments as COVID-19 closures remained intact all season. Annamaria then had the opportunity to work hand-in-hand with our staff on research projects and professionalizing museum collections. Her achievements include publishing an article in the August 2020 edition of the Island Report entitled "Bald Head Island History – An Environmental Perspective," writing the history moment for the August 2020 edition of The Keeper's Times, recording a Facebook Live program on keepers Thomas Mann Thompson, Sr. and Sedgwick Springs, and finally, assisting staff in starting a master timeline of Cape Fear River navigational aids. This internship allowed Annamaria the opportunity to translate classroom experiences into public, field applications of history.

FIELD TRIPS FELL VICTIM TO COVID-19

Old Baldy was elated to enter 2020 with a record-breaking number of field trips scheduled, thanks to many generous donors. The first scheduled field trip took place in early March with rave reviews from students and teachers. Every following field trip was canceled due to school closures. Historians made virtual content available to the teachers and helped participate in virtual learning with many schools. We look forward to rescheduling these trips in 2021.



A LOOK INTO A HISTORIANS RESEARCH

As Old Baldy historians prepare virtual lessons, presentations, and research projects, they often come across new resources and information of events that have taken place on Bald Head Island and the Cape Fear River. Staff members discovered the following pictures this year that hold a significant value to Bald Head Island's story.



While researching if there was a stone glacis wall at the base of Old Baldy Lighthouse, staff members found this photo from the National Archives. This photograph proves that there was indeed a stone base to Old Baldy, which is significant to preserving this structure.

PHOTOGRAPH FROM:
NATIONAL ARCHIVES



The current keeper's cottage at Old Baldy is a replica of the 2nd keeper's cottage to serve Old Baldy Lighthouse throughout history. Staff discovered this map and learned that the second keeper's cottage was originally constructed as a private residence while Old Baldy was not in operation. The Federal government took control of this residence upon reactivating Old Baldy in 1880, and commissioned the home as an official keeper's cottage.

PHOTOGRAPH FROM:
NATIONAL ARCHIVES



From documents and letters in our archival collection, Old Baldy historians have deduced that Captain Charlie (Keeper of the Cape Fear Light Station) spent time at the Ponce de Leon (Mosquito) Inlet Lighthouse circa 1900. Historians discovered this photograph from Mosquito Inlet and believe it is an image of Captain Charlie's due to the Lighthouse Keeper's uniform style and the man's mustache.

PHOTOGRAPH FROM:
NATIONAL ARCHIVES



Words from our Supporters

"As decade-long visitors to BHI we were so grateful when we happened to catch our first "Travis video" during the spring lock-down due to the pandemic. Old Baldy's twice-daily videos ended up being a major highlight for my then 6-year-old son and I during the quarantine - so much so that we scheduled my teaching schedule and his lessons around being able to catch as many live as possible. Not only did the videos offer us a glimpse of our favorite island, but they also provided us with a wealth of knowledge about everything from pirates, Revolutionary and Civil War events, the US Lifesaving Service, the generator society, and other wonderful historic happenings that we hadn't gleaned in ten years of visiting Bald Head Island. The videos turned Jase into a lover of history and maps, he'd rather have a historical text read to him as a bedtime story over any other genre! Additionally, the work of Travis and the Old Baldy team made our annual trip to BHI even more special as we were able to appreciate not just the magic of Bald Head, but also it's the vast history."

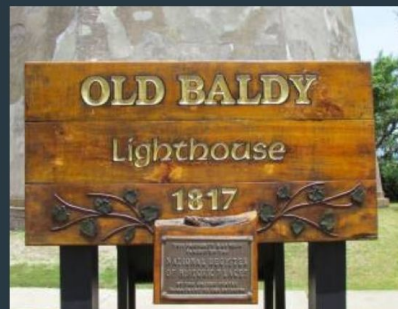
Kara Shive Ford
BHI Visitor

FINDING OPPORTUNITIES DESPITE FINANCIAL HARDSHIPS

While fundraising efforts are essential to the Old Baldy Foundation's success, a significant portion of our budget comes from museum and lighthouse entrance costs. Every \$8 admission fee helps fund preservation efforts to allow Old Baldy to continue her legacy watching over the Cape Fear River. Old Baldy operations were shut down for a majority of the year, and when business was safely allowed to commence, it was on a severely limited scale. Despite these monumental setbacks, staff members at the Old Baldy Foundation found silver linings and opportunities to thrive in these uncertain times.

PAYCHECK PROTECTION PROGRAM LOANS SECURED AND FUNDED

Throughout 2020 many museums throughout the nation reported massive staff furloughs, layoffs, and closures. The Old Baldy Foundation navigated avoiding these scary realities by immediately working to secure a Paycheck Protection Program Loan. Staff was thrilled to receive funding that kept the entire team employed. We are even more pleased to announce that we have received forgiveness in full for this loan.



A FOCUS ON DIGITAL FUNDRAISING

In addition to virtual programming, fundraising efforts also took place on a virtual platform. Donations could easily be made through our website. Annual fundraising drives, including our duck race and Christmas Tree auction, took place virtually. Many gifts resulted as a thank you for the educational offering provided.

U.S. LIGHTHOUSE SOCIETY GRANT

The United States Lighthouse Society is dedicated to saving and sharing American lighthouses' maritime legacy. They announced a grant program to assist independent lighthouse organizations struggling due to COVID-19 closures. Old Baldy was selected as one of only 24 applicants to receive funding from this program.

RECORD-BREAKING GRANT FUNDING APPROVED

As a tumultuous 2020 closed, the Old Baldy Foundation has reason to look to a brighter 2021. The organization is humbled to announce that we have been awarded a grant for \$750,000 from the North Carolina State Historic Preservation Office as part of their Florence and Michael Emergency Supplemental Historic Preservation Fund (ESHPPF) Hurricane Disaster Relief Subgrants program. This project marks the most significant grant funding in the history of the Old Baldy Foundation. Staff members drafted and submitted the application in the summer of 2020.

\$750,000

Awarded to the Old Baldy Foundation from the
**NORTH CAROLINA STATE HISTORIC
PRESERVATION OFFICE**



This photo from our archives depicts the extensive work required to preserve a lighthouse

The projects approved for this grant will focus on work that will directly address hurricane damage and focus on strengthening the Lighthouse's structure from future age and damage. The following work will be completed:

- **STUCCO SURVEY AND REPAIR**

A sounding survey will be done to identify any loose stucco on the tower. All fallen and unsecure stucco will be replaced.

- **ARCHAEOLOGICAL DIG**

At the lighthouse base, an archeological dig has been funded to learn more about the stone glacis wall that once existed.

- **INTERIOR MASONRY WORK**

After decades of water infiltration, interior masonry work will address spalling stonework and protect the tower's integrity.

OLD BALDY FOUNDATION 2020

BOARD OF DIRECTORS

- Mark J Prak- President
Brooks Pierce, LLP
- Jane Mago
Retired Attorney
- Jim Henry- Vice President
Discovery Land Company
- Anita Schnog
The Stainless Corp.
- Kim Gottshall- Secretary
Retired Urban Planner
- Graham Mitchell
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- Christi Golder
Brand Place
- Doreen Fairbanks
Professor Meredith College
- Randy Jones
Director of Tourism and
Public Information Officer City
of Southport
- Julie Showalter
Jules Salty Grub and
Island Pub Owner

STAFF DIRECTORY

- Mary Chris Webb
Executive Director
director@oldbaldy.org
- Travis John Gilbert
Educator and Collections
travis@oldbaldy.org
- McAllie Givens
Gift Shop Associate
McAllie@oldbaldy.org
- Jessica Woodard
Retail Manager
jess@oldbaldy.org
- Abby Overton
Development and Communications
abby@oldbaldy.org



WWW.OLDBALDY.ORG

910-457-7481

Joyce Fulton, Consultant, BHI Limited



BALD HEAD ISLAND LIMITED



Cam McIntyre, President, Public Safety Auxiliary (PSA)



Public Service Auxiliary

Volunteer organization to help public safety officers in times of island emergency (fire, etc.)

?Volunteer?— email:
cammacnc@gmail.com



**Volunteer fundraising 501(c) 3
organization for
BHI Public Safety Department**

All donations & money from
events go to Public Safety

“Drive-Thru” Chili Supper

Friday Feb 12, 2021, 4:00-6:00pm

Drive through the firehouse bay
in your golf cart for
take-home containers of:

Chili & brownies for two: \$20.

Chili & brownies for four: \$35.

CASH or Check only

Masks required — all COVID protocols
followed

Chris Shank, Executive Director, BHI Conservancy/SILT



What We Learned in 2020



Chris Shank
Executive Director

BHI Conservancy 2020 Research Partnerships

UNCW

Hydrogeology = Dr. Peter Zamora

Coyotes and Sea Turtles = Dr. Rachel Urbanek

Coastal Physics = Drs. Joe Long and Ryan Miera

NCSU

Maritime Forest Ecology = Dr. Jodi Forrester

Salt Marsh/Tidal Creek = Dr. Chris Osburn

Ecotoxicology of PFAS in gators and fish = Dr. Scott Belcher

Coastal Physics = Drs. Casey Dietrich and Katie Anarde

UNC

Sea Turtle Navigation = Drs. Ken and Kathy Lohmann

UGA

SE US Loggerhead sea turtle nesting fidelity = Dr. Bryan Shamblin

ECU

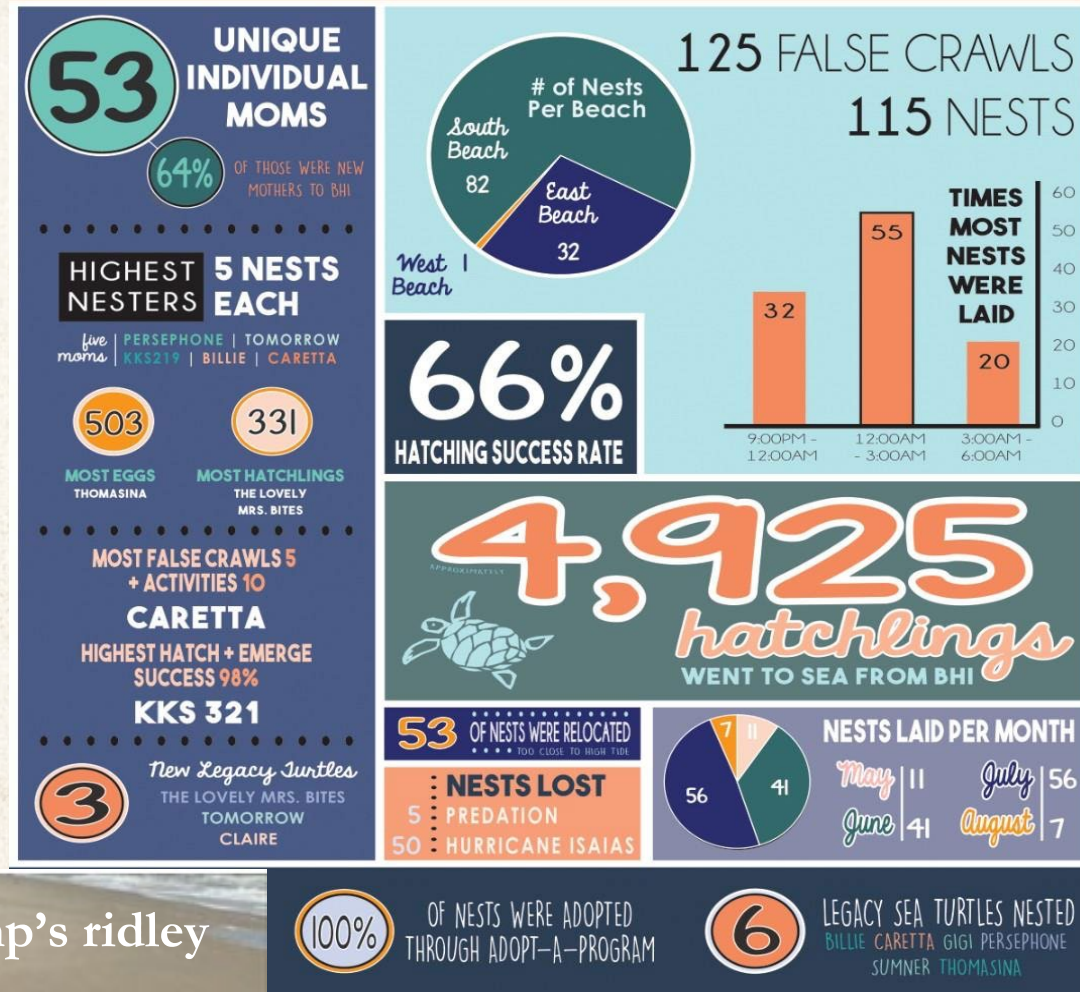
Coastal Modeling = Dr. Sid Narayan

So Much to Learn!



Sea Turtles

2020 Numbers



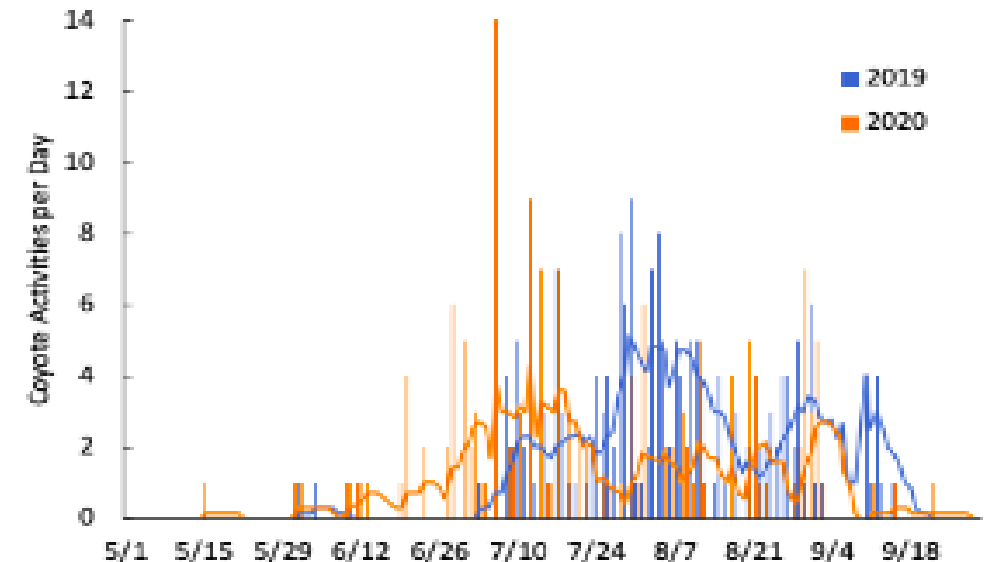
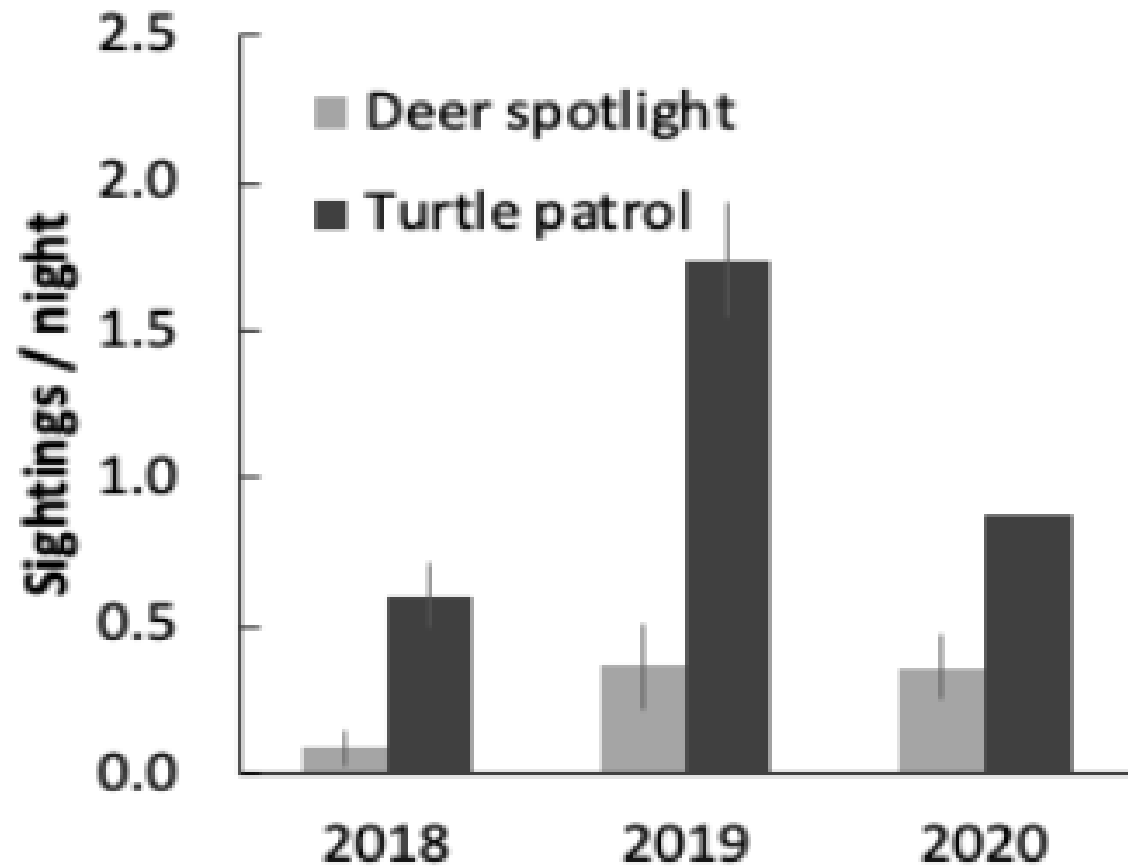
Kemp's ridley

2021 Nest Protection Research



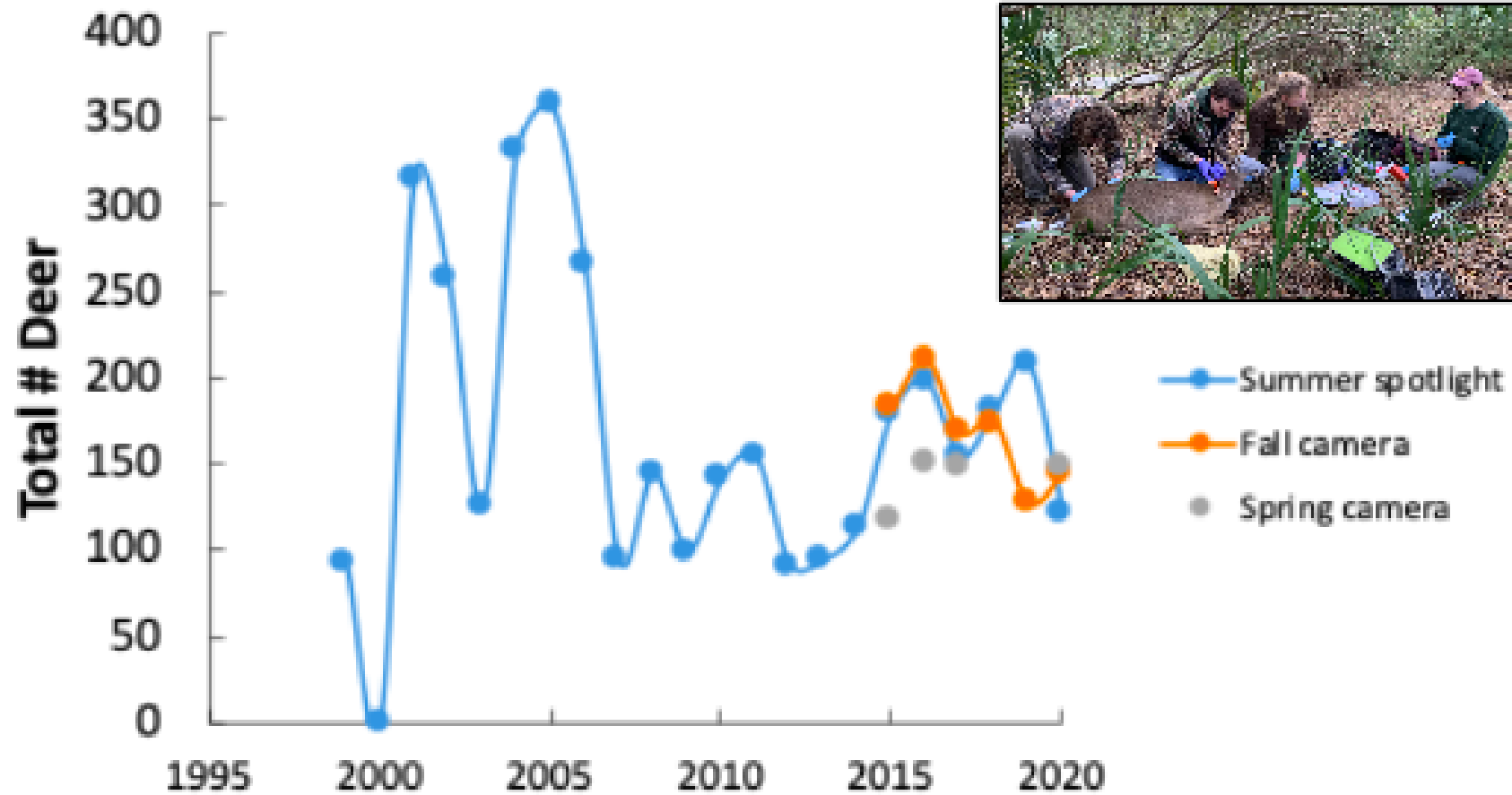
Busy, but interesting!

Coyotes



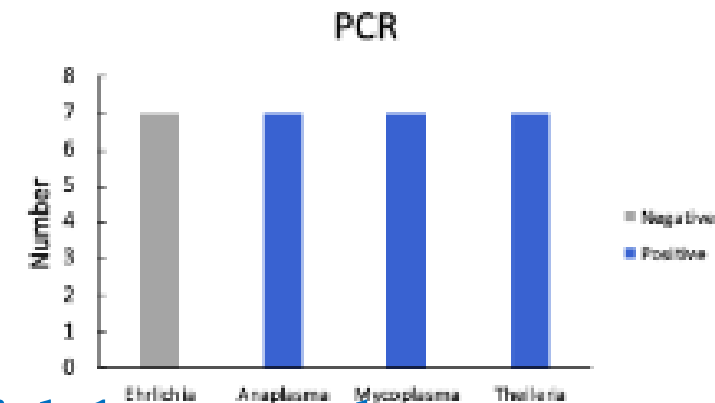
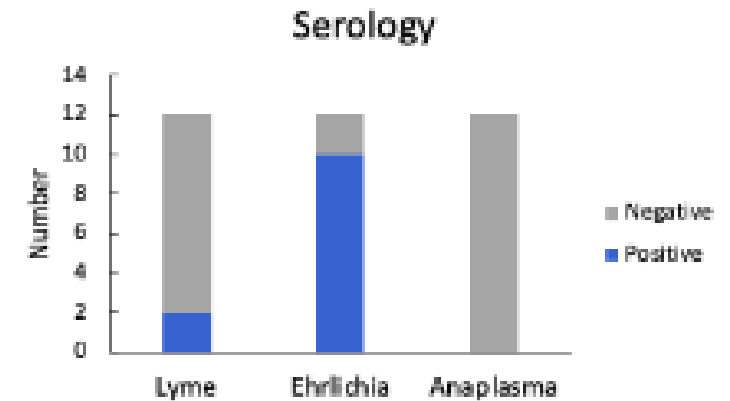
They're still here, but less visible and menacing in 2020

Deer Population Dynamics



Current population size: 144

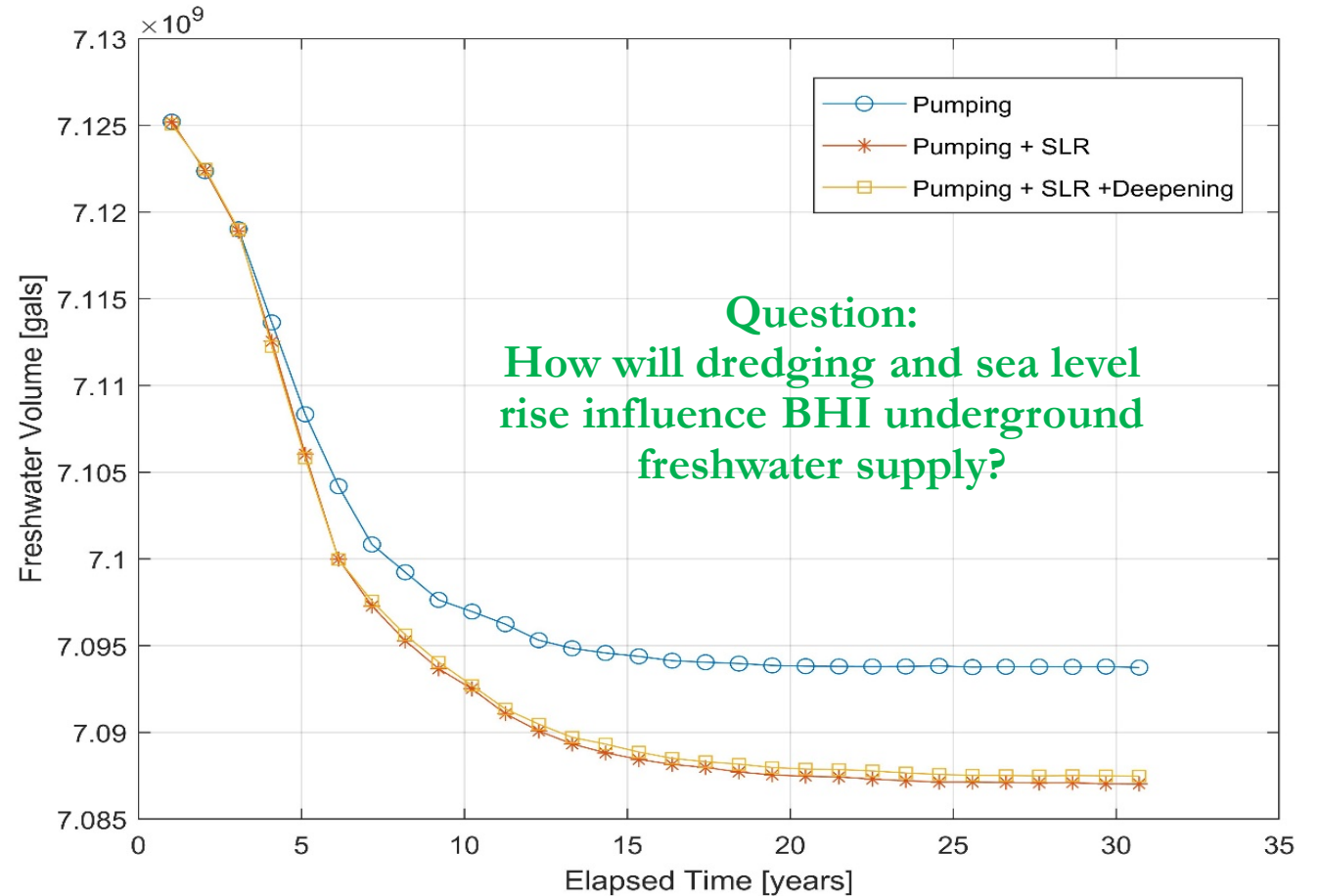
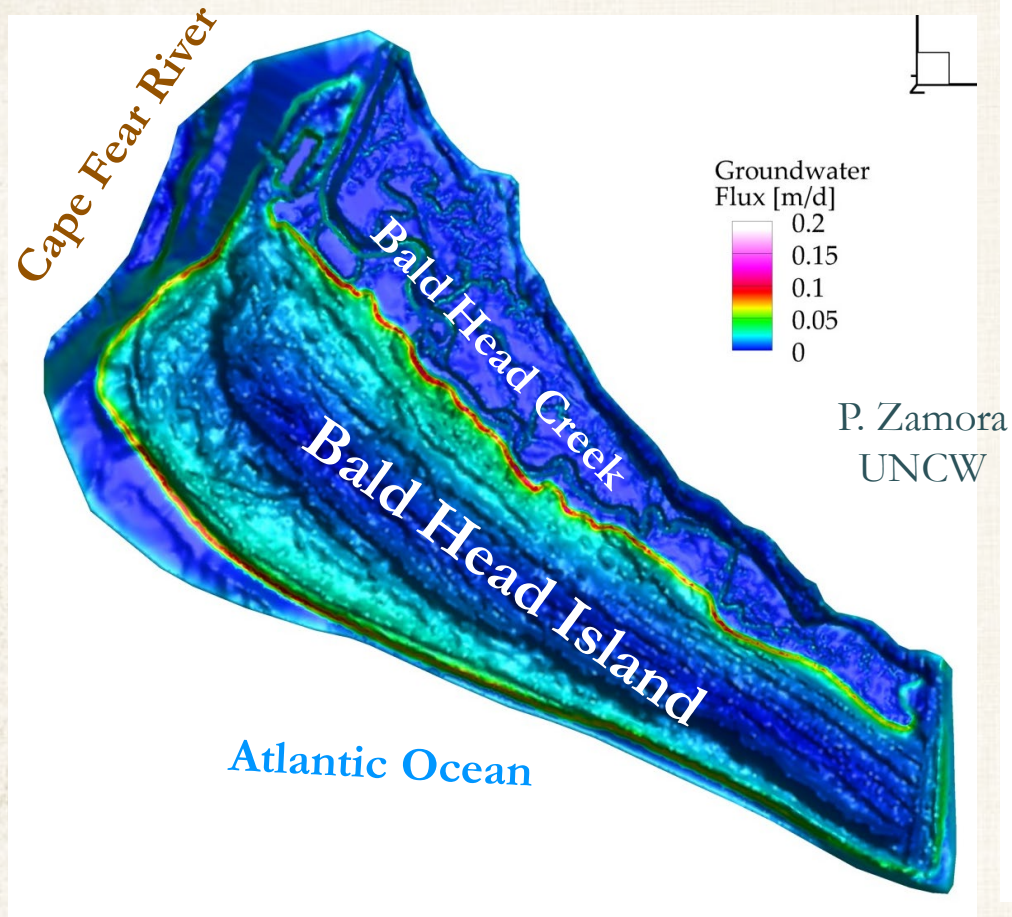
Vector-Borne Pathogens



tick-borne pathogens on
BHI

population stable, for now...

BHI Groundwater Dynamics

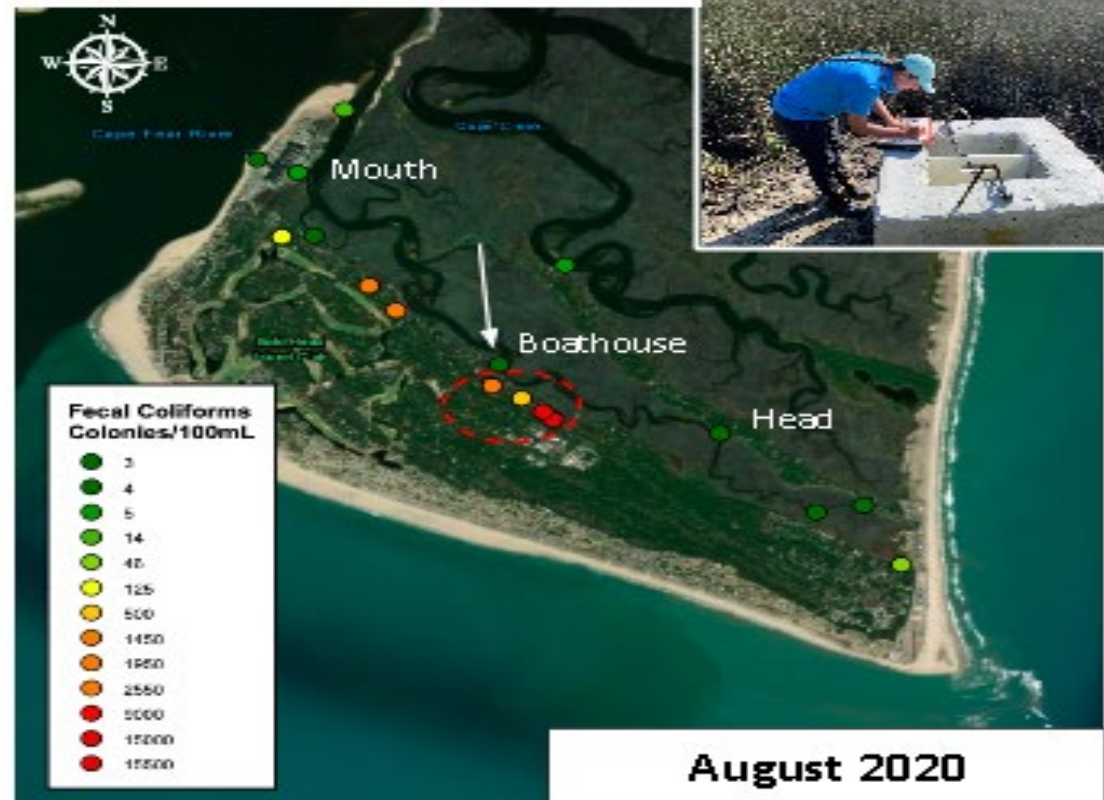


freshwater flows underground
into creek/ocean/river around BHI
perimeter

Sea Level rise reduces freshwater supply only small amount
CFR dredging has little influence on freshwater supply

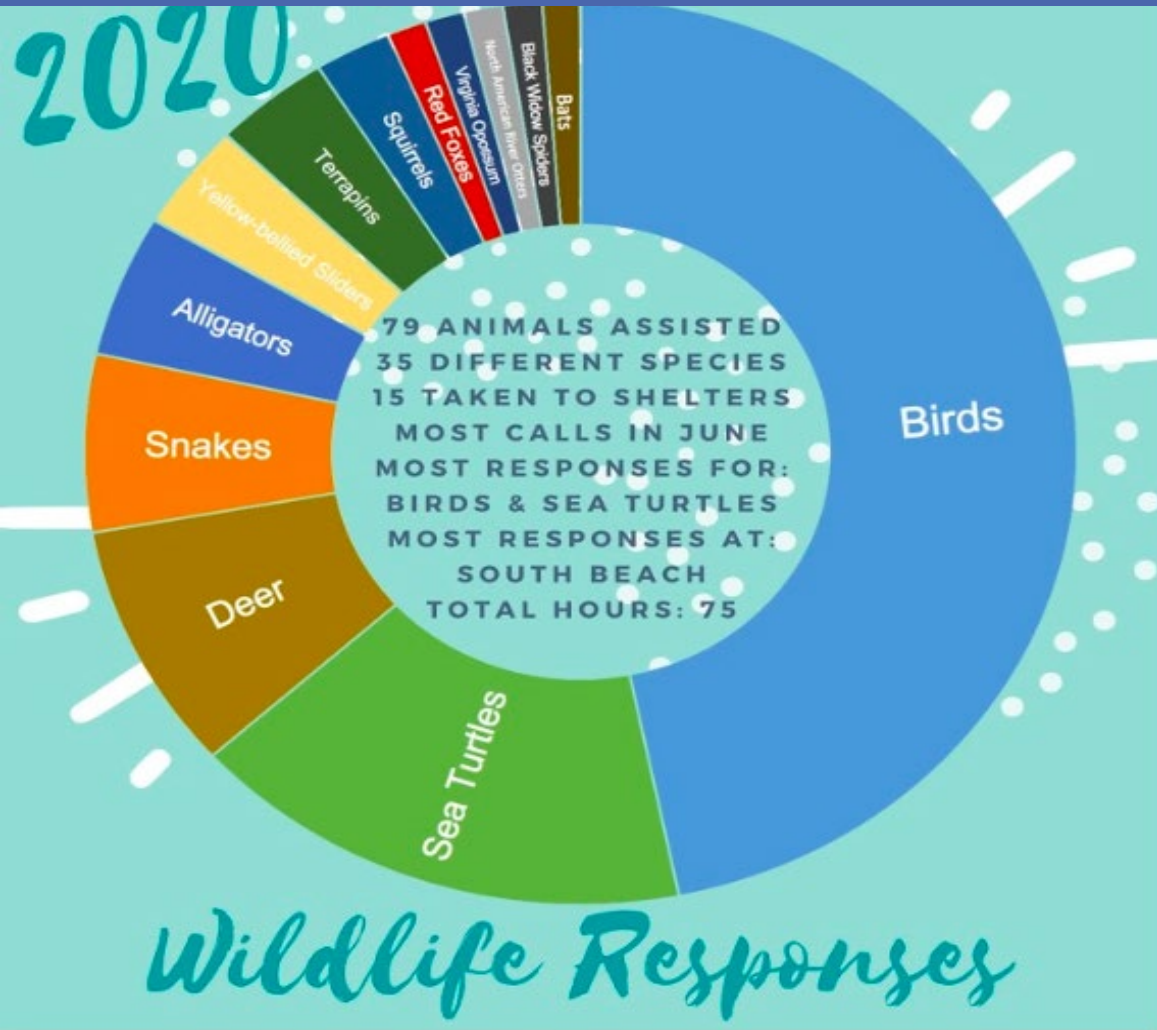
Bald Head Creek Water Quality Dynamics

Shoreline surveys for stormwater bacteria inputs to Bald Head Creek

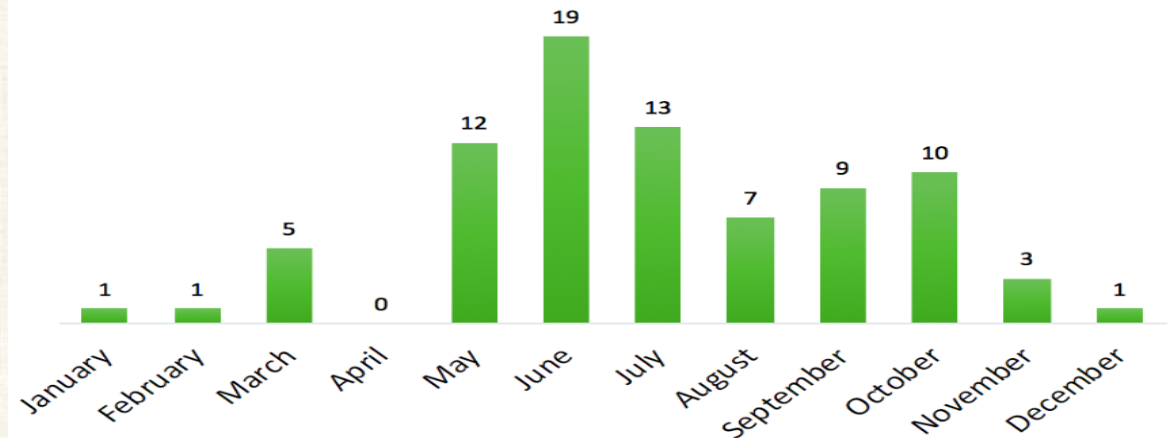


Fecal Coliform Bacteria levels do spike occasionally, but from where?

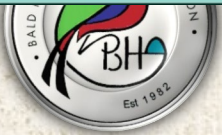
BHIC Wildlife Responses



Wildlife Responses per Month (2020)



We help all kinds of critters!



BHIC Lecture Series

Wednesdays 600-700 PM



WINTER WARMER LECTURE SERIES



JANUARY 27



DR. BETH DARROW
Senior Scientist

**WHITE-TAILED DEER
& CRAFT-BREWED
BEER**

FEBRUARY 3



PAUL HILLBRAND
Sea Turtle Program
Coordinator

**CANINES & RED
WINES**

FEBRUARY 10



LAUREN SCHAALE
Coastal Scientist

**VITEX, DRONE
FLIGHTS, &
COCKTAILS W/
EGG WHITES**

FEBRUARY 17



DR. CHRIS SHANK
Executive Director

**GYRES, THE GULF
STREAM, & SWEET
IRISH CREAM**

FEBRUARY 24



DR. CHRIS SHANK
Executive Director

**OCEANS, CLIMATE,
& APEROL SPRITZ**

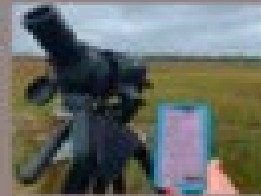
MARCH 3



DR. CHRIS SHANK
Executive Director

**BARRIER ISLANDS
THROUGH TIME &
MARGARITAS W/
LIME**

MARCH 10



MARISSA BLACKBURN
Senior Educator

**CITIZEN SCIENTISTS
& DRY MARTINI
TWISTS**





HELP:

We may be looking for temporary lodging for our summer interns.

Please let me know if you or someone you know might have a crofter available for one of our interns this summer.

shank@bhic.org

Thanks!

Miss Y'all and Thanks for Listening!



David Sawyer, CEO, BHI and Shoals Clubs





Shoals Club

BALD HEAD ISLAND CLUB
AND
SHOALS CLUB

**2021
BHA Meeting**

Goals for the Clubs on BHI



GOAL

Continue to position the Clubs on Bald Head as one of the premier Atlantic Coast clubs and one of the top destination clubs in America.



ELEVATE MEMBER EXPERIENCE

Continue to Improve Service, Amenities, Programs, and Events for our Members



EMPLOYEE EXCELLENCE

Develop better Recruiting, Onboarding, Training, Culture, Professional Development, and Retention Programs



MEMBERSHIP

Continue Focus on our primary business driver, Membership, to Achieve Financial Goals, satisfy loan obligations, cover capital improvements, acquire adjacent land parcels, and improve amenities for Members and their families.

MARKETING & BRANDING

Continue to Identify Marketing & Brand Positioning opportunities for The Clubs on Bald Head Island



STRATEGIC PLANNING

Update Strategic Long-term Plan for the Club to Attract the Next Generation of Members to Bald Head Island.



Membership

The Primary Business of the Club

Membership Type	2021	2020
Full	274	265
Lifestyle	618	610
Social	339	346
Founding Social	11	12
Total	1,242	1,233





BHI Club Financial Summary

The Club continues to improve financial position thanks to the support of all members.

⚓ The Club had \$12.7M in Revenues in 2020.

⚓ Membership Dues was \$6.3M.

⚓ The Club had 197 Total Membership Transfers from real estate transaction in 2020, double the amount from 2019.

⚓ The Guest Membership Program grew, now with 634 Member Homes participating in the rental program.

⚓ Guest Member Fees contributed \$1M to the club in 2020, not including usage.





Golf

⚓ Golf Rounds increased 11K in 2020 to 38,000 Rounds with 82% being Member Rounds.

⚓ Golf Revenues increased 15% over prior year.

⚓ Lessons doubled in 2020.

Golf Course Maintenance expenses increased to handle the additional maintenance needs due to high activity.

Tennis

⚓ Tennis activity increased 30% in 2020.

⚓ The new Pickleball Courts were very popular with weekly events filling up all season.

⚓ Beginner Pickleball and Tennis Programs were well attended.

Aquatics and Recreation

⚓ Even with COVID 50% capacity in the pools, the club had over 50,000 swimmers in 2020, with the new reservation system receiving very positive feedback.

⚓ Kid's Camp had 605 participants over ten weeks.

Croquet

⚓ Croquet Revenue from Court Fees and Guest Member Activity increased 500% in 2020.

Fitness

⚓ Although the Fitness Center was closed for part of 2020 due to COVID, the club added a second full-time Fitness Trainer, and added ten new weekly programs.





Food and Beverage

- ⚓ Horizons Restaurant Revenues increased 52% in 2020, even with COVID 50% seating capacity.
- ⚓ The Terrace Restaurant increased outdoor seating, complying with COVID capacities, and increased member usage by 37% over prior year.
- ⚓ The Club's new reservation systems provided opportunities to keep members and staff safe.
- ⚓ Take-out has been very popular with 19% of all F&B Revenues served To-Go in 2020.
- ⚓ Member Weddings and Special Events fell \$500K short of budget due to COVID.





Shoals Club

- ⚓ We continue to improve operations for both clubs, sharing some resources, and combining purchasing power, establishing compatible pricing for guest memberships.
- ⚓ Working together to grow destination wedding business.
- ⚓ Sharing some staff and management between the two clubs.
- ⚓ Developed Complimentary Event Calendars
- ⚓ Establishing more members-only programs

*Shoals
Club*

2021 UPCOMING CAPITAL & MAINTENANCE PROJECTS

New Roofs for both the Golf/Fitness Building (completed)

New HVAC Chiller for the Clubhouse (completed)

New Roofs for the Clubhouse (starts next week)

Ocean Terrace Permanent Roof Structure replacing the White Tent (starts next week)

Complete New Parking Lot Project

Clubhouse Exterior Painting

New Fitness Equipment

Extension of Covered Dining on Side Decks at Horizons

New Furniture to Double Outdoor Seating at Horizons

New Convenient Entrance for Tennis & Pools

Golf Course #11 Bulkhead Replacement

Irrigation Lagoons Aeration Bubblers for Pond Health

Generator for the Club for Power Outages

Fresh Interior Design Planning for Restaurants at Both Clubs

Air Handler Replacements at Shoals Club

Club Campus Planning for the Future



- ⚓ The Club plans to acquire Swans Quarter & Salt Meadow Land Tracts in Spring of 2021
- ⚓ The Club will survey Members to determine priorities for the next Phase.
- ⚓ The Club will engage with a Professional Club Master Planning Design Firm.
- ⚓ Tennis & Pickleball Expansion
- ⚓ Wellness Facility & Group Fitness Area Expansion
- ⚓ Recreation Fields and Event Lawn
- ⚓ Additional Club Parking
- ⚓ Potential Croquet Updates
- ⚓ Putting Course Family Recreation Amenity
- ⚓ Updated Golf Shop
- ⚓ Sports Club Indoor Recreation



A lighthouse is shown from a low angle, with a powerful beam of light shining down from its lantern room. The beam illuminates the sky and the surrounding landscape. The text "THANK YOU BHA" is centered in the middle of the image, overlaid on the beam of light. The background features a dramatic sky with dark, swirling clouds at the top and a bright, golden glow at the bottom, suggesting a sunset or sunrise. Lush green trees are visible in the foreground at the bottom.

THANK YOU BHA

QUESTIONS?



2021 Annual Meeting Election Results

- Board vacancies
- Bylaws revision

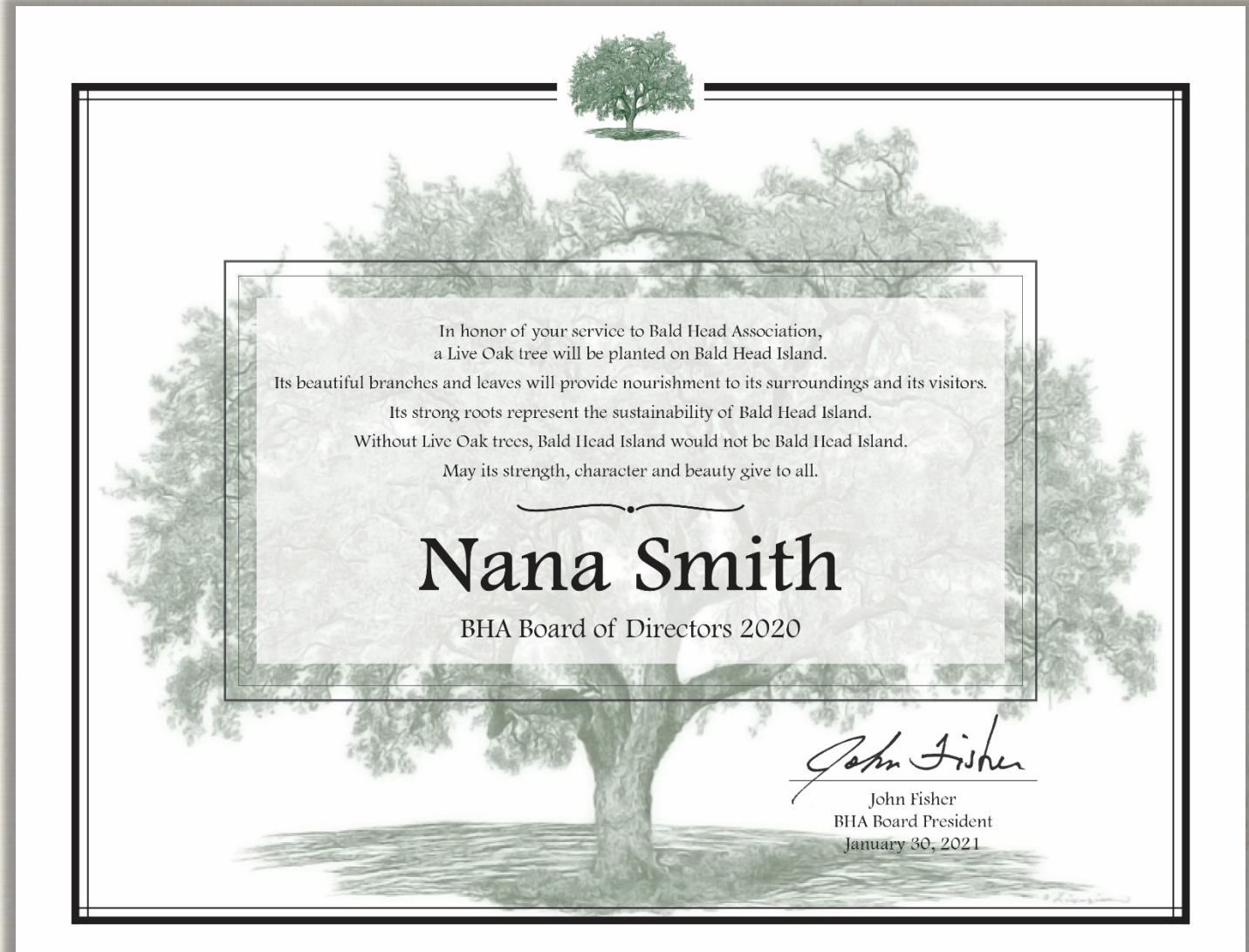


Thank you for your service!



Nana Smith

BHA Board member 2020



Honoring Retired BHA Board Members

- Live oak tree planted to honor BHA Board member service
- Map locator in BHA office
- Will be added to BHA website (*BaldHeadAssociation.com*), along with Operation Re-Forest — We Forest “Honor Trees”

Thank you!



Adjournment

Thank you all for attending!

