



2022 BHA Annual Meeting

January 29, 2022

We will begin shortly....



2022 BHA Annual Meeting

January 29, 2022

Welcome!



2021 Bald Head Association Board of Directors

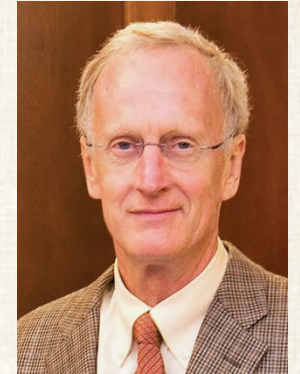
- **Alan Briggs**, President
- **John Kinney**, Vice President
- **Robert Drumheller**, Secretary/Treasurer
- **John Fisher**
- **Tiffany Williams**
- **Jennifer Lucas**



Alan Briggs



John Kinney



Robert Drumheller



John Fisher



Tiffany Williams



Jennifer Lucas



BHA Staff

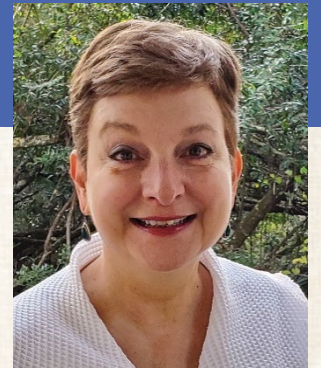
- **Carrie Moffett**, Executive Director
- **Diane Mesaris**, Administrative Assistant
- **Fran Pagliaro**, ARC Coordinator
- **Karen Mosteller**, ARC Specialist
- **Pam Rainey**, Customer Relations Associate
- **Denise Eidal**, Full Charge Bookkeeper
- **Pam Henson**, Communications Associate
- **Carol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



Carrie Moffett



Diane Mesaris



Fran Pagliaro



Karen Mosteller



Pam Rainey



Denise Eidal



Pam Henson



Carol Collins

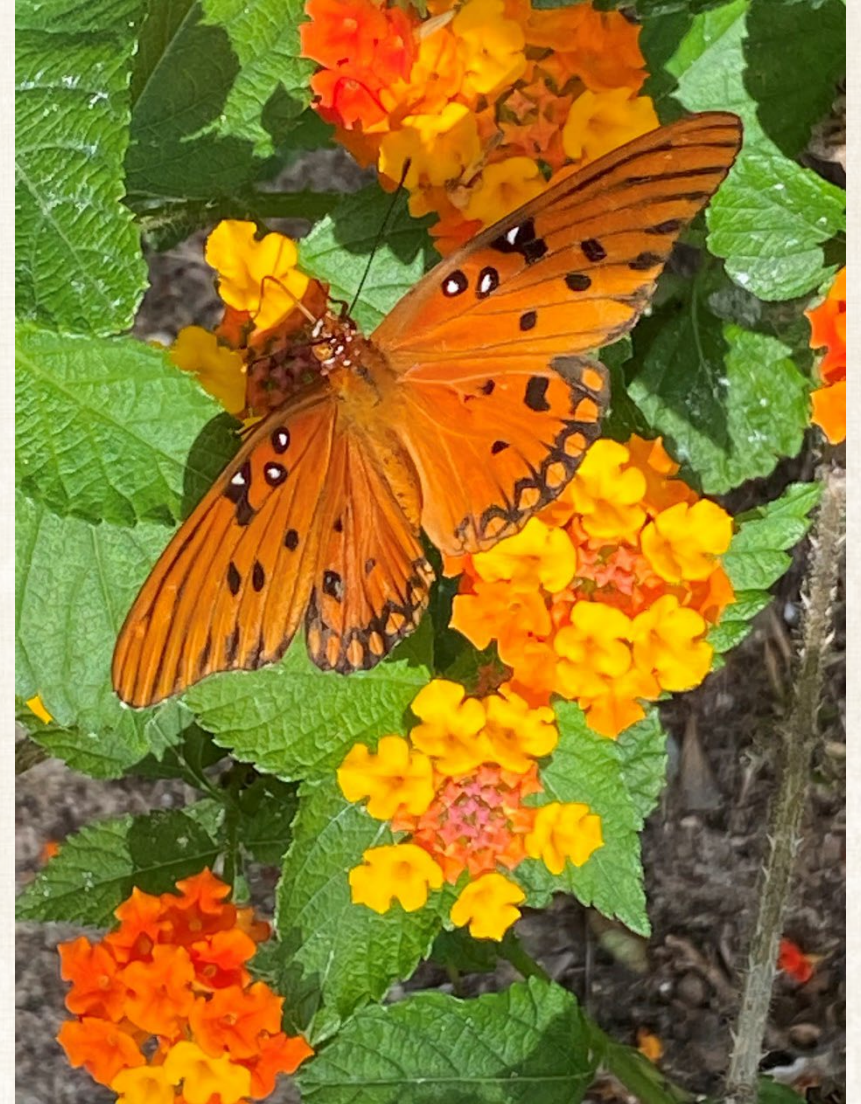


Mary Anne Steele



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 2022 BHA Board Candidates



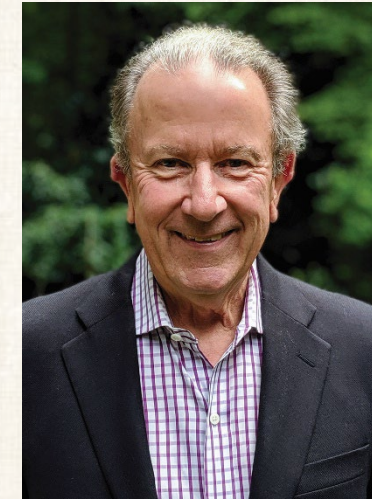
Joe
Brawner



Andrew John
Kinney



Christine
Osborne



Bill
Staton



Call for Election

- Proxies received prior to the 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, 2022:

Total — 1,890

- Rooftops — 1,161 (1,149 as of 1/2021)
- Lots — 729 (749 as of 1/2021)
- 16 lots were converted to new homes in 2021
- 4 homes changed to lots (due to fire)
- 4 lots were donated to SILT in 2021
- 6 merged lots



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.



BHA's Covenants/Declaration Provide:

2.1 Function of Association.

The Association will be responsible:

- (a) to act on such matters as the Board determines affects the welfare and recreation of its Members and the beautification and conservation of the natural environment of the Properties...
- (b) to communicate the actions, decisions and activities of the Association and Bald Head Island events...
- (c) to provide such services and facilities to its Members as the Board determines will promote the welfare and recreation of its Members and beautification and conservation of the natural environment of the Properties...
- (d) for ownership, management, maintenance, operation and control of the Common Area...
- (e) for enforcement of this Declaration, the Articles, Bylaws and the Rules and Regulations...
- (f) for administering and enforcing the architectural design guidelines...



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 116 drawers of house plans.



2021 ARC Activities

- Held 22 ARC meetings.
- Reviewed 416 submissions.
- Reviewed 41 new construction projects – 29 approved; remaining are in process (32% increase from 2020).
- Met with BHI landscaping contractors via Zoom to discuss 2021 updates to guidelines and procedures for required ARC approval process.
- Worked to update the 2022 Design Guidelines.
- Facilitated countless paint color requests.
- Reviewed hundreds of tree requests for trimming and removal.
- Answered hundreds of ARC-related questions from property owners, vendors, contractors.
- Outside of the regular ARC approval process, BHA provides ARC coordination for the Harbour Association and Middle Island Property Owners' Association on a contract basis.



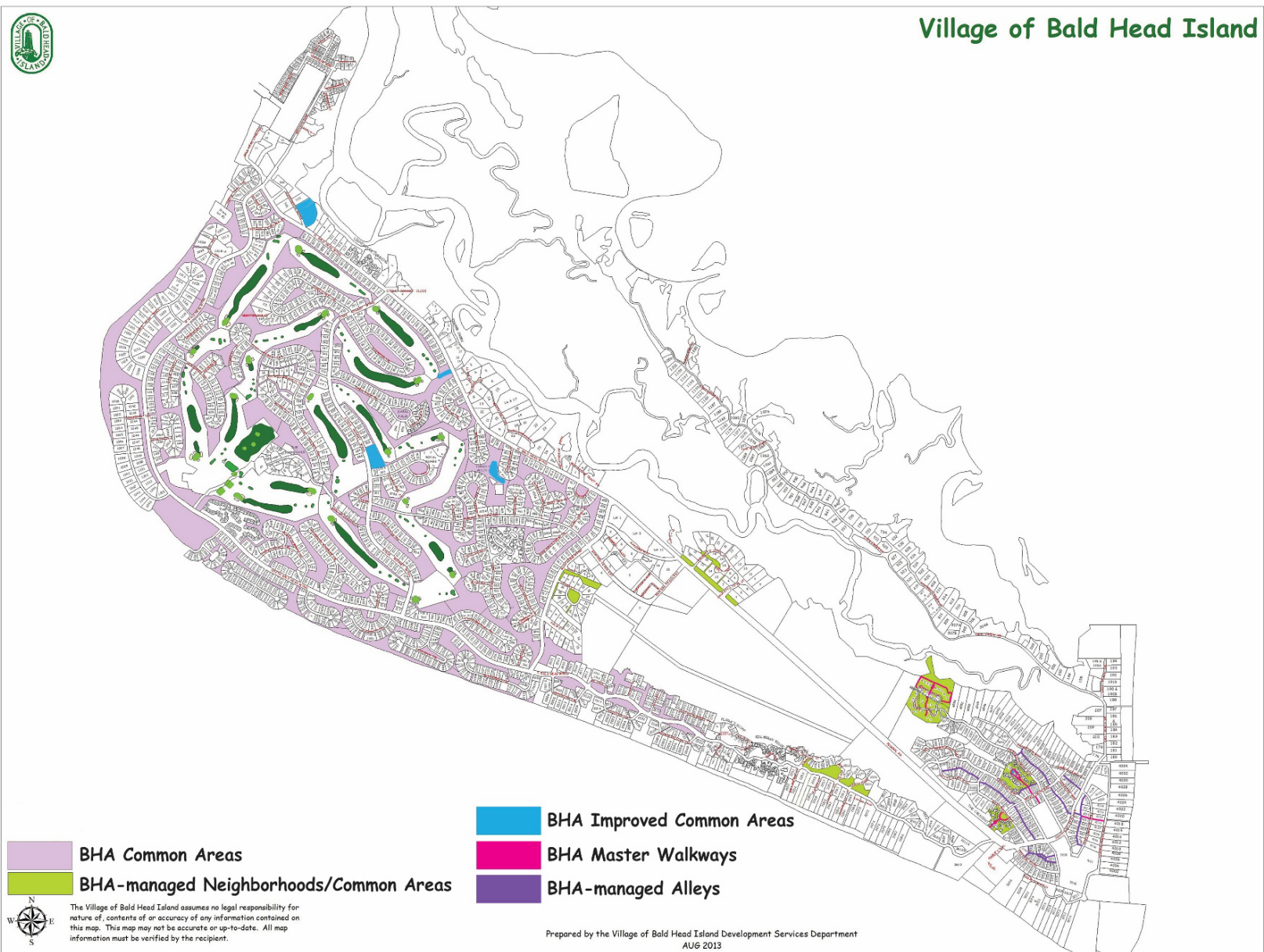
Background

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 along **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

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 2021 due to COVID concerns.
- 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 educational and recreational activities for members through the SER Committee



Background



4. Communicate activities/decisions of interest to members

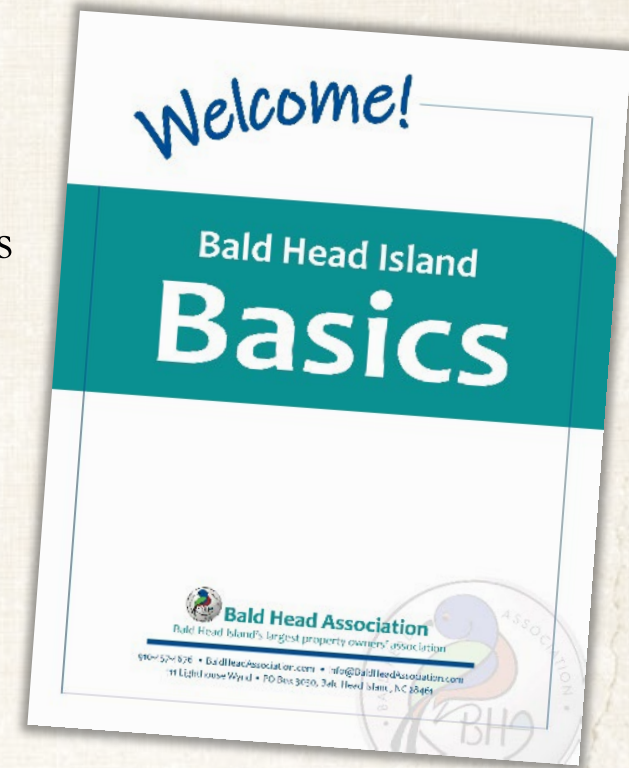
- Communicate news, what is happening and other pertinent information.
- Published, distributed and archived 12 months of *Island Reports*.
- Published, distributed and archived 45 *BHA's Compass* email bulletins throughout 2021.
- Held two “Breakfast with BHA” online informational/Q&A sessions with the BHA’s Board of Directors and staff.
- Hosted and organized the 2021 Village Council Candidate Forum, with online live streaming and recorded video on BHA’s YouTube channel.
- BHA website 2021 average monthly users: 3,300 (a 22% increase over 2020).
- Increased our Facebook following.
- Created inaugural edition of the BHI Community Directory.



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 280 Welcome Packages to new property owners in 2021 (vs. 247 in 2020, which was a record number).
 - Utilized “BHI Basics” for informing property owners and visitors about Bald Head Island essentials.



Covenants Enforcement — 2021

- **Enforcement of Covenants helps maintain property values**
- **BHA (aesthetics/design) and Village of BHI (code/safety)**
- **2021 Violations — 41 total**
 - Unauthorized work done outside of ARC approval process — 19
 - Unauthorized tree trimming — 6
 - Exterior lighting violations — 13
 - Boat in yard — 2
 - Multiple violations at one home — 1
- **Community Wide Standards (CWS) violations — 34 total**



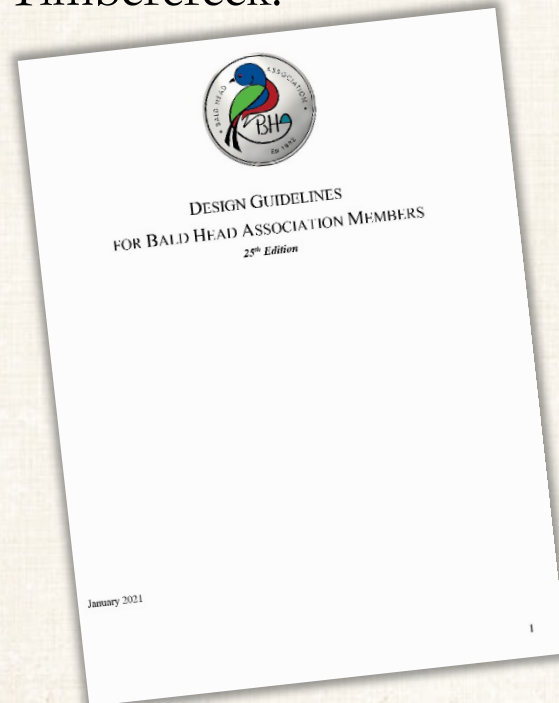
Architectural Review Committee (ARC)

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.



2021 ARC Members

Section A

- John Farabow, Jr., Chair
- Susan Mullen
- Jan Triplett
- Brent Belch
- Bill Bourne
- Kathy Newman
- Beth Kapil
- Joyce Nelson
- John Kinney, BHA Board Liaison

Section B

- Brewse Barnard, Chair
- Jennifer Russel
- David Wray
- Mike Herriott
- Gil Wilson
- David Pacyna
- Jennifer Pitts
- Patrick O'Bryant
- Dixon McLeod
- John Kinney, BHA Board Liaison



Finance Committee



- Reviewed and provided input for 2022 budget – organizational and neighborhoods.
- Very active with financial needs associated with the Association.
- Worked to reduce supplemental costs for owners of former Stage 2 properties.
- Monitored 11 separate bank accounts, which enables separate financials for BHA and individual neighborhoods.
- Discussed asset reserve study as conducted in 2020. Reviewed draft 2021 audit prior to finalization.
- Identified and recommended new auditor for 2021 financials for Board approval.
- Implemented program to provide FDIC coverage for 11 bank accounts.

Committee Members:

Robert Drumheller, Chair

Mike Herriott

Brent Blackmon

Mark Chilton

Jennifer Lucas, Board Liaison



Resource Conservation & Beautification Committee (RCB)

- Organized the purchase, delivery, planting and watering of 57 trees through “Operation Re-Forest — We Forest,” including Honor Trees for property owners.
- Facilitated bulk discount for property owners to purchase trees to plant on their own property.
- Planted one memorial live oak tree for retired BHA Board member Nana Smith.
- One Island-wide Litter Sweep campaign.

Members:

Kay Menk, Chair

Lindsey Owings Zeman

Craig Miller

Janie Miller

Sean Callihan

Paul Stetson

Kim Scagnelli

Lillian Carter

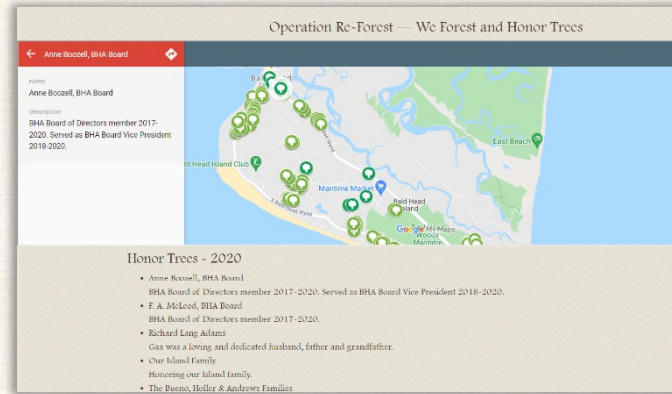
Sandy Kades

Tiffany Williams, Board Liaison



Operation Re-Forest — We Forest

- 3rd annual operation.
- 10 live oaks planted as “Honor Trees.”
- 57 trees planted:
 - 19 live oaks
 - 23 yaupon hollies
 - 4 wax myrtles
 - 11 red cedars
- BHI native vegetation added throughout Surfman’s Walk and Keeper’s Landing neighborhoods.



- Online map of Honor Trees and all trees planted for operation added to website.

Socialization, Education & Recreation (SER) Committee

Proposed title change to Education & Recreation (ER) Committee

Ongoing and special events

- Classes, potlucks and workshops postponed during COVID-19.
- Yoga and card-making classes restarted in 2021.
- Began planning new activities to execute when safe to gather.
- Smith Island Social — canceled for 2022 due to COVID concerns.

Members:

Betsi Stephen, Chair

Debi Byrd

Andra Kinlaw

Sally Klippel

FA McLeod

Kathy Newman

Suzanne O'Bryant

Millicent O'Connor

Kris Riley

Jennifer Lucas, Board Liaison



Strategic Planning & Long Range Projects (SPLRP) Committee

Proposed title Long-Range Planning (LRP) Committee

- The SPLRP Committee is a “Think Tank” for Bald Head Association. It looks at the big picture — where are we going and how are we going to get there.
- Committee considered and recommended action by the Board on two issues in 2021:
Purchase of the BHI transportation system and federal leasing for offshore wind turbines.

Members:

Peter Menk, Chair

Greg Wendling

Bob White

Karen Mortimer

Joel Michaels

Scott Thomas

Victoria Lonker

Walter McNairy

Courtney Callihan

Alan Briggs, Board Liaison



Community Wide Standards (CWS) Committee

- Ad hoc committee formed in July 2021.
- Committee members canvassed Bald Head Island in teams of two.
- Identified 42 homes that were potentially in violation of Community Wide Standards.
- Determined 34 homes actually in violation.
- Worked with property owners on action plans to repair their homes and/or clean up their properties.
 - 15 already brought into compliance
 - 12 are in progress
 - Remaining 7 have extenuating circumstances

Members:

Debra Drumheller, Chair

Trish Barnard

Shari Beavers

Bob Keiger

Jeff Kenney

Terry Steelman

Alan Briggs, Board Liaison



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

Architectural Review Committee (ARC)

Section A

John Farabow, Jr.

Susan Mullen

Jan Triplett

Brent Belch

Bill Bourne

Section B

Browse Barnard

David Wray

Mike Herriott

Gil Wilson

David Pacyna

Finance Committee

Mike Herriott

Resource Conservation & Beautification (RCB)

Committee

Kay Menk

Janie Miller

Craig Miller

Socialization, Education and Recreation (SER) Committee

Sally Klippel

Suzanne O'Bryant

Strategic Planning & Long Range Projects (SPLRP) Committee

Greg Wendling

Bob White

Karen Mortimer

Community Wide Standards Ad Hoc Committee

Trisha Barnard

Shari Beavers


Terry Steelman

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



BHA's 2021 Priorities

- Wildlife Overlook Completion
- Transparency and Engagement with Members
- BHA Space Needs
- Financial Issues
- ARC
- Community Wide Standards
- Supporting and Improving BHA Operations



Wildlife Overlook — Final Cost

Item	Budget	Actual
Architect	\$16,000	\$17,090
Contractor/construction management	296,815	286,815*
Education signage production	5,000	1,475
Landscaping	5,000	23,586**
Village Permitting	0	1,206
Survey work	1,815	2,376
Legal work	1,000	44
Contingency (5%)	16,281	7,551
TOTAL CONSTRUCTION COST:	\$341,911	\$340,143



**\$10,000 was donated by Trinity Build BHI toward construction.*

***BHA has requested \$20,000 from Duke Energy for landscaping costs as a good faith effort to help offset damage to the Common Area.*

Sound Financial Stewardship

Philosophy:

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

- BHA's Basic Annual Dues increased modestly four 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.
- \$665,000 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 can 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 reserve 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
2022	\$495	\$165

NOTE: The 2022 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
2022	\$1,344,955

(Years 2019 – 2022 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 Reserve Study

2020 Reserve Study

- BHA commissioned its first-ever formal reserve 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).
- Funding to replace those assets at the end of their remaining life are included in the 2022 budget and beyond.
- 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



Reserve Study Impacts on Budget

Reserve Study Results:

- BHA maintains \$3.3 million worth of assets.
- Reserves for the Association Center and the Master Walkway need to be increased
- Board included 35% of GSP's recommended annual allocation for 2022 in this year's budget.
- **35% translates to an increase in the 2022 basic dues for all BHA owners of \$15 for a lot; \$45 for a home.**
- Adjustments to the reserves for specific BHA-managed areas have been allocated to those areas through supplemental dues.

Next Steps:

- Continue to maintain and repair all assets in order to extend their usefulness.
- Update reserve study every 5 years, in keeping with national best practices.
- Develop long-term strategy for lagoons owned by BHA during 2022.



On the horizon...

- Develop long-term strategy for lagoons.
- Publish BHI Community Directory.
- Migrating to revamped website and owner portal combination.
- Complete turning over maintenance responsibilities for alleyways to the Village of BHI.
- Conduct Community Wide Standards Evaluations.
- Celebrating BHA's 40th anniversary.



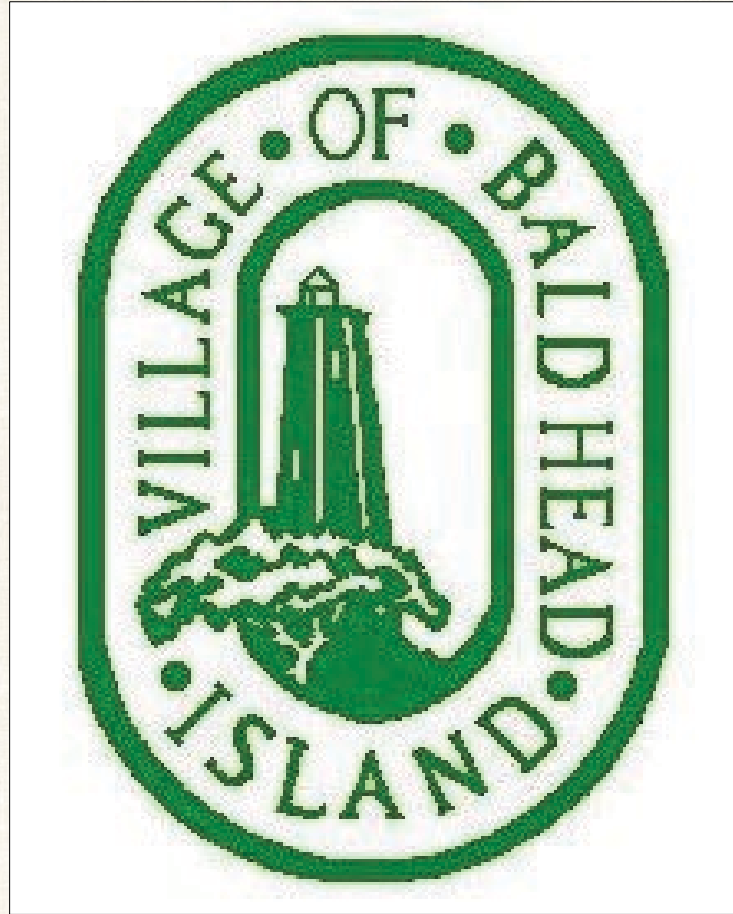
BHI Organizational Presentations

- Peter Quinn, Mayor, Village of BHI
- Chris Webb, Executive Director, Old Baldy Foundation
- Kevin Arata, Village Chapel of BHI
- Chad Paul, CEO, BHI Limited
- Cam McIntyre, President, Public Service Auxiliary (PSA)
- Chris Shank, Executive Director, BHI Conservancy/SILT
- David Sawyer, CEO, BHI and Shoals Clubs

After all presenters have spoken, questions can be asked by “raising your hand.” You will be asked to unmute yourself. Please state your name and your property address on Bald Head Island.



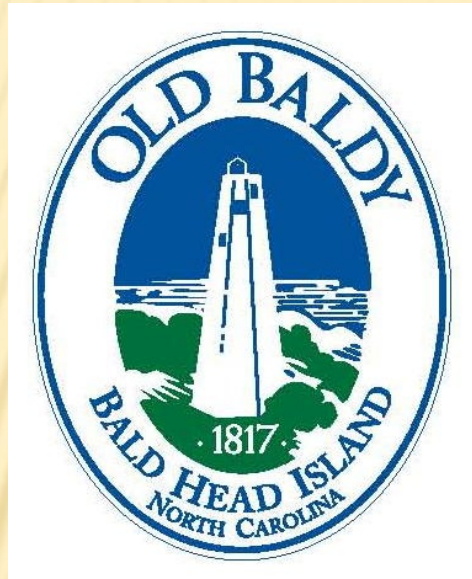
Hon. Peter Quinn, Mayor, Village of BHI



Chris Webb, Executive Director, Old Baldy Foundation



OLD BALDY FOUNDATION





**After 2020
closures, Old
Baldy focused
on resuming
operations at
100% in 2021!**

Land donation from Robin & Mark Prak, paves the way for the future!

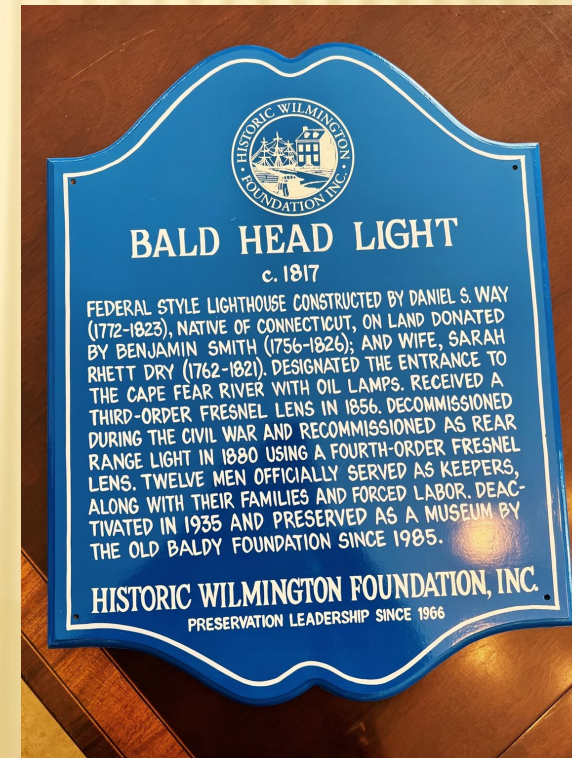


National Park Service Grant Update

Still in lengthy contract phase. The Old Baldy Foundation is hopeful for work to begin this year!



**Old Baldy is
approved for
prolific
Historic
Wilmington
Foundation
Plaque after
extensive
application
process!**



Field Trips remained
cancelled due to COVID-
19





Old Baldy staff is nearly complete cataloging our archives!

eHive

<https://ehive.com/collections/7954/old-baldy-foundation>

 [Explore](#) [Search](#) [What is eHive?](#) [Sign In](#) [Sign Up](#)

Old Baldy Foundation



Contact Details

✉ 101 Light House Wynd, Bald Head Island, NC 28461

☎ (910) 457-7481

✉ travis@oldbaldy.org

🌐 oldbaldy.org


Search Old Baldy Foundation & Smith Island Museum of History's Collection

 Search

Explore Collection

Entire Collection - [View All \(178\)](#)

Archives - [View All \(144\)](#)



Library - [View All \(34\)](#)



Explore By Object Tags

"40th nc infantry" "abashai woodward" "alexander hamilton" ammunition artillery "bald head"

2nd round of PPP loans forgiven!



With many festivities lost to COVID, we found
a way to safely host some beloved island
traditions!



4TH OF JULY PARADE



NATIONAL LIGHTHOUSE WEEKEND



Historic Happy Hour Series



North Carolina Marketplace



Light Up The Holidays Tree Auction



Kevin Arata, Board of Trustees, Village Chapel BHI



**VILLAGE
CHAPEL**
of Bald Head Island



Chad Paul, CEO, BHI Limited



BALD HEAD ISLAND LIMITED



Cam McIntyre, President, BHI Public Service Auxiliary (PSA)



501(c)(3) non-profit organization
designed to provide support for BHI Public Safety Department
& Public Safety Volunteers

Various committees to provide organized assistance in case of
an on-island emergency

President Cam McIntyre, VP Debbie Ward, Treasurer Dawn Comer, Secretary Betsi Stephen

Interested in volunteering with us? contact Cam McIntyre at cammacnc@gmail.com



Chris Shank, Executive Director, BHI Conservancy/SILT



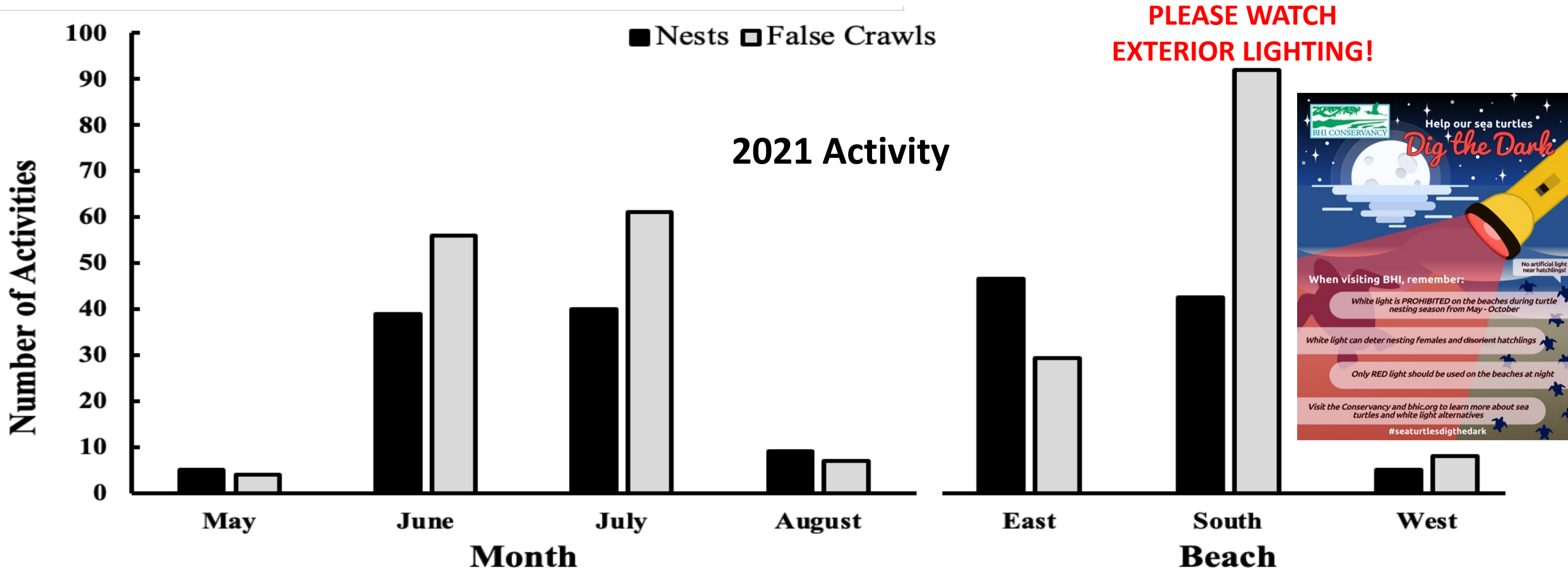
What We Learned in 2021



We Discover, Learn, Conserve, and Preserve

Chris Shank
Executive Director

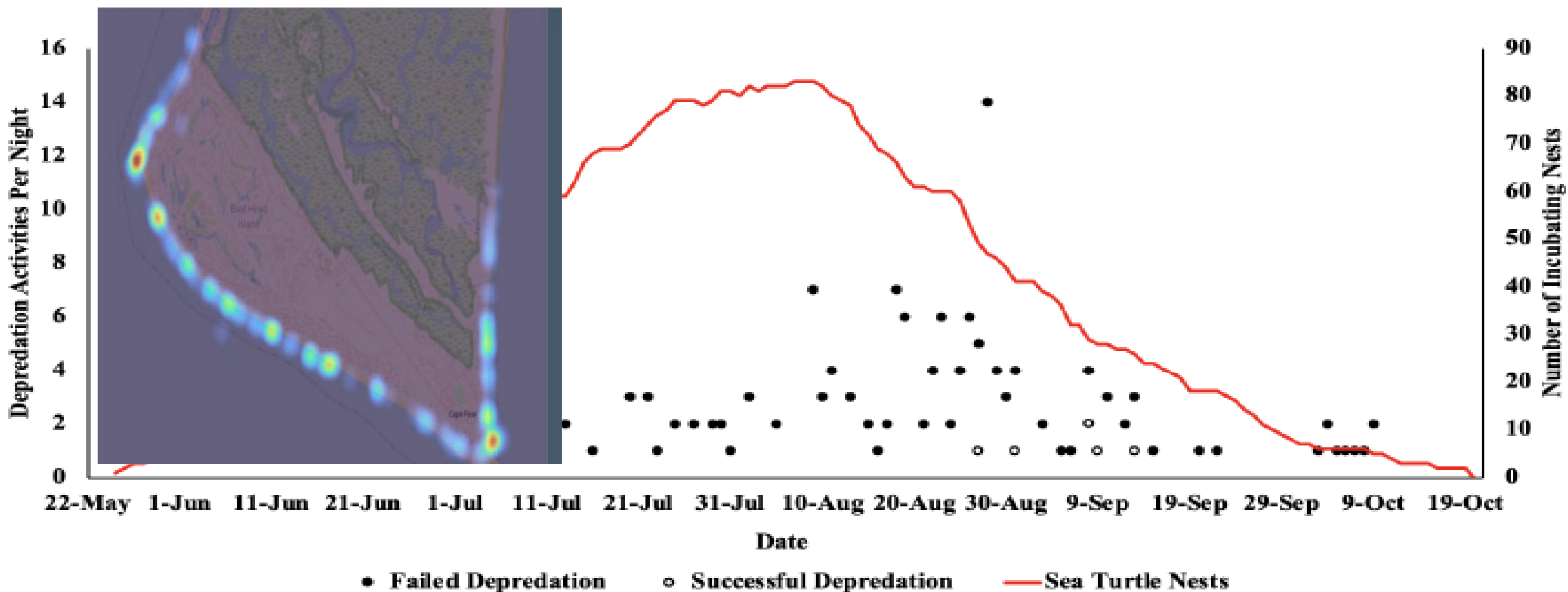
BHI Wildlife Sea Turtle Nesting



Take Home = high nesting last 3 years & higher proportion of false crawls on South Beach

BHI Wildlife

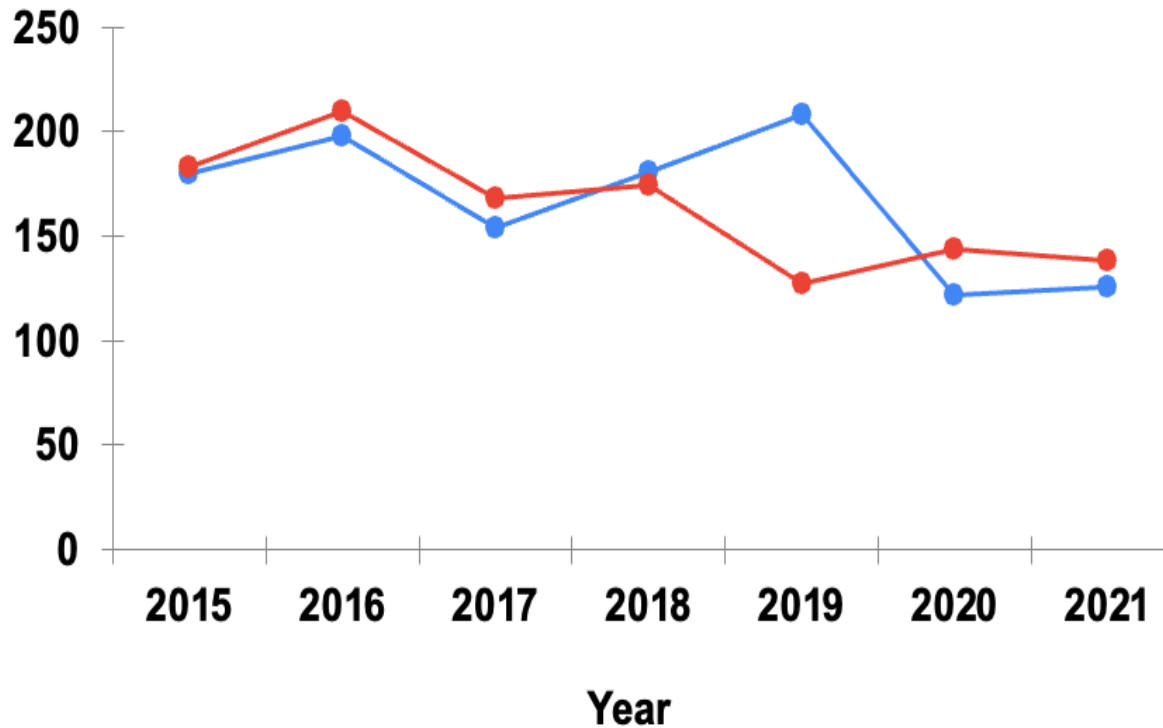
Sea Turtles – NC Sea Grant Cage Design Study



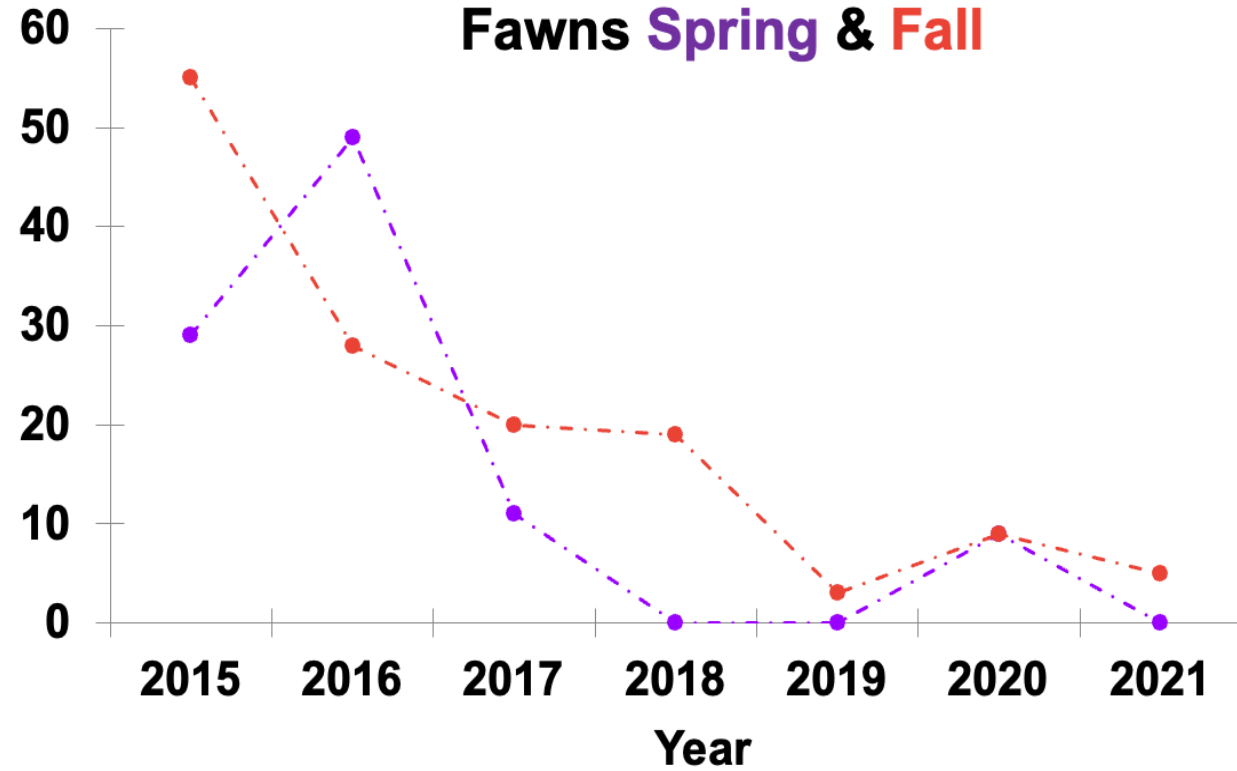
Take Home = depredation attempts almost every night but new cage design worked!!

BHI Wildlife Deer

Total Deer: Summer Spotlight & Fall Camera

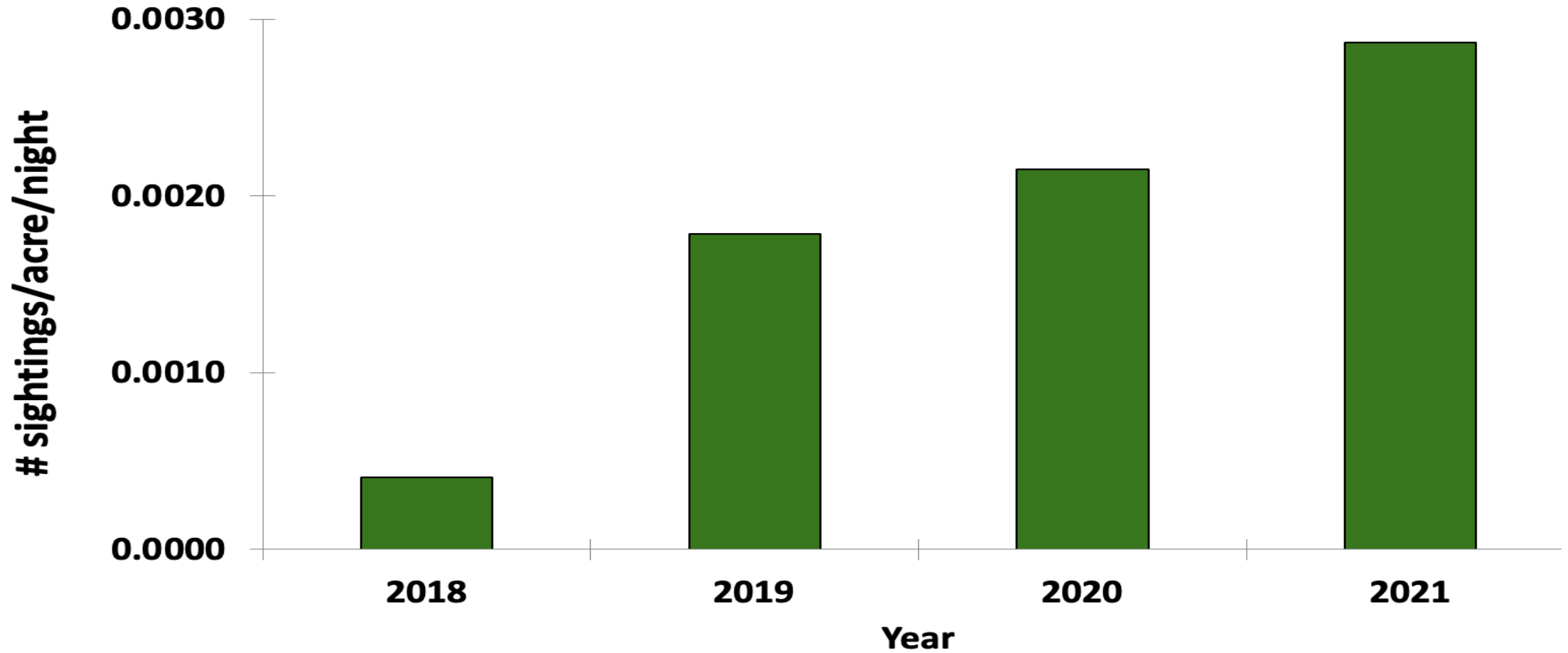


Fawns Spring & Fall



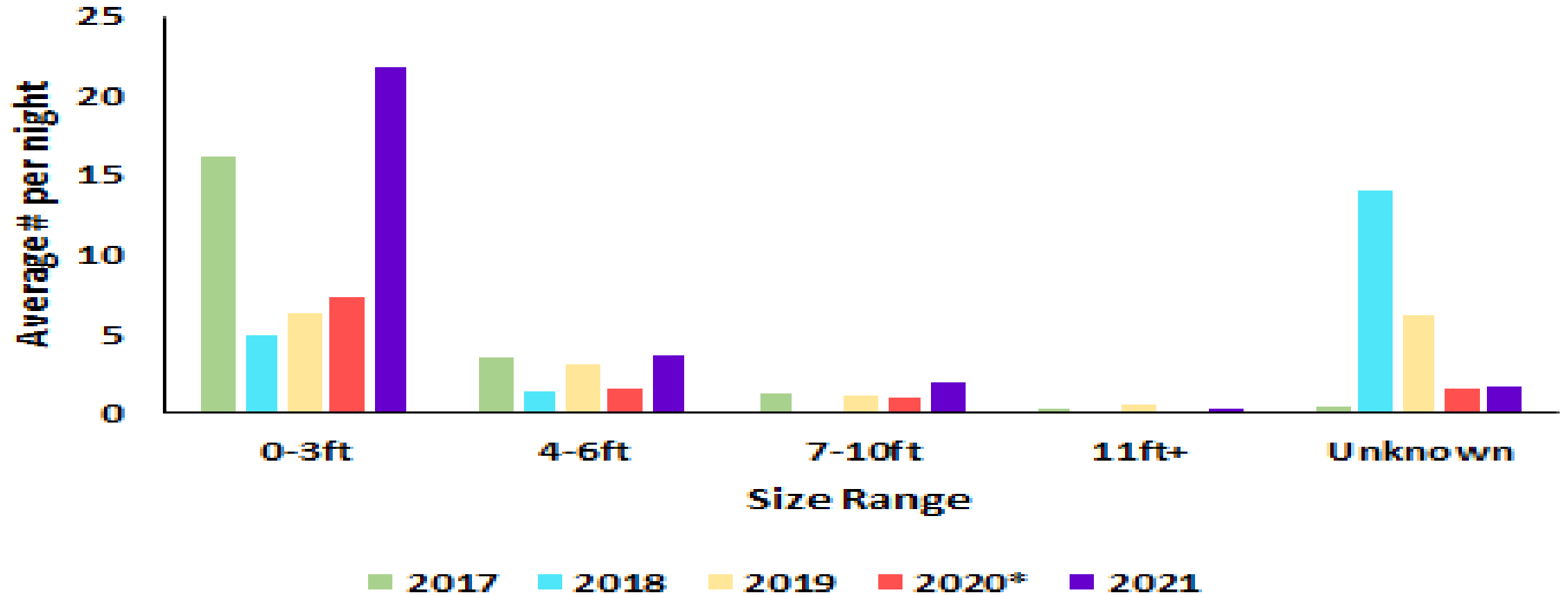
Take Home = Adult deer population is stable to slight decline, BUT fawns disappearing – WHY?

BHI Wildlife Coyotes



Take Home = Coyote sightings around island during summer have increased past few years

BHI Wildlife Alligators

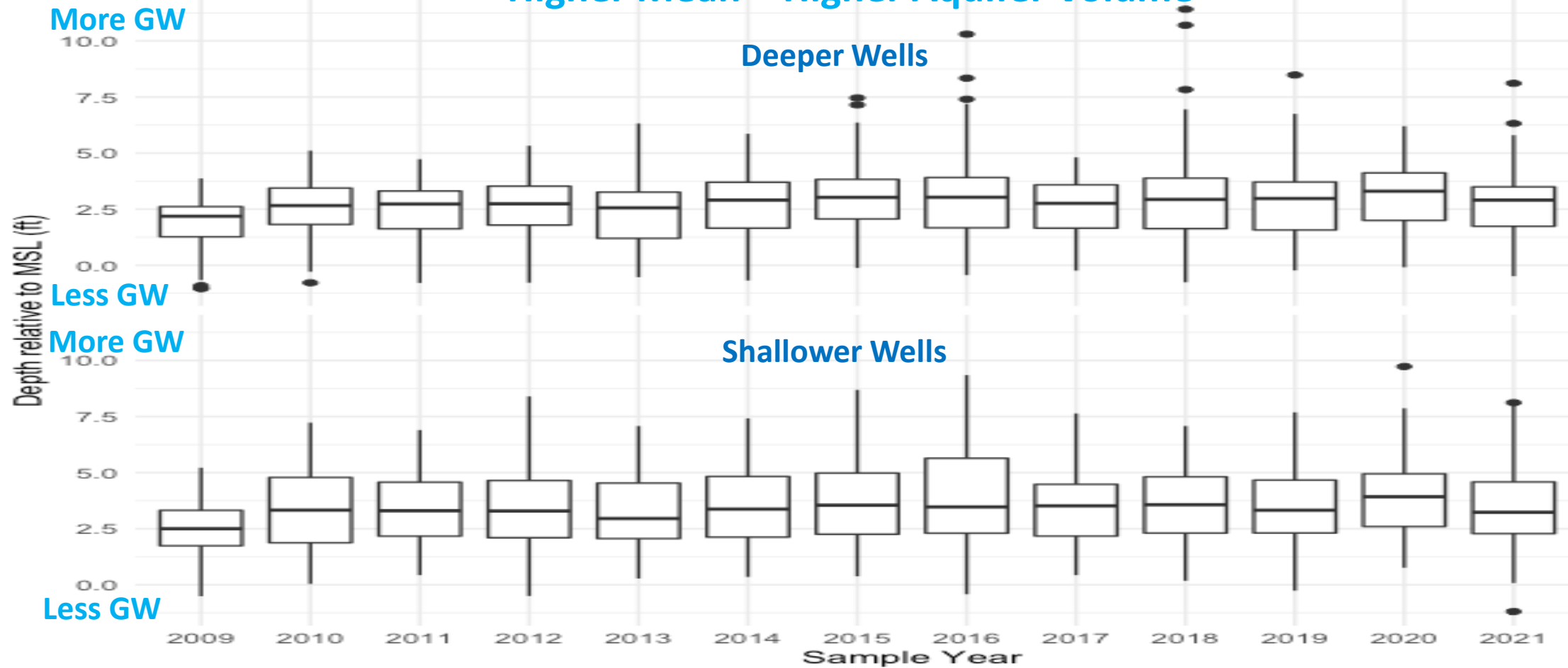


Take Home = Lots of small alligators in 2021 and consistent # larger gators year to year

BHI Aquifer

monthly averages since 2009

Higher Mean = Higher Aquifer Volume



Take Home = 2021 was dry, but mean Aquifer volume relatively stable for now

BHI Forest Study

collaborator Dr. Jodi Forrester NCSU

- no clear evidence deer herbivory impacting forest at this time
- significant decline in red bay due to Laurel Wilt with Carolina laurel cherry filling niche
- tree composition indicates BH Woods is not fire-prone forest type but...
NC Coastal Reserve is building fire model for all reserve sites including BHI
- potential future stress = salty winds reach deeper into forest as it fragments from development, roads, storms

Take Home = be mindful of our precious forest as disturbances come quick while recovery is slow



Coming in 2022

Official BHIC Vision Statement

BHIC champions the Sustainability of barrier islands through environmental research & stewardship

Announcing: Johnston Coastal Sustainability Center Initiative
Thanks to Pat and Dick Johnston!!

Theme for BHIC research and communications
Includes Annual Coastal Sustainability Symposium – April 4-5, 2022

(more details to be announced in the coming weeks)

David Sawyer, CEO, BHI and Shoals Clubs





Shoals Club

BALD HEAD ISLAND CLUB
AND
SHOALS CLUB

**2022
BHA Meeting**

MEMBERSHIP

BALD HEAD ISLAND CLUB

- Total of 1,564 Primary Members
- Total of 350 Full Members
- 22 Members are on the Waiting List to become Full Members
- Total of 299 Membership Transactions in 2021
- Total of 9,700 Guest Memberships in 2021

SHOALS CLUB

- 737 Active Shoals Club Members
- 119 Membership Transactions in 2021
- 77 BHI Club Members joined the Shoals Club in 2021
- 1,988 Guest Memberships in 2021

BHI CLUB FINANCIALS

The Club is in good shape financially, and is performing better than planned.

The Club had \$16.7M in Revenue in 2021

Membership Dues were \$7.5M in 2021

The Club had 299 Membership Transactions in 2021, up 50% from 2020.

The Guest Membership Program had over 600 Member Homes participate.

The Club had \$1.5M in Guest Member Fees in 2021, not including usage.





Golf

- Golf Rounds increased 11% to over 28,000
- Member Rounds make up approximately 85% of total rounds played
- Golf Lessons increased 25% in 2021

Tennis & Pickleball

- Tennis and Pickleball activity increased 33% in 2021
- 2021 added a Tennis Club Championship Tournament over two weekends
- Tennis apparel sales have doubled over prior year.



Aquatics and Recreation

- The Club has had 87,715 swimmers at the pool in 2021, compared to 50,656 last summer. (Reservations required due to COVID Phase II Pools at 50% capacity)
- Kid's Camp had over 1,000 participants in 2021

Croquet

- The Croquet Association welcomed 25 new members in 2021 and established a more robust social calendar to grow the sport.

Fitness

- The club added three more weekly group exercise programs and doubled participation over 2020





Food and Beverage

- Restaurant Revenues increased 70% over Prior Year
- Horizons was the most popular restaurant with an increase in revenue of \$900K.
- The Club has changed reservations systems this winter to better serve our members.



Shoals Club

- We have kept the Shoals Club open on weekends this winter to increase value for our members; and provide year-round employment for key staff.
- We are planning to reopen the Sand Bar Grille in 2022.
- We are adding a Starbucks Coffee Station at Shoals Club
- We have purchased additional beach chairs and umbrellas for 2022
- We are upgrading landscaping around Shoals Club

*Shoals
Club*

STAFF RECRUITMENT

YTD Hires: 187

YTD Turnover: 14.6% (Down from 31% Last year)

Current Employees: 225

Hired a HR Manager, Bailey Moody, to drive recruitment and ensure employee satisfaction to encourage employee longevity.

Workforce Development:

- New Hire Orientation & Onboarding program
- Market Pay & Benefit Analysis and Adjustments
- New Online Applications
- Chef-in-Training Program
- Professional Development Workshops
- 3 Cooks attending Culinary School
- Biannual Performance Reviews



2021 CAPITAL AND MAJOR MAINTENANCE PROJECTS

THE CLUB WAS ABLE TO ADDRESS SEVERAL PROJECTS AROUND THE CLUB INCLUDING:

- Completed the purchase of the adjacent five-acre Swans Quarter and Salt Meadow land tracts
- Constructed roofs over the Ocean Terrace, and both side decks on Horizons
- Replaced roofs for the main clubhouse and golf/fitness buildings
- Painted Clubhouse exterior
- Replaced HVAC chiller for the main clubhouse
- Replaced exhaust hood for the Clubhouse kitchen
- Added new fitness equipment
- Rebuilt golf course bulkhead lagoon retaining wall around #11 green
- Paved area between Horizons, tennis complex, and new parking lot
- Painted orange metal roofs gray to match the rest of the Club campus
- Installed new food service equipment for the Clubhouse kitchen



2022 UPCOMING CAPITAL & MAINTENANCE PROJECTS

- The Grille renovation - flooring, furniture, lighting
- New Convenient Entrance for Tennis & Pools
- Irrigation Lagoons Aeration Bubblers for Pond Health
- Generator for the Club for Power Outages
- Fresh Interior Design Planning for Restaurants at Both Clubs
- Horizons Soundproofing, Lighting, and Coffee Bean Bar Updates
- Members-Only Adult Pool Deck Expansion with Cabana seating for an additional 100pp with a members-only Bar, and elevate Members-Only Pool Landscaping, etc.
- New Tile - Front Steps, Ocean Terrace, Palm Terrace
- Aquatics Complex Pool Deck Expansion for 50pp by current Playground Area

An aerial photograph of a tennis court with a blue playing surface and green outer areas. A semi-transparent white text box is centered over the court. The text box contains a title and a list of projects. The background shows the court's layout, including the net, service lines, and surrounding greenery.

MASTER PLAN MID-TERM PROJECTS UNDER CONSIDERATION

- Clubhouse Kitchen Renovation and Expansion with Professional Commercial Kitchen Designer in concert with Chefs
- Add Two Additional Tennis Courts with viewing area
- Add Four Pickleball Courts
- Event Lawn and Sports Field with Shade Pavilion and Possibly Restrooms
- Add Sandpit Volleyball
- Relocate Playground to less prominent location
- Add Parking Pods with landscaping
- Repurpose Horizons Parking Garage for Cart Charging, Pool Laundry, Storage

Subject to ordinary budgeting and funding, with minimal disruption to member experience



MASTER PLAN - LONG-TERM PROJECTS UNDER CONSIDERATION

- Fitness Expansion with increased covered parking storage for Golf Carts
- Create New Fitness Entrance, removing steps and porch between Golf/Fitness and Horizons, and extending safe sidewalk
- New Golf Shop, Bag Drop, Cart Staging by Parking
- Golf Instruction Bay with Golf Simulator by Driving Range, New Putting Green
- Golf Course Bunker Renovation
- Golf Course Greens Renovation

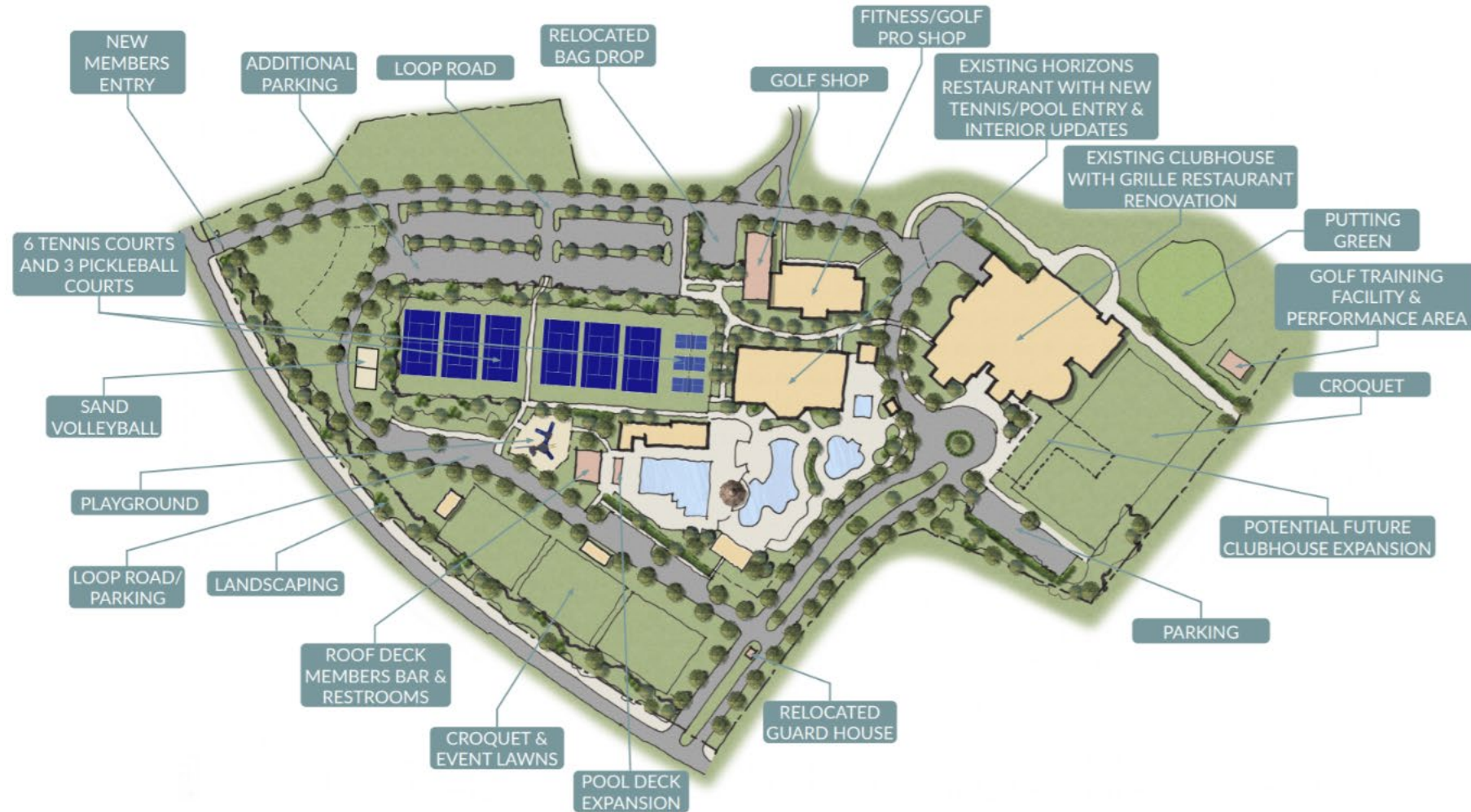
subject to ordinary budgeting and funding, with minimal disruption to member experience



SITE PLAN



"Preserving the natural beauty while elevating your experience."



The
GRILLE
AT BHI CLUB

THE GRILLE RENOVATION

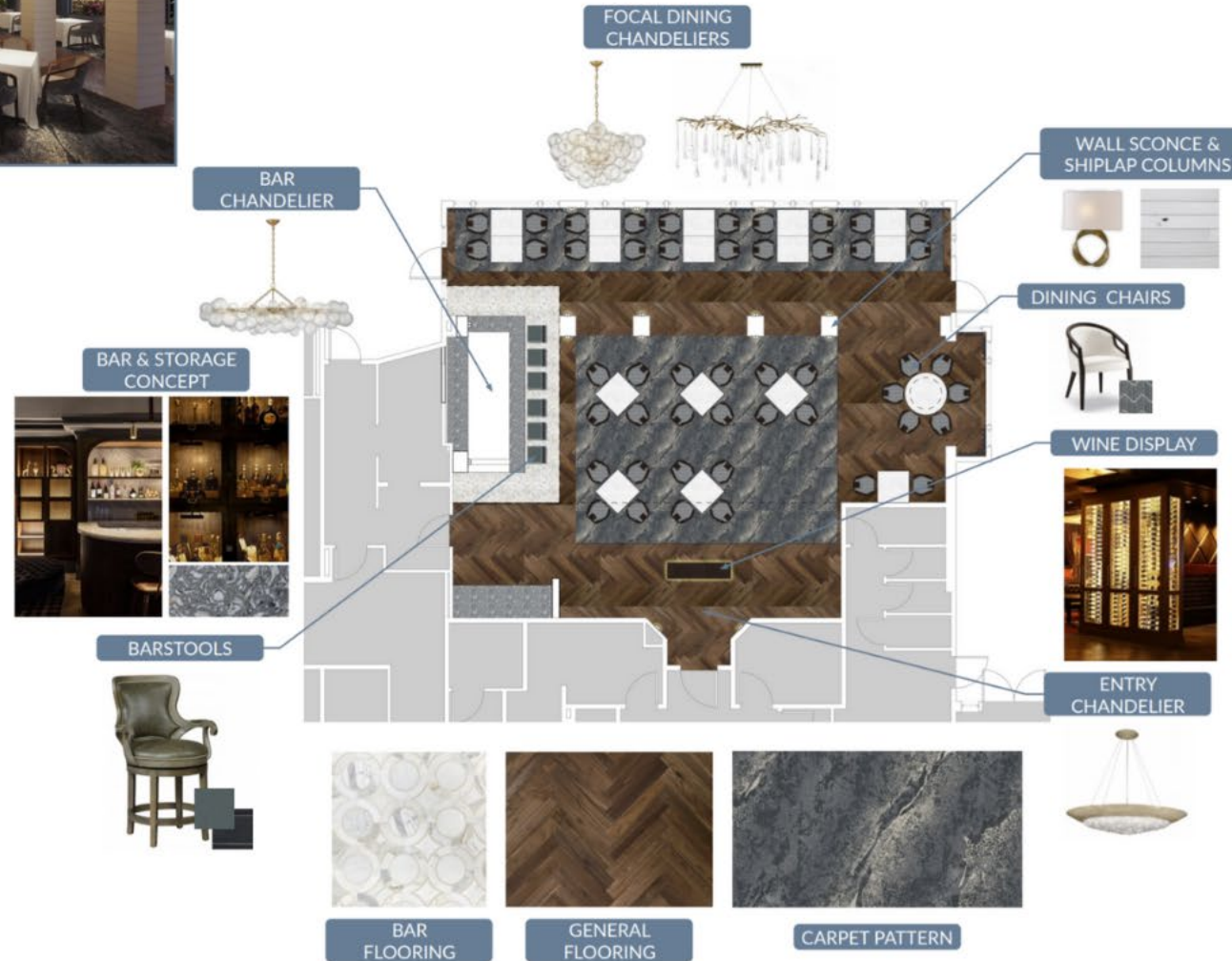
FLOORING

FURNITURE

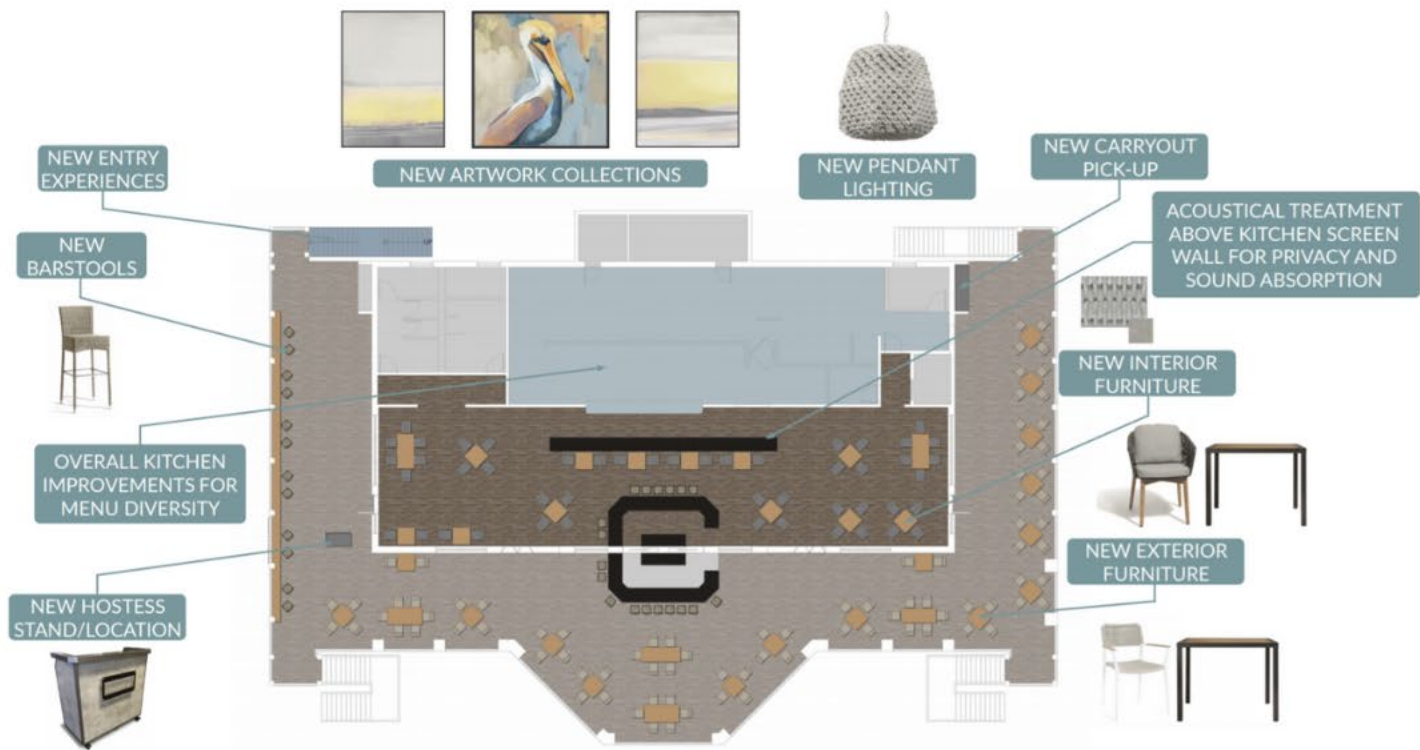
LIGHTING



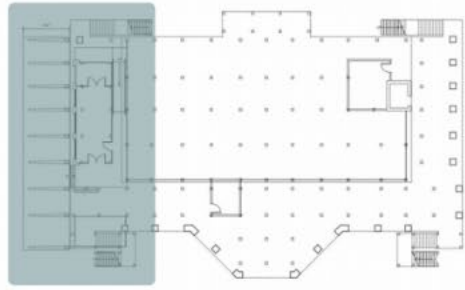
THE GRILLE RESTAURANT



HORIZONS RESTAURANT



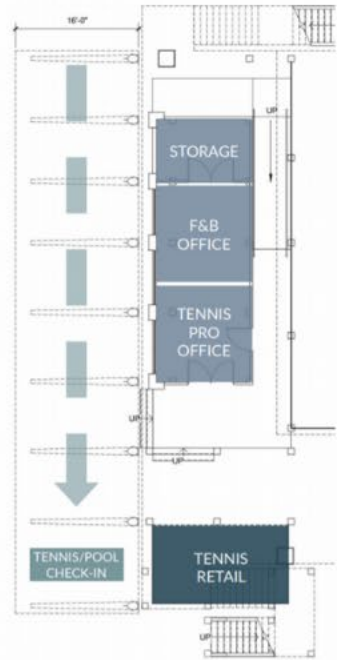
TENNIS & POOL ENTRANCE



TRELLIS ENTRY



TRELLIS VIEW FROM POOL



FITNESS CENTER & GOLF PRO SHOP



FITNESS PROGRAM

- GROUP EXERCISE ROOM
- NEW SHOWERS & RESTROOMS
- SPINNING ROOM
- CARDIO AREA WITH GOLF COURSE VIEWS
- WEIGHT AREA



GOLF PROGRAM

- ELEVATED GOLF ENTRY EXPERIENCE
- NEW GOLF PRO SHOP & OFFICES



SITE PLAN SECTION



GOLF INSTRUCTION FACILITY



PROGRAM

- SNACK SHACK/BOURBON BAR
- GOLF INSTRUCTION AREA WITH VIDEO CAPABILITIES
- OFFICE SPACE
- PRIVATE EVENT SPACE

PRIVATE EVENT
SPACE/SNACKS



PUTT VIEW
STATION



GOLF SIMULATOR



OFFICE SPACE

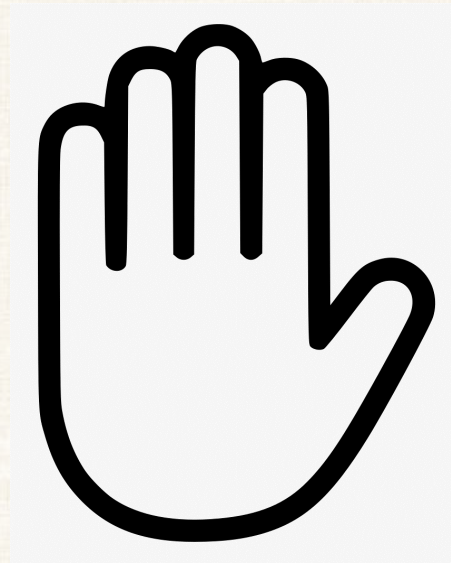


A photograph of a lighthouse at sunset. The lighthouse is a tall, cylindrical stone tower with a lantern room at the top. A bright white beam of light emanates from the lantern room, extending downwards and slightly to the left. The sky is a mix of dark blue and purple at the top, transitioning to a bright orange and yellow glow near the horizon. In the foreground, there are silhouettes of green trees. The text "THANK YOU BHA" is centered in the middle of the image, overlaid on the white beam of light.

THANK YOU BHA

QUESTIONS?

Click **RAISE HAND**
to ask a question
or comment.



You will be prompted to unmute
yourself when it is your turn to speak.



2022 Annual Meeting Election Results

- Board vacancies
- Bylaws revisions
- Covenants revisions



Thank you for your service!



John Fisher



John Kinney





In honor of your service to Bald Head Association,
a live oak tree will be planted on Bald Head Island.
Its beautiful branches and leaves will provide nourishment to its surroundings and its visitors.
Its strong roots represent the sustainability of Bald Head Island.
Without live oak trees, Bald Head Island would not be Bald Head Island.
May its strength, character and beauty give to all.

John Fisher

BHA Board of Directors 2016 - 2022

BHA Board President 2019 - 2020

Alan Briggs
BHA Board President
January 29, 2022



Adjournment

Thank you all for attending!

