

# Nathan McBrayer



**Profession and education:** PE Chief Financial Officer- MBA, BS, CPA, CMA, CGMA, CITP

**Spouse name and background:** Lori. Her background is in marketing, but her passion is animals. She created the Dogs of BHI group focusing on the rescue of lost island animals.

**What is your history with Bald Head Island that has brought you to ownership and now a candidate for BHA?** Lori introduced me to BHI. She said it was unlike anywhere, but you must see if the island calls you. Between arriving on the ferry and the tram I fell in love with BHI. After years of being renters, we bought our first property.

We bought our first home in Flora's Bluff as a vacation rental. Hurricane Florence severely damaged our home after our purchase and had to be extensively renovated. This gave us a new perspective to ownership on BHI. It provided us insight to the challenges of living on the island. In 2020 we purchased our permanent residence. My experience as a renter; a rental homeowner and a resident gives me a multi-

faceted view for the BHA. I have a deep love and respect of BHI and the unique relationship between the homeowners and the land. I want to be a part of the future while honoring the past.

**What professional skills and life experiences do you feel would be most valued as a member of the BHA Board?** As a CFO, I bring a strong financial background. My experience working with limited resources and multiple stakeholders is a key skill. I have extensive knowledge in fiscal matters and budgeting. My job is to fiscally work in the present while planning for future growth. I'm a member of BHI's Commercial Area Master Plan Committee (CAMPC).

**As a BHI property owner, what aspect of Island life is most important to you as a key to BHI's future and, if elected, how would you help craft that future?** BHI is at a crossroads as Ltd divests. Establishing a vision for the future community and how we fit into that vision while honoring the conservation of BHI is crucial. My role would be to listen and work with residents and the village to guide the community to continue to live in harmony with the island.

### Platform/Philosophy/Positions

I would be humbled to become a member of the BHA Board. My platform as a perspective board member is the following:

- Listen; ask questions; listen some more and look for the answer or solution that is most in line with the original vision of the BHA which is to live in harmony with nature.
- Help to meaningfully build the "Now" with one eye constantly looking to the "Future."
- Take the time to look at a wholistic view of how decisions will affect the island for all stakeholders.
- None of us are permanent residents of this island we are stewards. The decisions we make now will live on for generations, we must preserve the soul of BHI. It is our responsibility to be good stewards for ourselves, our neighbors, the island's wildlife and for those who will become owners in the future.

### Address these real-world questions:

**Property owners seem to want BHA to represent them in more than just land use issues. What new dimensions to their role should the BHA Board be considering and discussing? Why is this important?** With the divesting of BHI Limited from the island, I believe it is of the utmost importance for the BHA and the Village to work together to best serve the island property owners as well as the island itself. How should commercial property be reviewed? How is the island preparing infrastructure to handle additional homes and visitors? How do non-owner activities (day visitor and rental traffic) affect the property owners' enjoyment of their personal properties? These are all questions that need to be addressed with the inclusion of the village and all stakeholders.

**The trend toward a "resort-like" Island poses issues for the property owners who favor a culture of stewardship and conservancy. A fissure seems to be developing. What are some of the mechanisms BHA might encourage to ensure we strengthen our "community"?** I feel that there is a Zero-Sum feeling related to this issue. One does not have to be at the expense of the other if we all work together. I have had several executive roles where I had to restructure the organization due to prior mismanagement. I'm not saying that the island has been mismanaged, but I know how difficult it can be to see a positive pathway when stakeholders are adamant that their position is the only answer. Growth is going to happen. However, responsible growth can be good for our island if we look at it as an opportunity to show others how to be responsible to the ecosystem gift we have been blessed to live in harmony with. It's not our right to hide the island for ourselves, but we can be the link to educate, protect and share with the future lovers of BHI.

# Nathan McBrayer, *continued*

***Should BHA have any influence over commercial development on the Island? If so, in what areas?*** I personally believe that all development should be overseen by the covenants that protect the image and vision of the island. It makes sense for that oversight to be under the same structure as the residential, so they can have clear continuity and autonomy on how reviews and restrictions are handled.

***How could the BHA Board and the Village Council better work in tandem to ensure an alignment of goals for the Island and the means to implement?*** This island is so fortunate to have owners that are some of the brightest individuals I have ever met. The BHA Board and the Village Council are in place to carry out administrative duties that keep us safe, protect the values of our properties and provide the infrastructure to keep the original vision of the island. Both entities work for the residents of the island ... not against them. We are smart enough to figure out a way to work together. Communication and working together is key to provide harmony for all the residents. The beauty and uniqueness of this island is what brought us all to Bald Head Island. If we look for our similarities, we can find ways to work with each other to find solutions for our differences. Limited has divested from the island, and it's time for us to use the brilliant minds of BHI to keep our paradise just as special for the future generations. Honoring the ecosystem and the conservancy while planning for growth responsibly is the answer to attaining the goals for the island.