

**Bob Carter**

Platform/Philosophy/Positions

December 2025

1. As the island continues to mature, how might BHA optimize a balance between visitors, renters and the full-time residents as it relates to growing mutually beneficial social and community experiences?

**Island property values and the island economy have developed over time based on the coexistence of full-time resident, rental, and part-time resident non-rental properties. Maintaining the current balance should be a priority. I don't believe that there should be any limitations on the existing rental programs, and I do believe owners should have the option to rent their properties. I also believe that changes to BHA ARC guidelines or Village zoning that allowed "giant" beach houses such as those found on parts of the outer banks would be very detrimental to the BHI community and the island's character. I am not in favor of marketing to additional visitors (day trippers) during peak seasons because of limitations in transportation capacity.**

2. How could the BHA Board, the Village Council, BHI Limited and the BHI Clubs better work in tandem to ensure an alignment of respective organizational goals while also implementing collaborative plans for the Island?

**I believe that it is critical that the BHA Board, the Village Council, and the Clubs' Board of Governors (BOG) reach alignment on key issues facing the Island. The vast majority of owners are represented by all three of these groups. In the past I would have said the same regarding BHI Ltd., but the fact is Ltd. is in a different position now that it is divesting and has different objectives. The Board, Village, and BOG should create a more formal liaison group that meets once or twice a year (or more depending on activity) to make sure there is solid understanding of issues important to all. 1 good example is activity related to storm drainage and the island lagoons. From my experience on the BOG and as Club Treasurer from 2019-2025 I know the BOG and the Village have worked closely on this in recent years, but much of the lagoon property is owned by the BHA and the groups need to continue to work to optimize this situation. The groups should work with Ltd. as much as possible to ensure that further divestiture does not change the direction of the island's development.**

3. What are your top three topics the BHA Board be discussing today and considering? Explain why you feel these topics are they important?

**Not currently being on the BHA Board I feel that I am not fully informed enough to answer with a high level of specificity. At a higher level, I believe the Board should consider: 1) whether the current division of responsibilities between the BHA and the Village is optimal for the island, 2) whether the current staffing of the BHA has brought the organization back up to capacity given turnover in recent years, 3) how to maintain a strong group of volunteers on the various committees, and 4) how to build on recent improvements in communication from the BHA.**

4. What role do you see the BHA Board and staff playing in supporting consistent application of established guidelines and covenants and how would you support staff in carrying out this responsibility while maintaining appropriate, measurable enforcement? What methods might help ensure that this information is communicated clearly and effectively to the public.

**The Board needs to support the guidelines and covenants or transparently work to change them. The Board should support the staff and ARC by making sure they have adequate resources to perform this task. Enforcement should be supported when warranted. I believe that some judgment is required in cases and the enforcement should be focused on cases where the violation affects neighbors or the island's character and nature. There have been instances in the past where property improvements were prevented or delayed because of disputed violations. Communication of the guidelines is critical and should be done in as concise a manner as possible utilizing BHA publications, the website, and the contractor and realtor communities.**

5. As a Board member how would you measure the success, usefulness and longevity of a Board appointed committee? Please describe how you would go about filling committee vacancies and how you would determine the lifecycle of a committee.

**Most committee projects lend themselves to being either permanent in nature or focused on the completion of a specific project. I believe it is important for the Board to regularly reexamine the need for the various committees and to sunset them when appropriate. Success varies by committee. Permanent committees should be able to show that they continue to serve their original need and that that need still exists.**

**Project based committees should operate until the project is successfully completed or the Board determines that it is no longer feasible. I believe committees should have some periodic rotation and that there should not be permanent members. Terms of 3-5 years seem appropriate. Vacancies should be filled with volunteers with the interest in, skills, and/or compassion about the committee's work.**