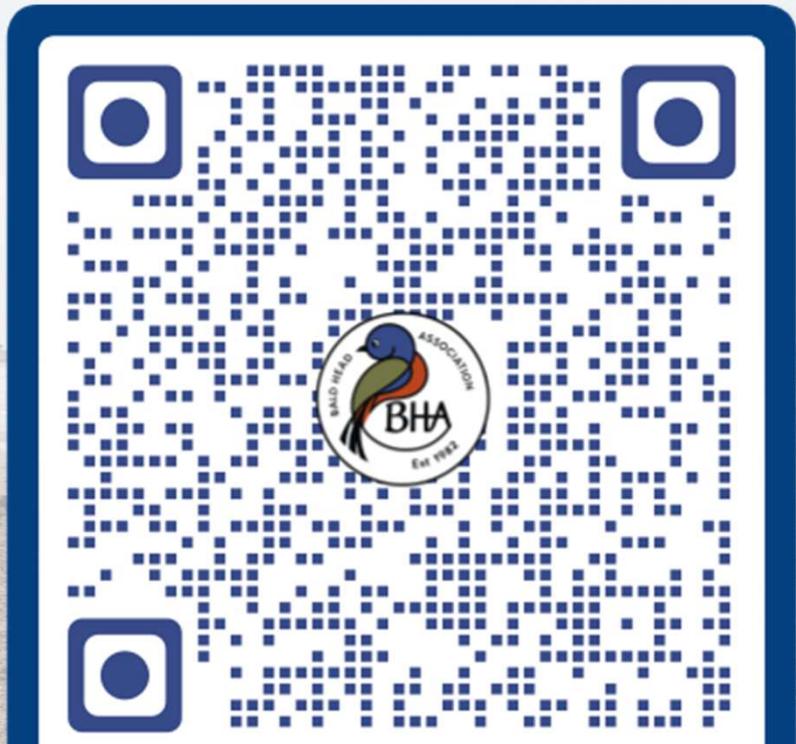




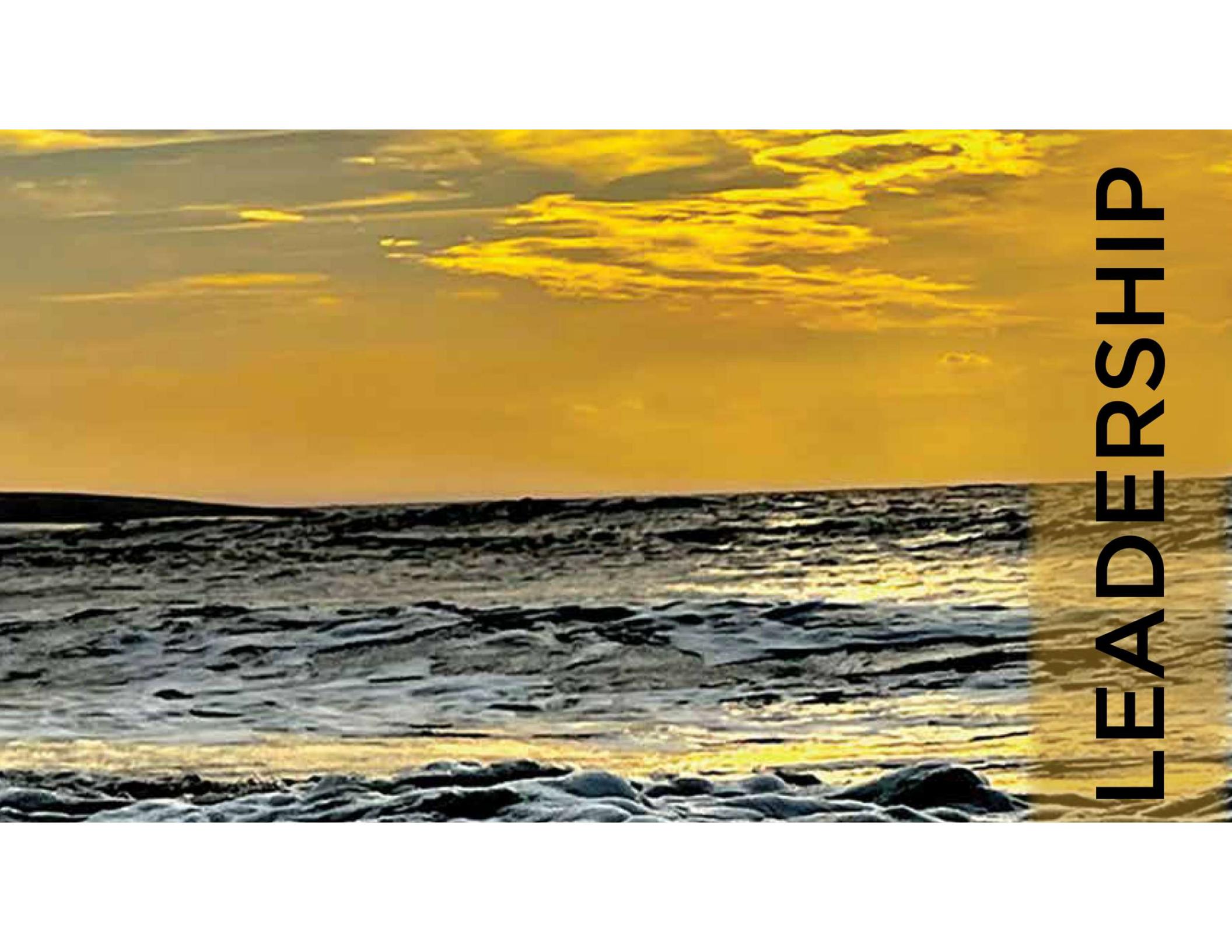
1

**We will begin shortly**  
**Online voting 9 - 10 a.m.**



**Scan to Vote Online  
9 - 10 a.m.**

**Paper Ballots will be  
distributed at 9 a.m..**

A photograph of a sunset over the ocean. The sky is filled with large, wispy clouds that are illuminated from behind by the setting sun, giving them a bright yellow and orange glow. The horizon line is visible in the distance, where the ocean meets the sky. The water in the foreground is dark and textured, with small waves. On the right side of the image, the word "LEADERSHIP" is written vertically in a bold, black, sans-serif font.

LEADERSHIP

# 2025 BHA BOARD OF DIRECTORS



**Christine Osborne**  
President



**Vickie Lonker**  
Vice President



**Paul Carey**  
Secretary/Treasurer



**Derek Crump**



**Betty Robinson**



**Steve Smalley**

# BHA TEAM



**Doug Jones**  
Executive Director



**Dora Richey**  
Assistant Director



**Leigh Ann Fink**  
Bookkeeper



**Chris Howard**  
ARC Coordinator



**Diane Mesaris**  
Administrative  
Assistant



**Pam Rainey**  
Member Relations  
Associate



**Kimberly Bandera**  
Communications  
Manager



**Madison Baughman**  
ARC Specialist A



**Allison Heafner**  
ARC Specialist B

# 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.

A wide-angle photograph of a sunset over a calm sea. The sky is filled with soft, pastel-colored clouds in shades of orange, pink, and blue. The sun is low on the horizon, casting a warm glow. In the foreground, dark silhouettes of rocks are visible on the left. The water is a light blue-grey, with small ripples and reflections of the sunset. In the distance, a tall, thin lighthouse structure is visible on the right horizon.

# APPROVAL OF MINUTES

# NOMINATING COMMITTEE

- Established under Articles V and XI of the Bylaws
- Property owners invited to volunteer and run
- Committee met throughout the summer
- All interested candidates presented to the Board in September

## Members

Steve Smalley, Chair

Mike Gandy

Alan Norton

Jordyn Matthews

Claude Pope

# 2026 BHA BOARD CANDIDATES



**Bob Carter**

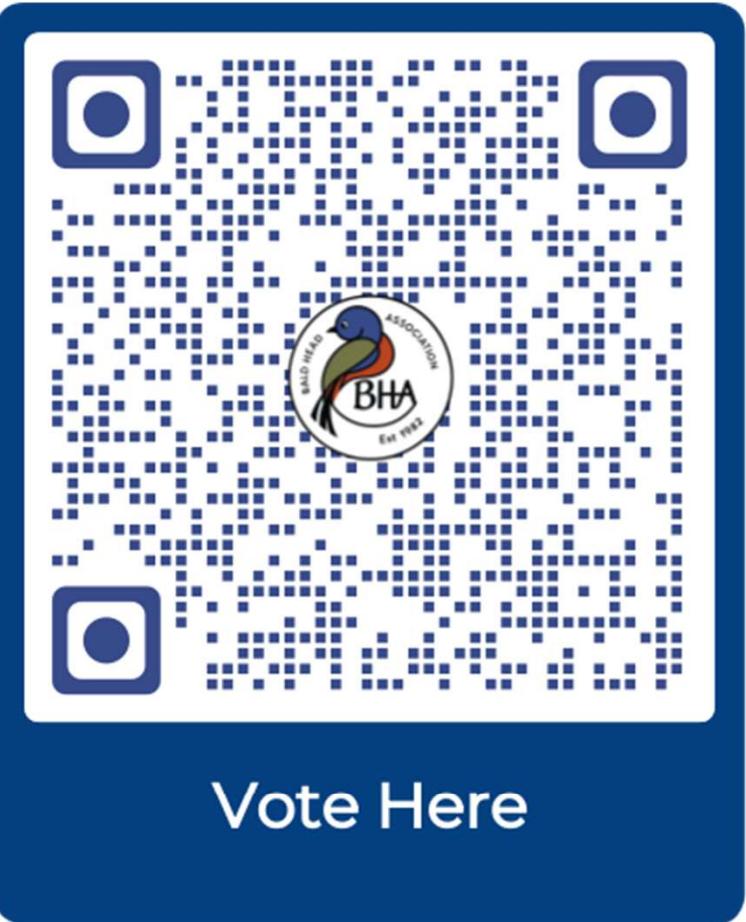


**Dianne Mathews**



**Christine Osborne**





# CALL FOR ELECTION

## Online ballot & voting Portal available 9 - 10 a.m.

A photograph of a beach scene. In the foreground, a person wearing a dark jacket and light-colored pants stands on a sandy beach, facing the ocean. The ocean waves are visible in the background, and the sky is overcast with a hazy, foggy atmosphere.

Our Election Volunteers:  
Diane Mesaris  
Laurie Jelinek

# BHA TODAY

**Member properties  
as of January 1, 2026:**

**Total — 1,887**

- **Rooftops — 1,223**
- **Lots — 664**

**22 lots converted  
to homes in 2025**



# WHAT IS BHA CHARGED TO DO?

## **BHA is responsible for:**

- Architectural review and enforcement
- Ownership and management of Common Areas
- Clear communication with members
- Recreational services for members
- Promoting health, safety, and education

# 2025 ACCOMPLISHMENTS

## IMPROVED OPERATIONAL EFFICIENCY

- Upgraded to modern VoIP phone system from 20-year-old system
- Implemented new RFP process for service contracts
- New database software that enhances operations, ARC efficiency, member experience, and reporting
- Rebranded and launched *Compass* and *Salt & Oaks* publications

# 2025 ACCOMPLISHMENTS

## IMPROVED FISCAL TRANSPARENCY

- 2025 Reserve Study completed - reflects current asset conditions
- New 30-year capital reserve model now drives budgeting
- Created and met new annual budgeting schedule with all deliverables

# 2025 ACCOMPLISHMENTS

## ARCHITECTURAL REVIEW (ARC) IMPROVEMENTS

- New submission cover sheets & pipeline tracker (start-to-finish visibility)
- Regular prep meetings with Committee Chairs
- Last-minute “call list” for incomplete submissions
- Published “Approvable Paint Colors & Materials” handbooks for owners/contractors
- Realigned staff positions to enhance efficiency and support for the Architectural Review Committee



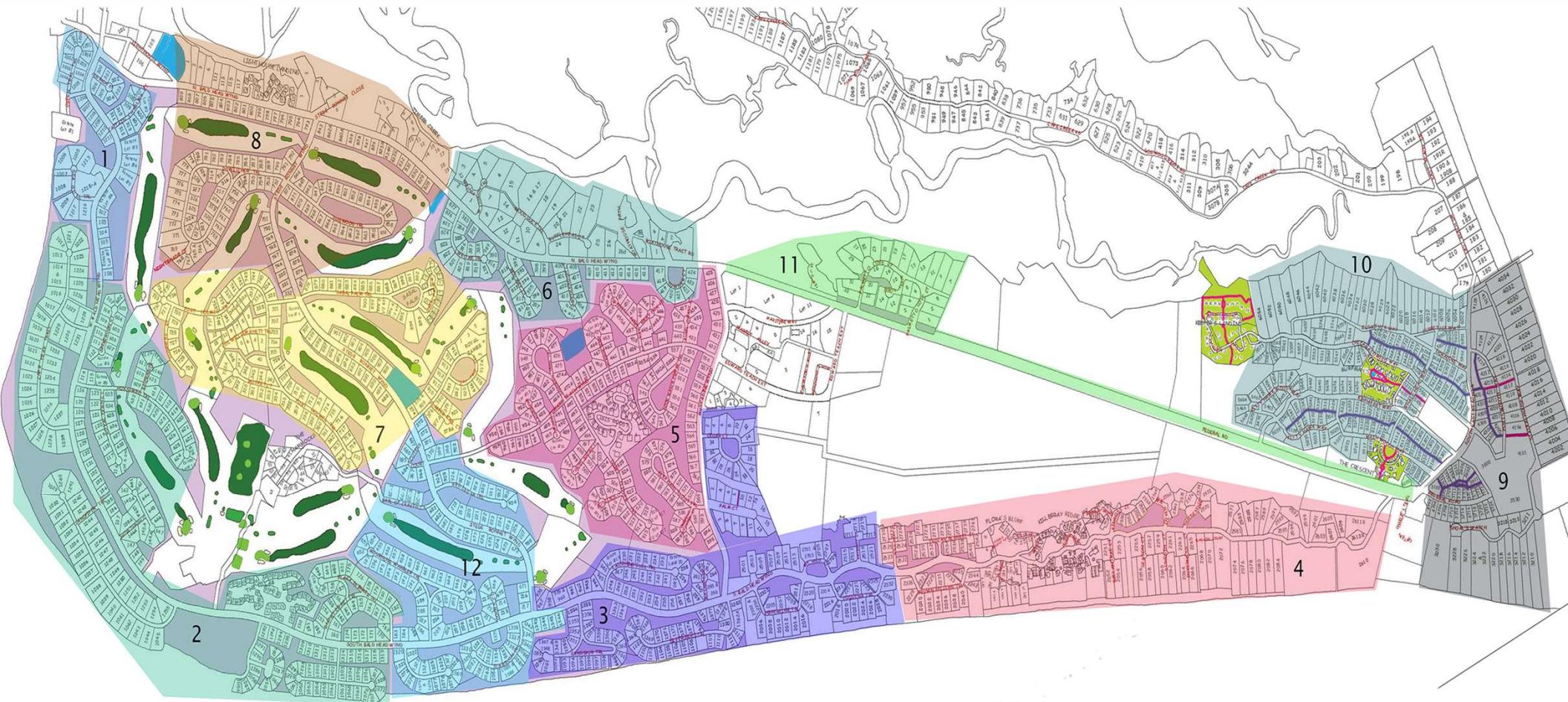
# **Architectural Review Committee (ARC)**

- Reviews proposed construction and modifications for compliance with BHA Architectural Design Guidelines
- Approves, denies, or requests revisions to submitted applications
- Provides feedback, conditions, or required changes to submitted plans

# **Architectural Review Committee (ARC)**

- Enforces architectural rules and helps protect property values
- Works towards consistency with the community's overall design standards and aesthetic vision
- Maintains long-term archives of submissions, decisions, and approvals

# Section A



## Section B

# 2025 ARC COMMITTEE MEMBERS

## **Section A**

**Tiffany Williams, Chair**

**Mitch Barnes**

**Lou Elphick**

**John Cunningham Bilder**

**Tim Harris**

**Jodi Sims**

**Kevin Thomas**

**Christine Osborne, Board**

**Liaison**

## **Section B**

**David Wray, Chair**

**Michael Bumarch**

**Bob Nixon**

**Mark Stafford**

**John Kirkpatrick**

**Wes Graham**

**Andrea Taylor**

**Derek Crump, Board**

**Liaison**



## ARC APPLICATIONS PROCESSED FOR MEETINGS

Year	New Construction	Major Renovation	Minor Renovation/Change	Paint/Roof	Other	<b>TOTAL</b>
<b>2025</b>	102	20	114	77	42	355
<b>2024</b>	109	13	97	62	83	364
<b>2023</b>	93	24	124	57	68	366
<b>2022</b>	88	31	91	53	67	330
<b>2021</b>	76	43	82	49	86	336
<b>2020</b>	54	22	96	77	66	315
<b>2019</b>	36	22	114	70	47	289
<b>2018</b>	64	12	89	46	37	248

*Some projects reviewed multiple times*



# ARC FINAL INSPECTIONS

Final Inspections	2025	2024	2023	2022
Inspections completed	13	29	33	18
Deposits returned (Deposits increased from \$5k to \$10k in 2023)	\$105,000	\$165,000	\$164,000	\$88,000

## 2025 ARC ACTIVITIES MIDDLE ISLAND/HARBOUR

Architectural Reviews	MI-ARC	HARB
New construction reviews	4	2
Major change reviews	0	0
Minor change reviews	4	3
Landscape reviews	5	6
Paint change reviews	5	5
<b>Total*</b>	<b>18</b>	<b>16</b>

*\* Some projects reviewed multiple times*

## 2025 TREE & VEGETATION ACTIVITIES

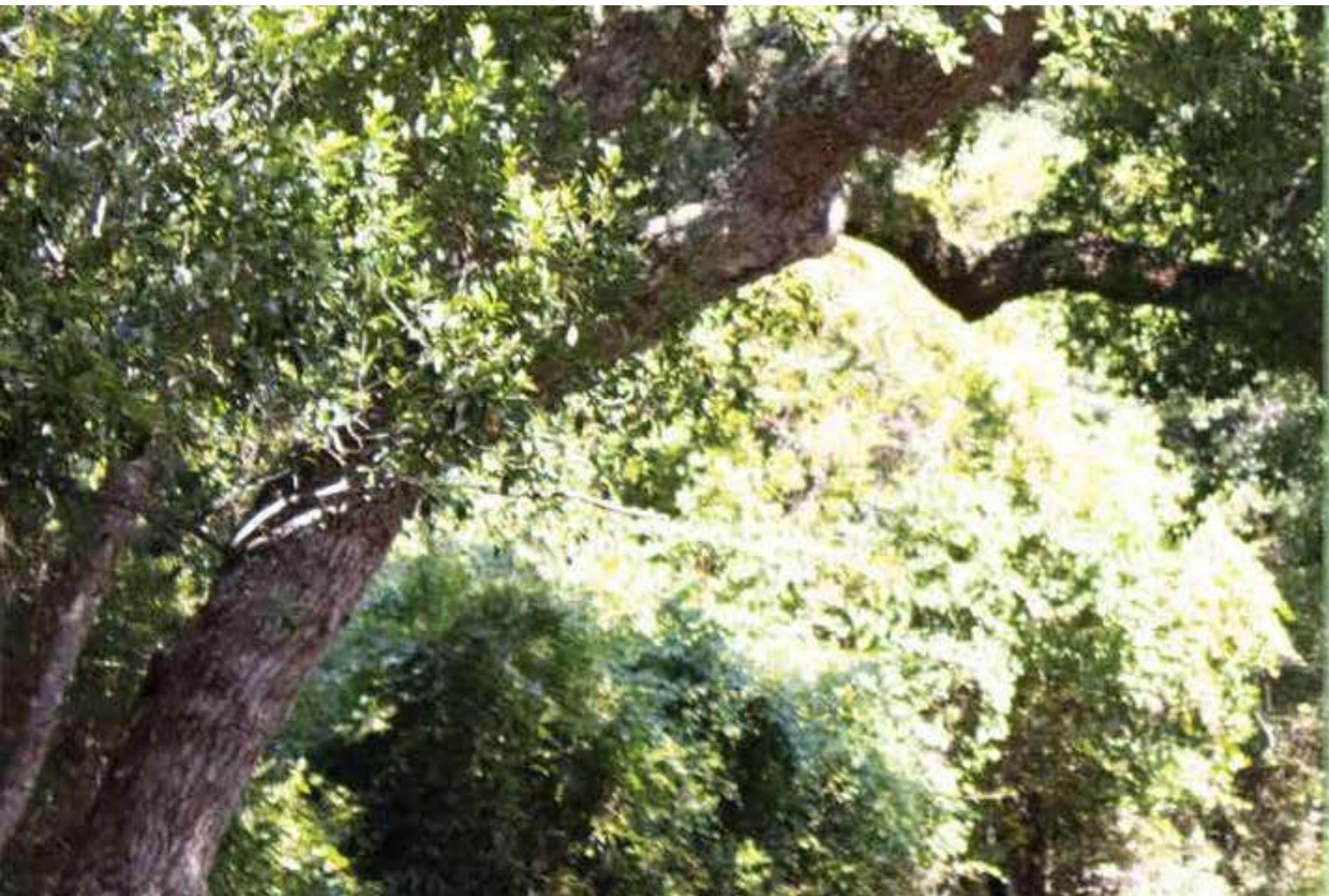
- **166 site visits conducted**
- **56 trees approved for removal**
- **38 owner properties reviewed**
- **18 community-area locations addressed**
- **Increased requests from owners and builders**

# COVENANTS ENFORCEMENT

**Enforcement of Covenants helps maintain property values.**

- 2025 Violations – 39 total
  - Failure to schedule Final Inspection/Construction - 3
  - Clear Cutting/Tree Trim – 7
  - No ARC Approval – 18
  - Commercial and misc. – 11
- 2025 Community Wide Standards (CWS) Violations – 36 total

*Note: all violations are observed from the street.*



LIVE

## **Own and manage the Common Area**

- Manage all aspects of the three communities of Keeper's Landing, Surfman's Walk and Sumner's Crescent
- Provide assistance to six additional neighborhoods (Braemar, Cedar Court, Muscadine Grove, Loggerhead, Palm Court and Palmetto Cove)
- Maintain 7 alleys located in the East End



# COMMON AREA



# ASSOCIATION CENTER



# LONG-RANGE PLANNING (LRP) COMMITTEE

The LRP Committee is a “Think Tank” for BHA.

It looks at the big picture:

*Where are we going and how are we going to get there?*

## Members

Christina Cress, Chair

Annie Baba

Iain Gray

Cindy Kleeberger

Lesley H. McGrew

Andy Andrejko

Kevin Paley

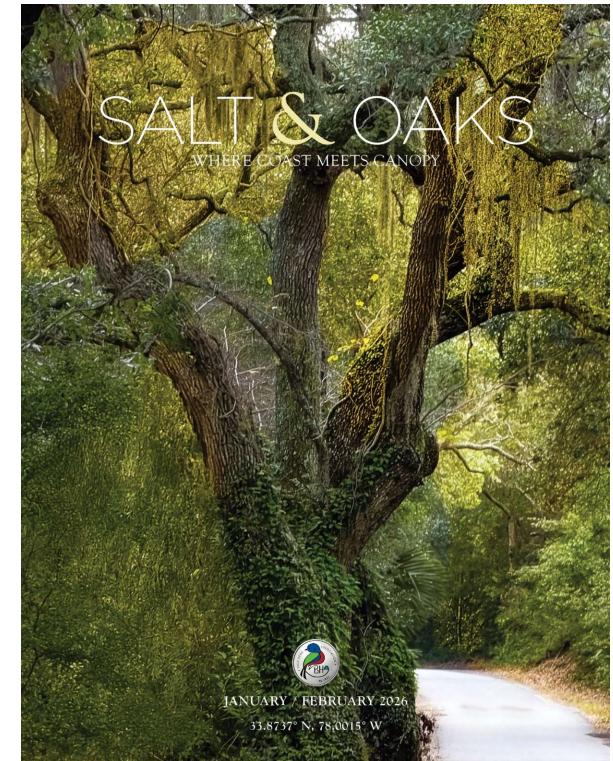
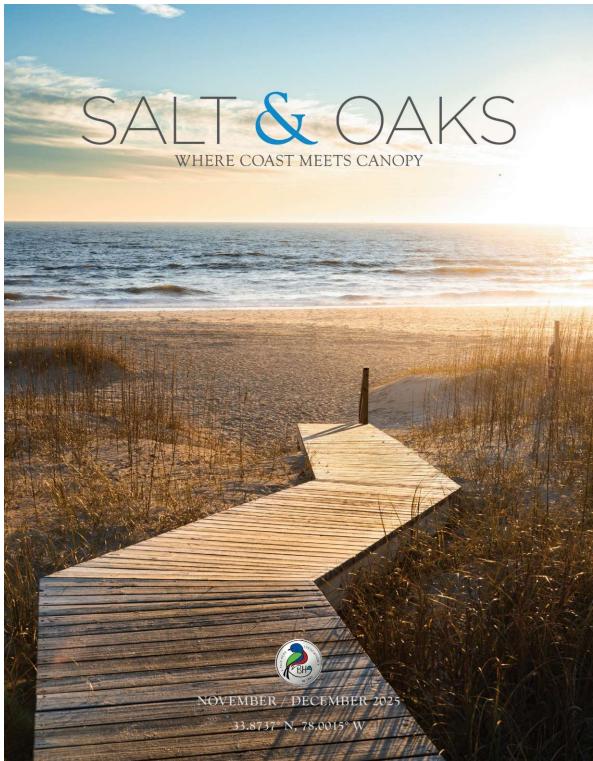
Steve Smalley, Board Liaison

# SALT & OAKS

WHERE COAST MEETS CANOPY



# Redesigned digital & printed publications



## Communication Highlights

- Delivered 25 *Compass* email bulletins; up to 76% open rate
- Promoted 18+ committee events
- Updated logo and committee icons
- Website average: 2,629 monthly users



Architectural Review



Nominating



Education & Recreation



Long Range Planning



Finance



Resource Conservation & Beautification

Partnered w/Ltd. in BHI Welcome Video

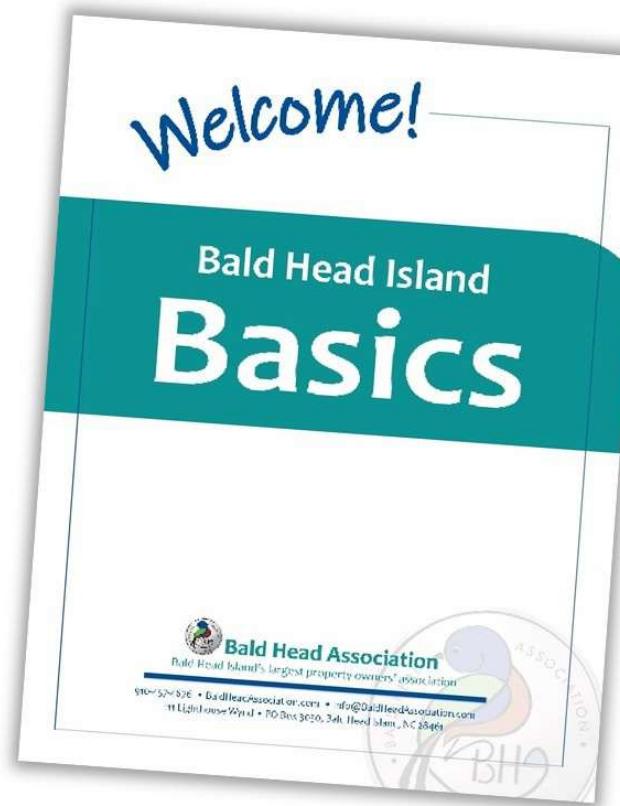


# Welcome to Bald Head Island

*Please enjoy this informative  
video before your visit.*

## Promote the health and safety of members

- Support BHA election process
- Help property owners navigate the ins and outs of property ownership on Bald Head Island
- Sent 103 Welcome Packages to new property owners in 2025
- Utilized BHA's *Compass*, *Salt & Oaks*, website and *BHI Basics* for informing property owners and visitors about Bald Head Island essentials



## EDUCATION & RECREATION (E&R) COMMITTEE

- Island-wide Trick or Treating and Porch Island Treasures
- Easter egg hunt, tree lighting, Santa Paws and Yoga
- Held nine Community Potluck Dinners

### **Members:**

Kim Mulherin, Co-coordinator

Anne Berry, Co-coordinator

Jennifer Lucas

Margaret Pisacano

Elisa Roels

Diana Saklad

Robin Prak

Mary Ann Patterson Ingersol

Betty Robinson, Board Liaison



# RESOURCE CONSERVATION & BEAUTIFICATION COMMITTEE (RCB)

- Island-wide Litter Sweep campaigns.
- 7th annual “Operation Reforest”
- Pollinator Garden

## **Members**

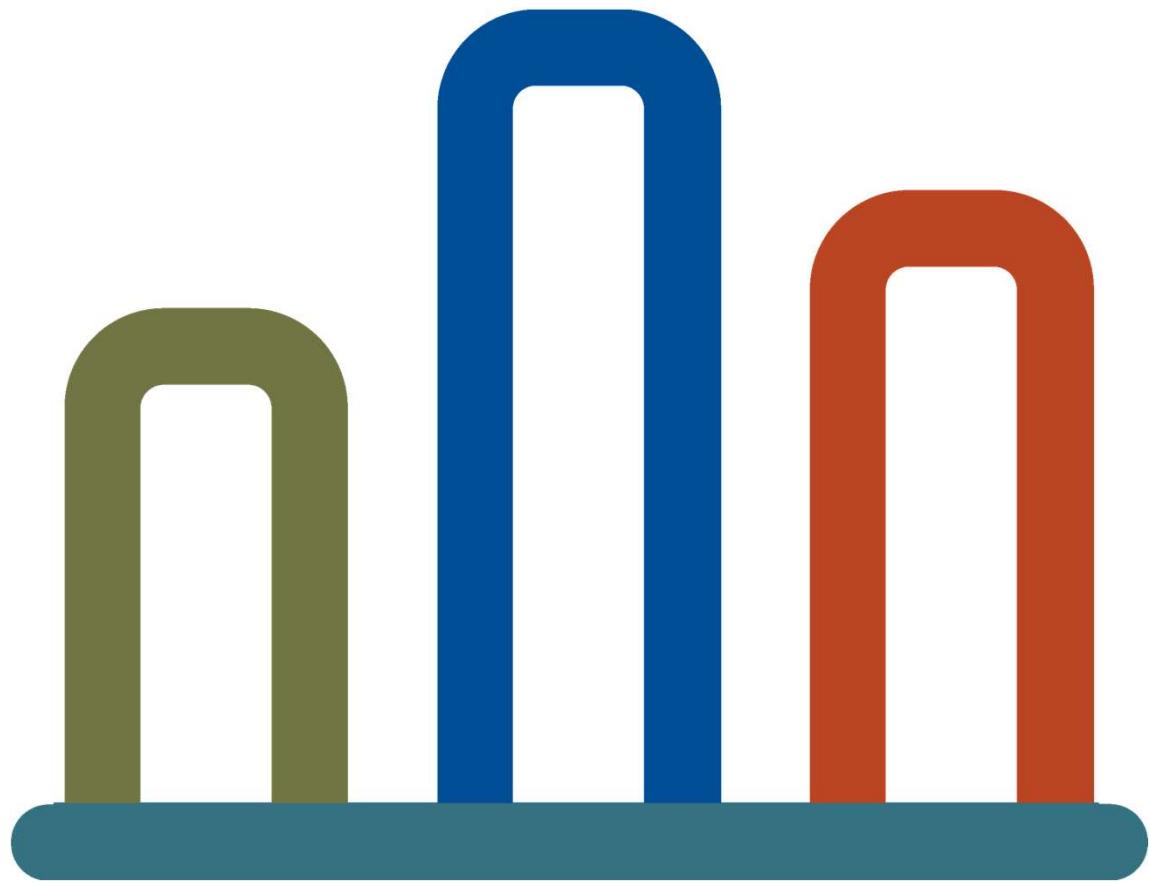
Jim Nichols, Chair  
Cathy Hofknecht  
Russell Iannuzzelli  
Kate King

Bob McKoy  
Mary-Theresa Phillips  
Betsi Stephens  
Mike Watson  
Betty Robinson, Board Liaison

# OPERATION REFOREST

- 16 live oaks, incl. 12 Honor Trees
- 39 yaupon hollies
- 11 wax myrtles
- **Online map of Honor Trees and all trees plant were added to our website.**





# FINANCE COMMITTEE

- Updated 2020 Reserve Study
- New 30-year capital reserve planning model
- 2026 budget and reserve projects
- 2024 audit review and Board recommendation
- Updated BHA's Financial Policy
- Reviewed monthly financials

## **Members:**

Paul Carey, Board Liaison/Co-Chair	Rhonda McNairy
Vickie Lonker, Board Liaison/ Co-Chair	Rick Nelson
Clayton Hemphill	Pam Schlosser
Robert Iseman	



# 2026 REVENUE - 5.3%↑

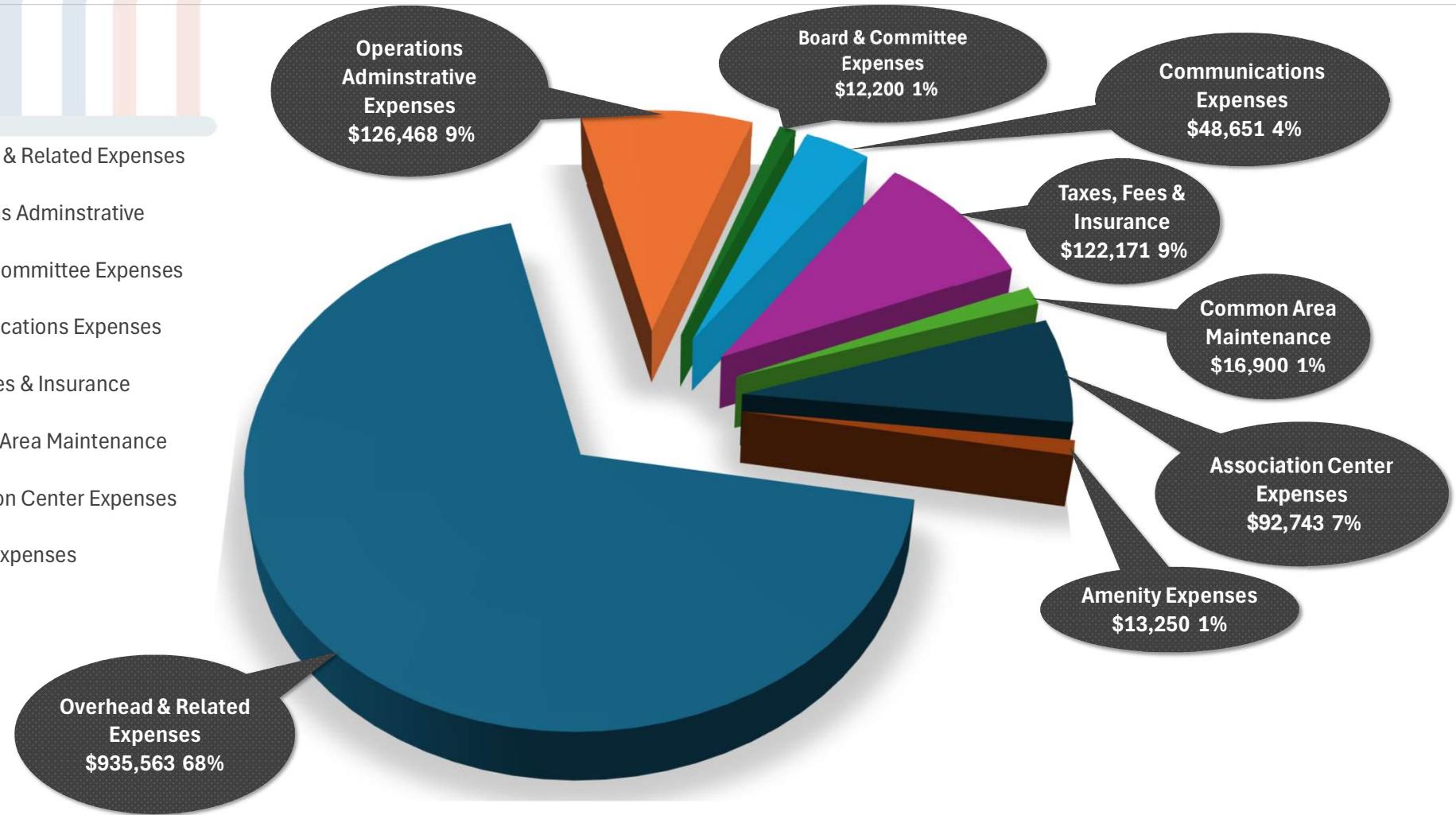
- Assessments, Interest & Fees
- ARC Fees, Deposits & Misc.
- Advertisements
- Amenity Rentals



# 2026 EXPENSES - 7.2%↑



- Overhead & Related Expenses
- Operations Adminstrative Expenses
- Board & Committee Expenses
- Communications Expenses
- Taxes, Fees & Insurance
- Common Area Maintenance
- Association Center Expenses
- Amenity Expenses





# 2026 RESERVE FUNDS

## Maintained Assets

Association Center	\$1.3M
Boardwalks & Infrastructure	\$1.1M
Signage & Misc.	\$373K
<b>2025 Study Estimated Total Assets Value</b>	<b>\$2.8M</b>
<b>2025 Reserve Fund End of Year Account Balance</b>	<b>\$1.1M</b>
<b>2026 Reserve Contribution from Assessments</b>	<b>\$34K</b>



- Reserve consultant updated 2020 Study
- Estimates value and life expectancy 80+ assets or asset components
- 30-year planning model developed solving for minimum annual contribution to meet targets

# HONORING **Joe Brawner**

**BHA Board Member  
2022 - 2025**





# BHA COMMITTEE VOLUNTEER OPPORTUNITIES



Architectural Review



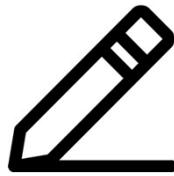
Education & Recreation



Resource Conservation & Beautification



Finance



Long Range Planning



Nominating

 BHA Committee Volunteer Form

Consider sharing your knowledge, skills and time by serving on an Association committee. Please be a part of these efforts. This is your Association and your island!

**Architectural Review Committee (ARC)**  
The ARC has the crucial charge of reviewing home plans and administering the Design Guidelines, with typically hundreds of reviews handled each year for home plans, landscaping and renovation-related projects. Comprising two sections – Section A and Section B. Nine volunteers serve on each ARC section.

**Community Wide Standards (CWS) Committee**  
This committee evaluates BHI properties to help ensure homes are compliant with the Community Wide Standards (CWS).

**Education and Recreation (ER) Committee**  
This committee discusses, devises, recommends and/or implements educational and recreational programs for property owners, renters and visitors.

**Finance Committee**  
This committee assists with developing the annual budget and helps the Board monitor the Association's financial status. It also oversees the annual audit process and makes recommendations on financial policy to the Board.

**Long-Range Planning (LRP) Committee**  
This committee reviews and evaluates past long-range plans and summarizes progress toward stated goals. They recommend actions that help fulfill Association purposes and responsibilities.

**Nominating Committee**  
The committee has the crucial job of identifying qualified candidates to run for future BHA Board positions and continue the tradition of strong leadership for the BHA.

**Resource Conservation and Beautification (RCB) Committee**  
This committee makes recommendations for the maintenance and development of Common Areas, spearheads "Operation Re-Forest – We Forest" annually and coordinates Litter Sweeps each year.

Name

BHI Address



INTERMISSION



PARTNERS

# IT TAKES A VILLAGE

- Honoring island organizations and volunteers
- Bringing residents together to showcase the work that sustains island life
- Supporting education, appreciation, and community connection

*Sponsored through a collaborative effort of island organization leadership*



# IT TAKES A VILLAGE

A community-wide celebration...

**Who: ALL property owners**

**When: Thursday, April 9, 5-7 p.m.**

**Where: Bald Head Island Club**

**Our Village is worth celebrating!**

# BHI ORGANIZATIONAL PRESENTATIONS

- **Peter Quinn, Mayor, Village of BHI**
- **Cam McIntyre, President, Public Service Auxiliary (PSA)**
- **Bion Stewart, COO, BHI Limited**
- **Rocky Rausch, President of the Board of Trustees, Chapel**
- **Gayle Sanders, Project Longevity**
- **Chris Webb, Executive Director, Old Baldy Foundation**
- **Chris Shank, Executive Director, BHI Conservancy/SILT**
- **David Sawyer, CEO, BHI and Shoals Clubs**



**Peter Quinn, Mayor  
Village of BHI**



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

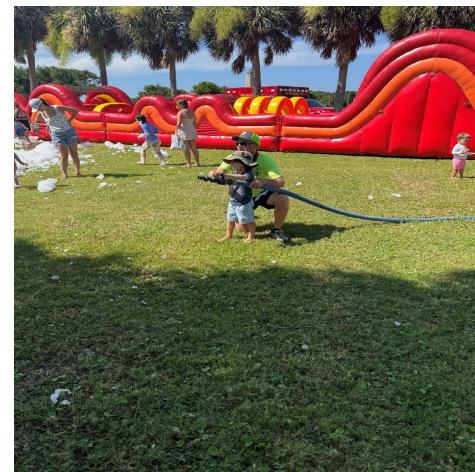
**BHI Public Safety  
Officers**



**Public Safety  
Volunteers**



**Public Service  
Auxiliary Teams**



501(c)3 fund raising  
organization  
**Annual "Chili Supper"**  
fundraiser  
  
**Public Safety Day**



New BHI Public Safety firetrucks

Arrived 2025

# Public Safety Latest Upgrade



# Public Service Teams

**Transportation-** go to barge landing and pick up arriving first responders & their gear and take them to the emergency location  
Be on alert for additional transportation needs

**Supply-** supply and resupply water, ice, food, and materials for the Rehab ambulance and first responders

**Kitchen-** stay in PSA kitchen at fire station and make food for the first responders

**Food Runner-** pick up food donations from restaurants  
**Chili Supper Volunteers**

**Join Us- We Need Volunteers**

**Contact Cam McIntyre**  
[cammacnc@gmail.com](mailto:cammacnc@gmail.com)

**703-408-6834**

**Debbie Ward, Tiffany Williams or Sam Saunders**

**for info on joining PSA Teams**



**Bion Stewart, COO  
BHI Limited**

BHA Annual Meeting 1/31/26



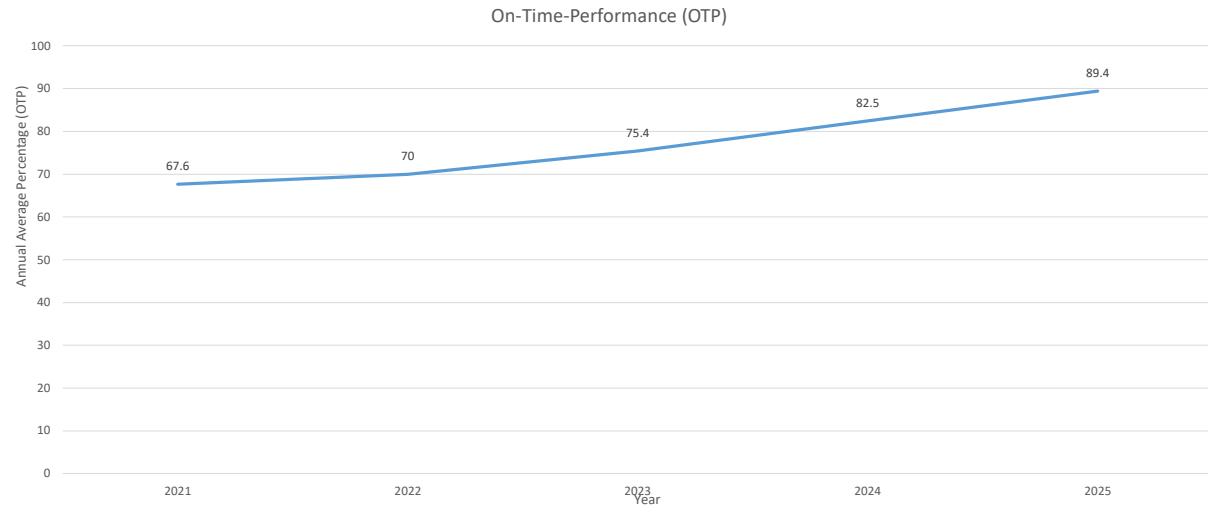
# **Bald Head Island Transportation, Inc.**

## **Ferry and Tram Overview and Updates**

Bion Stewart, VP for Operations, BHIT



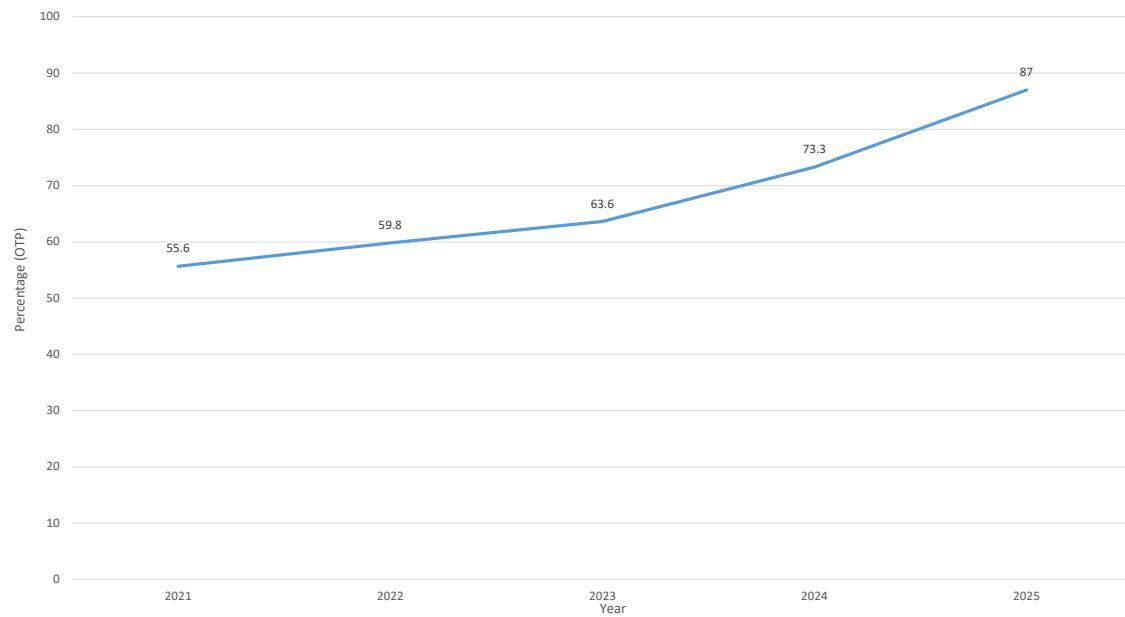
BHA Annual Meeting, 1/31/26



- 2025 is highest OTP since 2014 carrying 40% more passengers and 50% more baggage
- Includes all passenger and employee/contractor ferry departures
- Estimated 2025 EOY = 90.5% without dredging ops

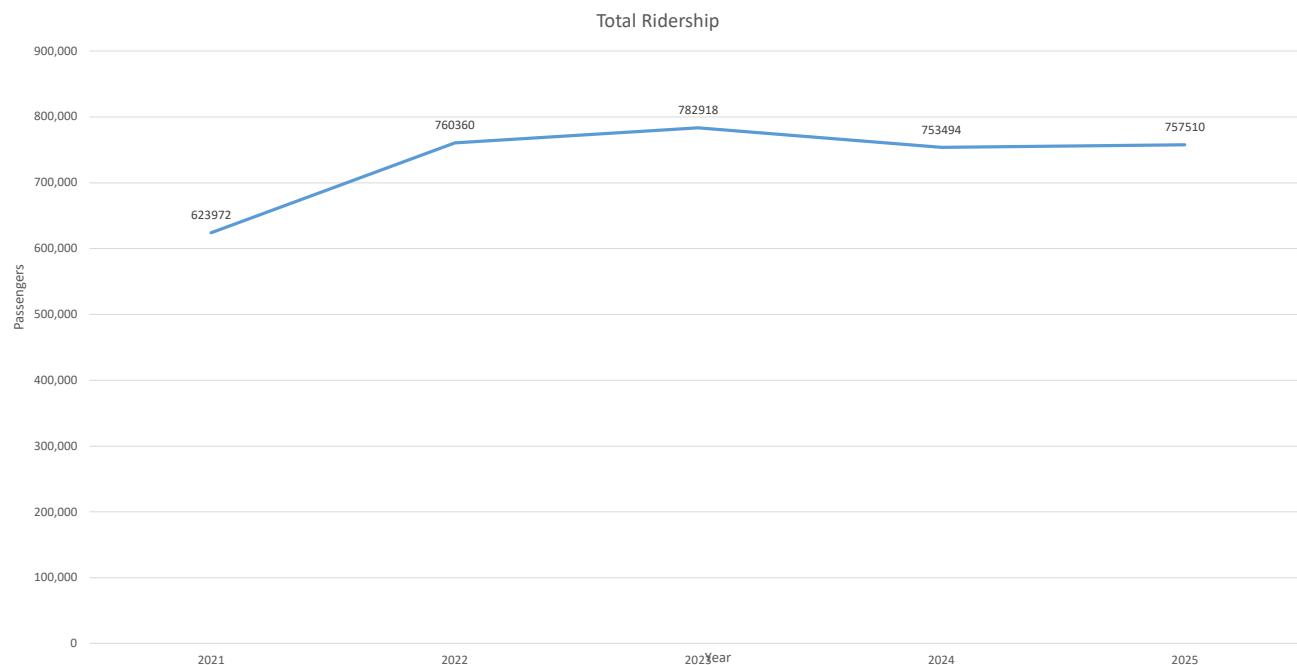


OTP April through September



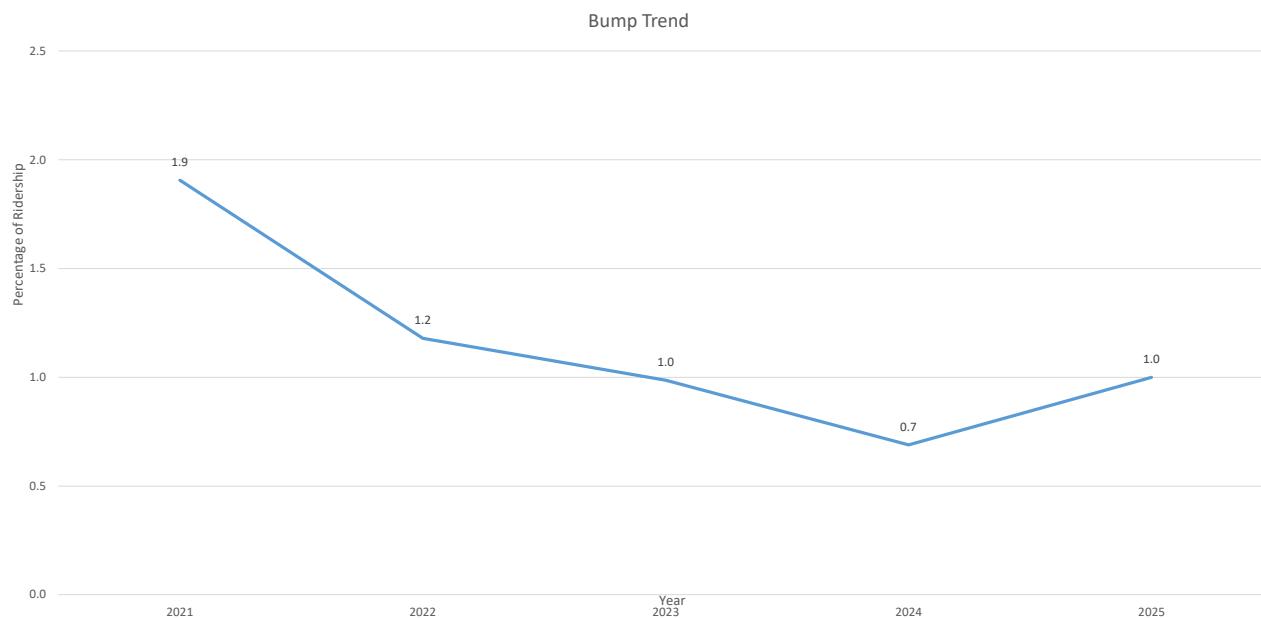


BHA Annual Meeting, 1/31/26

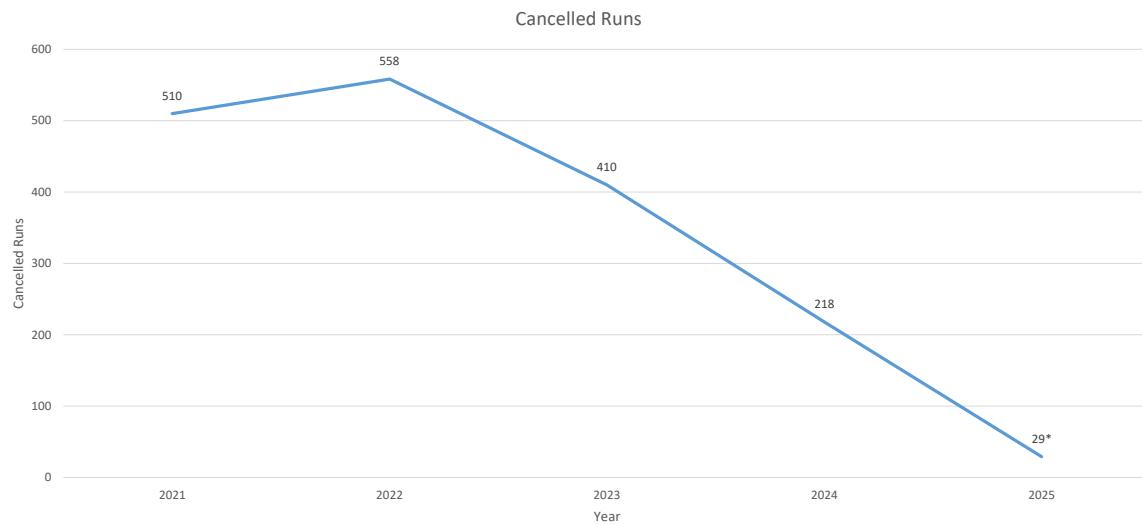




BHA Annual Meeting, 1/31/26



2021 includes COVID capacity restrictions



- All 2025 cancelled runs were due to force majeure and medical "Code" events.
- Runs cancelled due to operational delays = 0
- 2025 average delay for late runs = 13 minutes



## System Improvements:

- Over last 2.5 years replaced 6 engines with more powerful and efficient engines on PATRIOT, RANGER, and SANS SOUCI
- Implemented Employer / Contractor Ferry Reservation System (ECFRS)
- Bulk 40 Coupon Code available for online purchase (deployed week of 1/19/25)
- New tram truck and trailers with improved maintenance program
- Real-time ferry status and boarding information displays located in the DP boarding area and lobby

## Planned for 2026:

- Interior refurbishment project on RANGER
- Continue recapitalization of tram trucks and trailers
- Permanent passenger routing in boarding areas
- Handicap signage for benches at DP and BHI terminals



**VILLAGE  
CHAPEL**  
*of* Bald Head Island

**Rocky Rausch  
President of the Board of Trustees  
Village Chapel of BHI**



# **Gayle Sanders Project Longevity**



**Travis Gilbert  
Director of Philanthropy  
Old Baldy Foundation**



# 2025 ANNUAL REPORT

## THE OLD BALDY FOUNDATION



## OUR MISSION

To promote and preserve  
Old Baldy Lighthouse,  
  
and interpret the history  
of Bald Head Island and  
the Lower Cape Fear  
Region.

## 2025 AT A GLANCE - BY THE NUMBERS

**159,387**

INDIVIDUALS ENGAGED  
WITH BALD HEAD ISLAND  
HISTORY IN 2025

**24,012**

ON-SITE VISITORS

**131,627**

DIGITAL VISITORS

**2,202**

PROGRAMMING  
PARTICIPANTS

**857**

FIELD TRIP  
STUDENTS



**12**  
VISITING  
SCHOLARS &  
HISTORIANS



**28**  
ARTIFACTS  
ADDED TO THE  
COLLECTION



**602**  
BOOKS  
SOLD



**426**  
VOLUNTEER  
HOURS



**263**  
ISLAND-WIDE  
HISTORIC TOUR  
PARTICIPANTS

# COLLECTIONS, RESEARCH, & PRESERVATION



**3 Pieces of Artwork** from the Tudor Family

**1909 Post Card from Thomas Boyd** and family on Smith "Palmetto" Island



**21 Original Photographs** with negatives documenting Bald Head Island, Old Baldy, and the 1914 Coast Guard Station as it appeared in 1939



**One Prism**  
belonging to the  
First Order Fresnel  
Lens from the Cape  
Fear Lighthouse

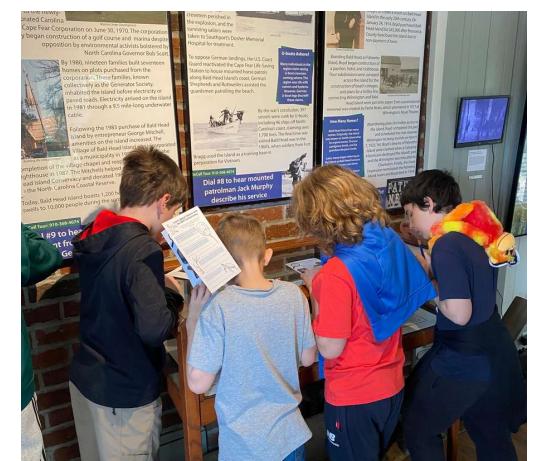


**WWII Era Bullet**  
recovered on Island



**2 Oral History Sessions**  
with Richard Hammer  
detailing BHI in the 1960s

# LIGHTHOUSE LEARNERS PROGRAM



- Welcomed **more than 800 students**
- New hands-on learning opportunities such as our **Civil War-era letter writing** activity



## PROGRAMMING & COMMUNITY ENGAGEMENT

- Hosted **26+ events and activities** in 2025
- Continued **signature programs**: Historic Happy Hours, NC Treasures Weekend, Luminary Night
- Developed **scavenger hunts** and history-themed puzzles that encourage exploration of historic site



## FINANCIAL SNAPSHOT

The Old Baldy Foundation	
Description	Amount
Total Revenue	\$639,427.42
Cost of Goods Sold	\$75,555.27
<i>Gross Profit</i>	\$563,836.04
Total Expenses	\$449,836.04
Net Income	\$114,036.04
Other Income	\$29,238.77
<b>TOTAL INCOME</b>	<b>\$143,274.88</b>

## PLANNING FOR THE FUTURE



- **Master Interpretive Plan** with **Design Dimensions**
- **Archaeological work planned** on recently acquired land
- **Conservation** of key artifacts





The  
**OLD BALDY**  
**FOUNDATION**

**OLDBALDY.ORG**



**Chris Shank, Executive Director  
BHI Conservancy/SILT**

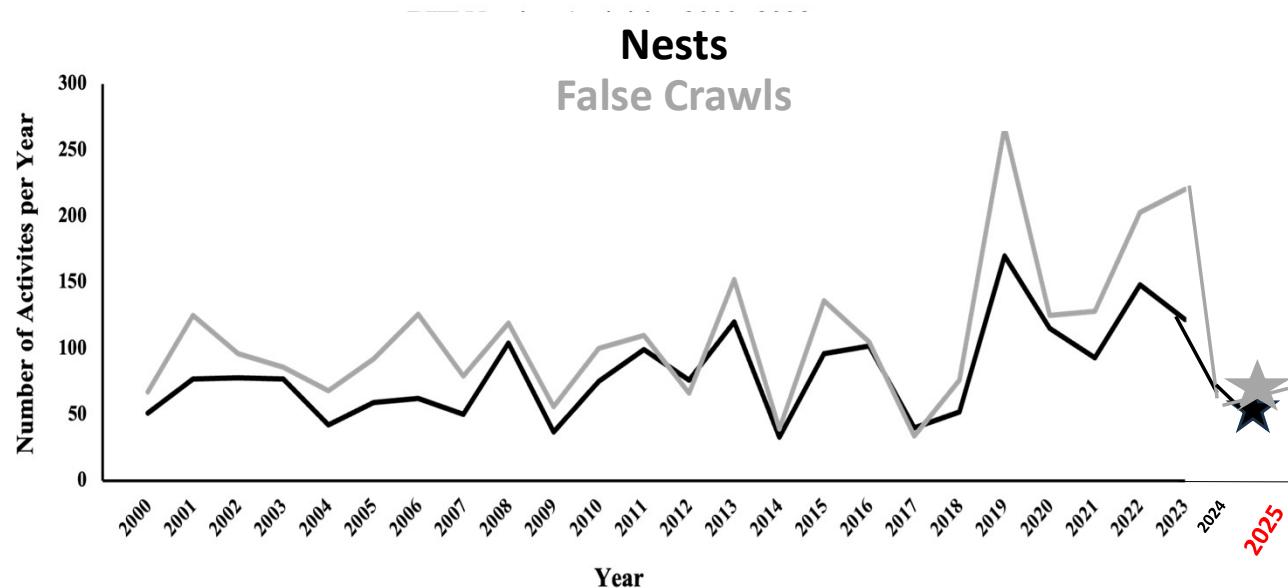
# What We Learned in 2025



**WE** Discover, Learn, Conserve, and Preserve

Chris Shank  
Executive Director

# Sea Turtles = Another Low Nesting Year



**>4000 hatchlings to sea  
very few neophytes  
no predation again – But why?**

**TAKE HOME = Anticipating bigger 2026 nesting season!**

2024-25  
6 BHI, 4 Ft Fisher

*Collaboration with Dr. Liz Kierepka, NCMNS*

Family 1

Family 3

© 2018 Barkauer Geographics

## Coyote Population = Decreasing



**2022-23 = 9 coyotes on BHI**

**2024-25 = 6 coyotes on BHI**

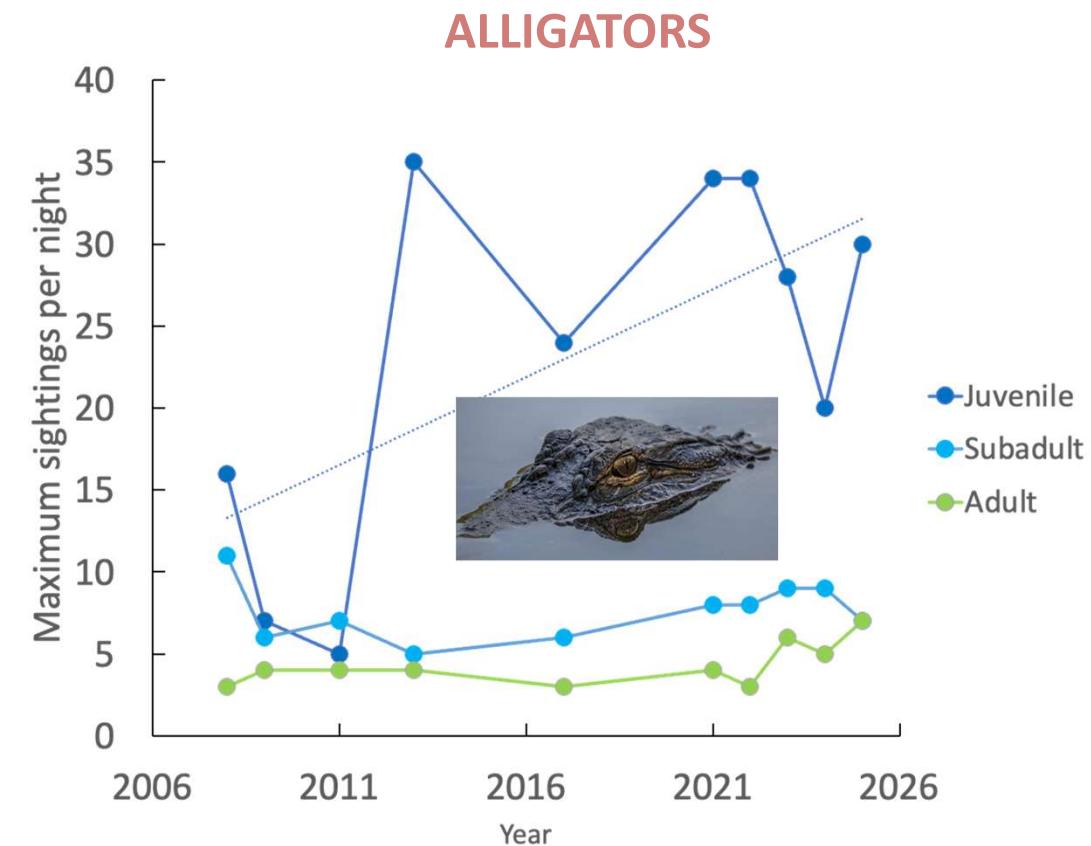
**None of the 9 from 2022-23 still on BHI**

**1 family shared with Ft. Fisher**

### TAKE HOME

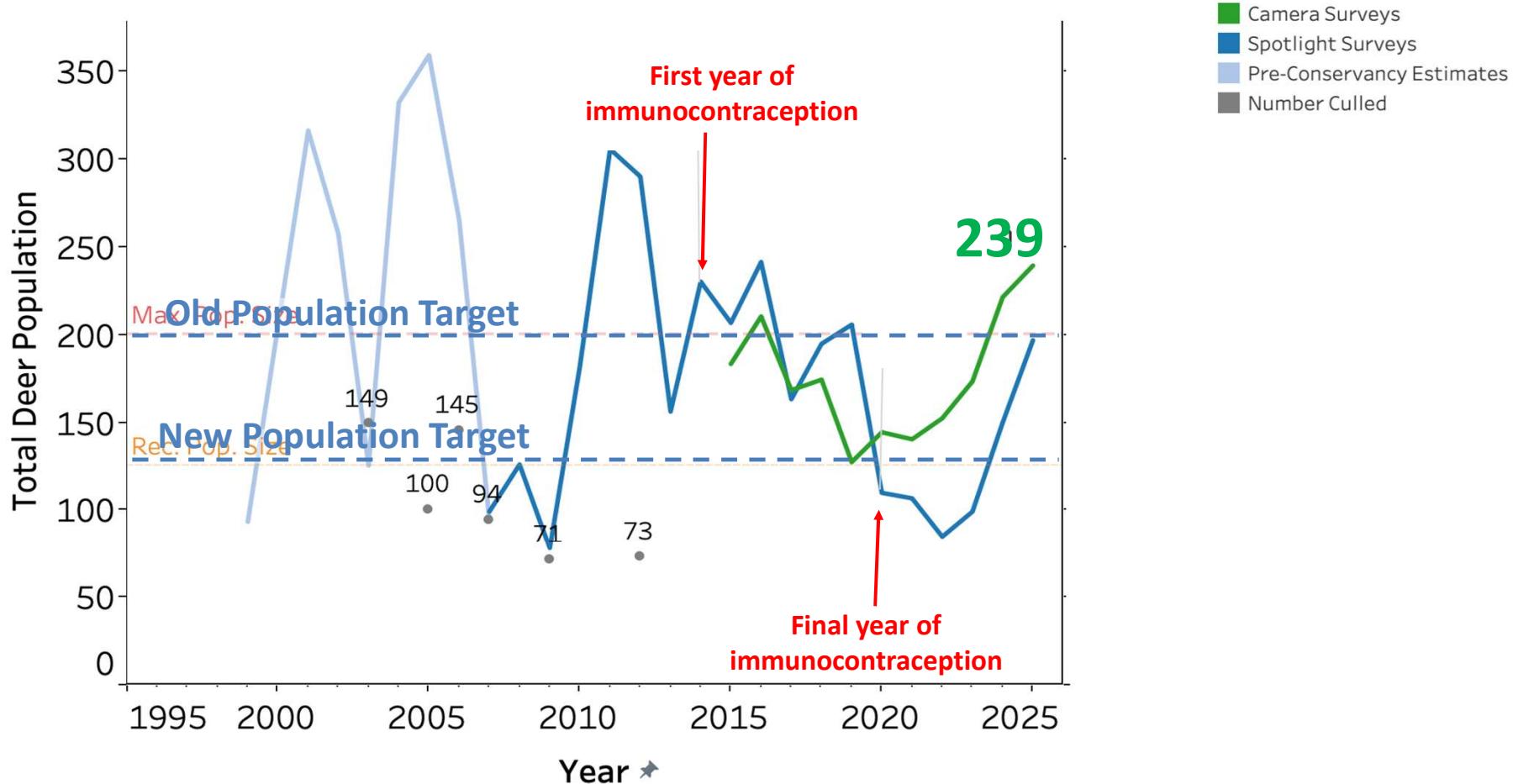
**Ft. Fisher trapping helps control BHI population**  
**Fewer coyotes = less nest predation & more fawns**

## Protected Wildlife Species = Strong Populations



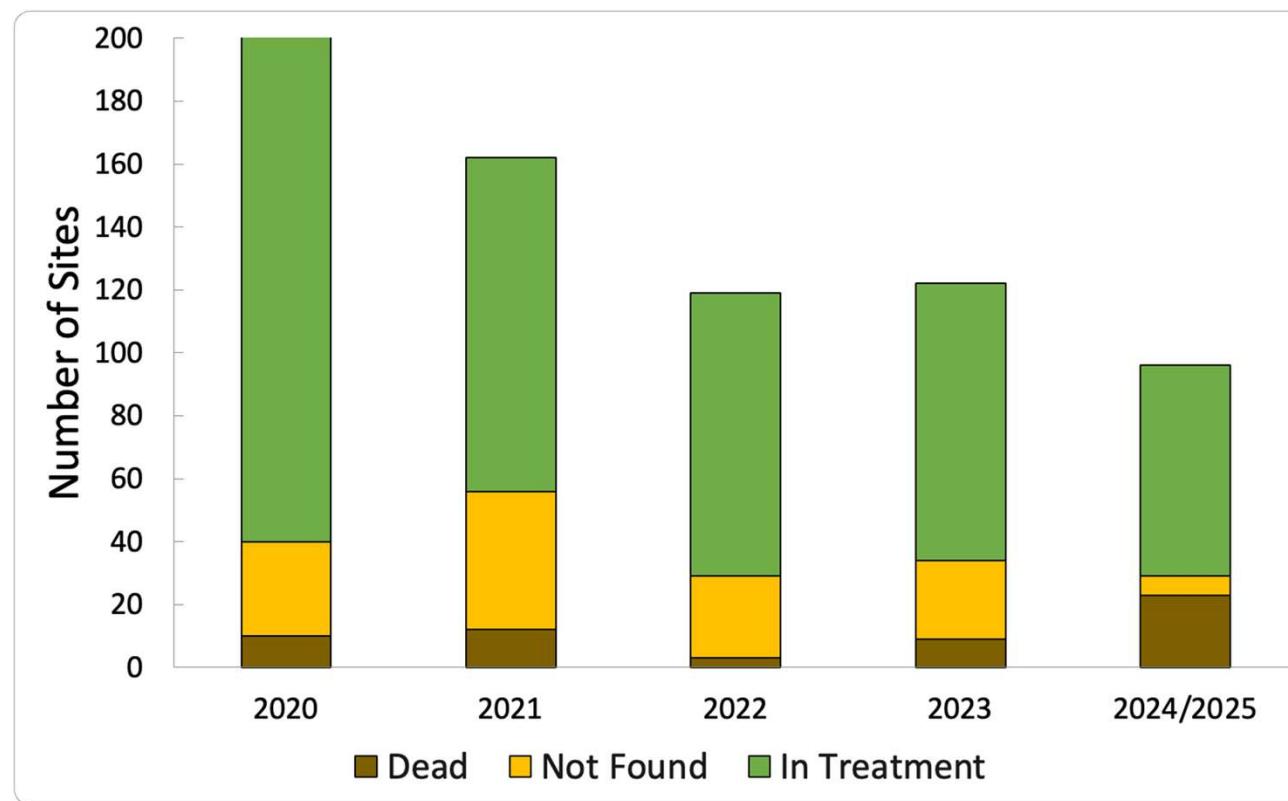
TAKE HOME = Lots of baby gators and nesting Plovers

# White-Tailed Deer Population = Growing



**TAKE HOME = New population target & management necessary**

## Invasive Beach Vitex = New Methodology



**TAKE HOME = New treatment method working!**

## Aquifer = Slightly saltier?

Aquifer Volume = dynamic but stable

Saltiness up good bit on SW side

Saltiness up little bit at deep interior wells (1-2 ppt)

2025 Average Salinity = Surficial Aquifer

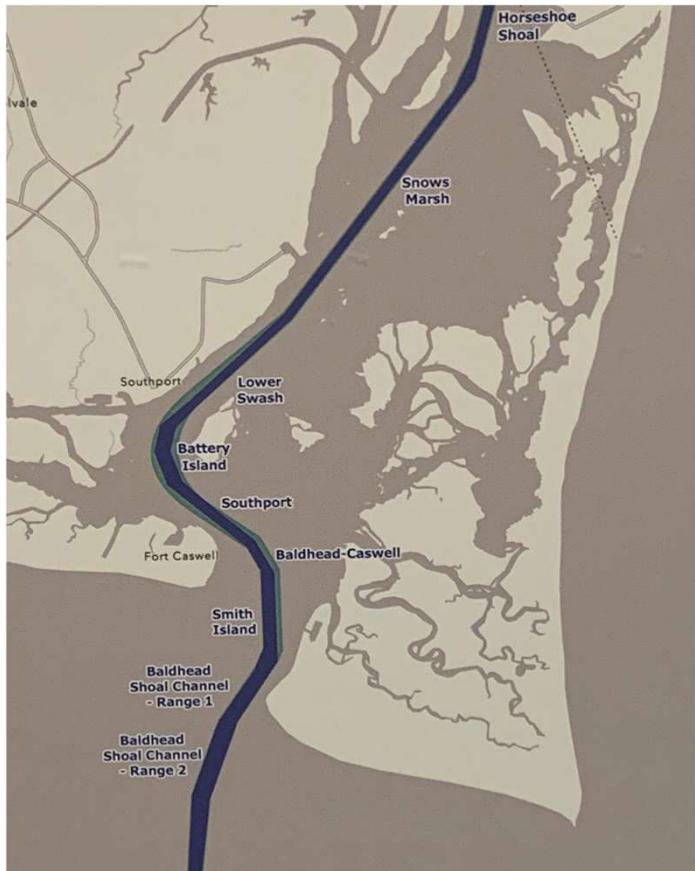


2025 Average Salinity = Deep Aquifer



**TAKE HOME = Need to keep eye on SW side of BHI**

## Speaking of Aquifer... Cape Fear River Channel Deepening USACE Plan = deepen from 42 to 47 feet & widen 150-300 ft near BHI



### Environmental Concerns

Unknown impacts to BHI aquifer?

Modeling of sediment dynamics at river mouth / SW BHI - did NOT model West Beach

“Beneficial use” of sand placement needs plans to mitigate escarpments (impacts to sea turtles)

Maintenance dredging will increase by 1 million cubic yards per year - increased impacts to wildlife & people

**BHIC submitted public comments to USACE & DCM  
(letters posted on BHIC website)**

**TAKE HOME = Far too many unaddressed environmental concerns**

# Johnston Center for Coastal Sustainability = Research

- **Johnston Graduate Fellows**

2024-25 Brittany Morse

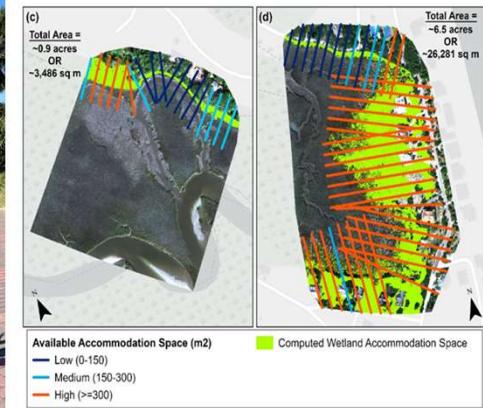


- Wetland accommodation space using drones
- Stakeholder meeting planning for marsh migration

2025-26 Gabie Krueger



- Mussels & microbiome → marsh health
- Marsh vegetation surveys for BHIC



- **SECOORA grant for Surface Elevation Tables (SETs) – Nov 2025**

Relative sea level rise measurements and inundation models



**TAKE HOME = Learning more to increase sustainability of BHI**

**Tuesday April 7, 2026**

**5<sup>th</sup> Annual  
Johnston Coastal Sustainability Symposium**

**Theme = Coastal Sustainability through Stewardship**

**Morning Session at BHA = 8:30 AM**

**Evening Dinner Conversation at BHI Club = 5:30 PM**

**Speaker Lindsay Addison from Audubon**





**David Sawyer, CEO  
BHI and Shoals Clubs**



# BALD HEAD ISLAND CLUB & SHOALS CLUB



*Shoals  
Club*



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# State of The Clubs

David Sawyer,  
CEO





# Membership

## The Primary Business of the Club

- Total of 1,320 Primary Member Families
- Total of 350 Full Member Families (123 on waitlist)
- Add-On Memberships have been capped at 411 with 6 on the waitlist.

## A Deeper Dive

- Total Primary Members, Spouses, Immediate Family (Under Age 24) = 3,140 Primary Member Users of the Club
- Total Extended Family = 1,941
- Total Individuals with BHI Club Year-round Club Member Access = 5,492

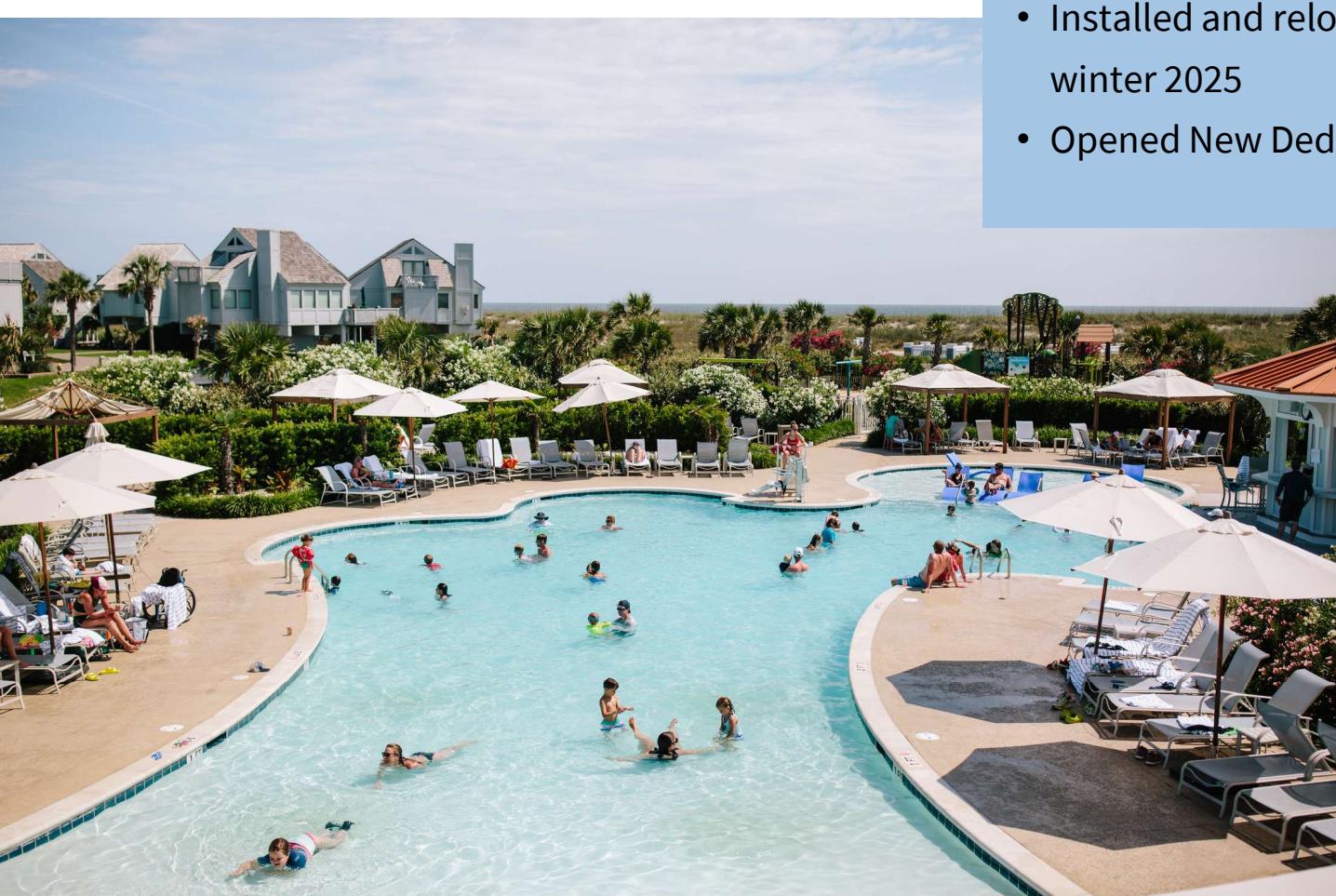




# Shoals Club Membership

## The Primary Business of the Club

- Full Memberships: 647
- Lot Memberships: 61
- Add-On Members (Fractional): 92
- Overall Membership: 800 Member Families – consistent strength
- Waitlist: 8



## Aquatics & Recreation

- The Club finished the season with 82,000 swimmers
- Installed and relocated new playground- Opened winter 2025
- Opened New Dedicated Croquet Greenswards

## Tennis

- Added more cardio clinics during the week
- With the assistance of intern tennis pro, Lorenzo Pierri, the Club was able to offer more space in morning programs
- Junior Tennis Clinics doubled in attendance
- Added Junior Tennis clinics to coincide with Cardio Tennis for families



## Pickleball

- Junior Pickleball Clinics increased by 250%
- Cardio Pickleball Clinics were added this year with sold out classes during high season
- Increased participation in open play hours
- Adding beginner pickleball clinics in 2026

## Croquet

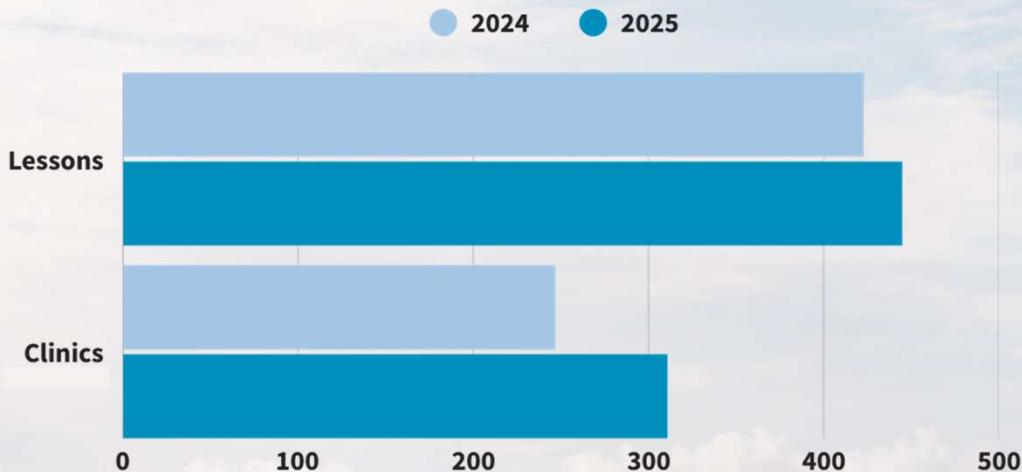
- Three new greenswards are open for play
- BHI Club under the leadership of Jeff & Eileen Soo competed and won the NC Club Teams State Championship.
- Jeff Soo, our Croquet Professional was inducted into the Croquet Hall of Fame this year.
- Croquet has over 100 active Member participants
- Goal is to grow croquet for all BHI Club members



# Fitness

- High Season Usage has increased more than 20% over Prior Year.
- Continued to grow fitness and wellness offerings for Members
- Our Fuel Smoothie Bar increased revenues by 32% in June-August in 2025 compared to last year.





## Golf

01. • Rounds were up 2% in 2025
02. • Member Rounds made up 92% of all play
03. • Clinics were up by 26% in 2025, and 94% Over 2023  
• Lessons were up by 5% Ovin 2025



# Food & Beverage

- Palm and Grille menus offered on the Terraces, reducing culinary labor while increasing clubhouse restaurant revenues 11%
- Extended poolside F&B cocktail service to members
- Member Event revenues increased 22% over prior year
- Coffee Bean Bar & Horizons Take Out Sales have a 15% increase over prior year
- Third year in a row that Food and Beverage teams were fully staffed by high season in June.
- Food & Beverage revenues are up 3.5% over prior year
- Introduced two new wine menus in 2025 Club-wide.



# Club Accolades



*Shoals Club*



*Shoals Club*

# BHI Club Capital Projects

- Ocean Room Repair & Renovation – new windows, doors, lighting, flooring, sound-mitigation ceiling materials, HVAC, insulation, and a more open floor plan.
- Exterior Lighting from Firepits to Fitness
- HVAC Chiller for Clubhouse and 5 new Air Handlers
- New Kitchen Equipment in Clubhouse & Horizons
- Irrigation Pump House and System Infrastructure
- New Front Doors for the Clubhouse Lobby, Palms Doors to Terrace, and Grille Door
- Repairing Fitness Flooring this Winter





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## Shoals Club Coastal Protection

- Coastal Protection – Installation of additional sandbags is underway. Will be completed in March
- Sand and sea oats installation scheduled for this Spring
- Shoals Beach has increased to over 300ft as of January 2026



# MASTER PLAN SURVEY RESULTS

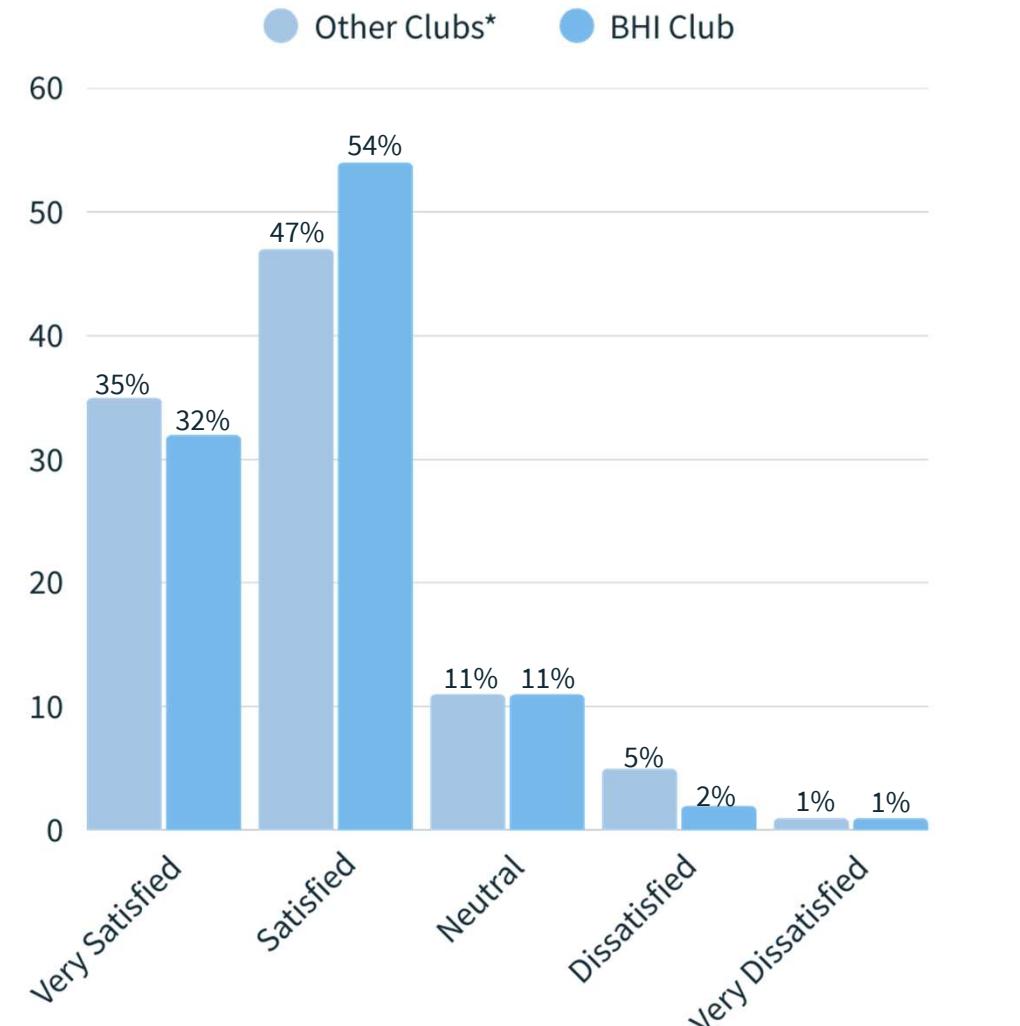
DATA COLLECTED BY MCMAHON GROUP



# OVERALL CLUB SATISFACTION



VERY SATISFIED OR  
SATISFIED WITH THE CLUB

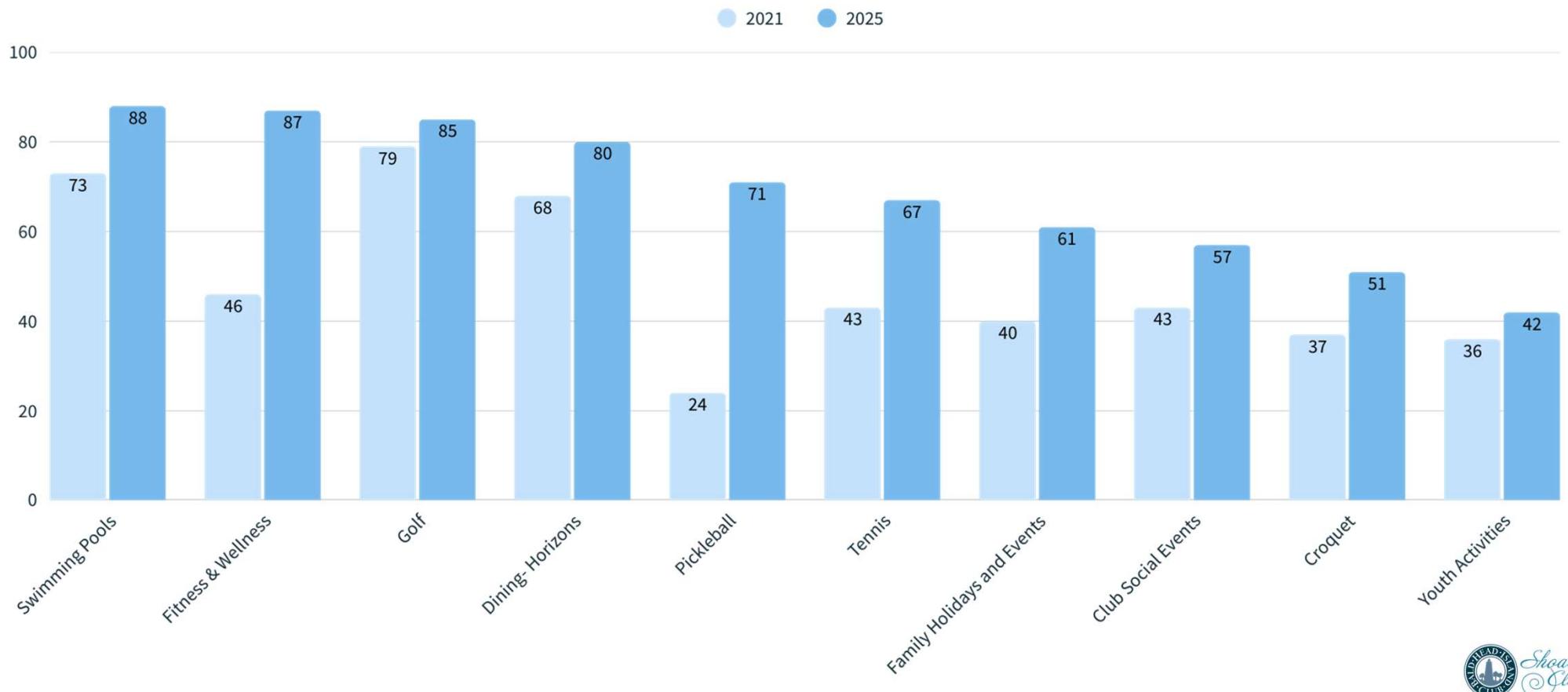


\*Other Private Clubs within residential communities



# SATISFACTION WITH CLUB ACTIVITIES/ FACILITIES

The table below shows that all the satisfaction percentages have improved considerably since 2021



# Key Member Concerns

1. Increase Golf Cart Parking
2. Improve Availability of Dining Reservations for Primary Members during peak times.
3. Improve Clubhouse Kitchen (70% important)
4. Develop a Permanent Golf Pro Shop Facility, and potentially a satellite Shop for Racquets.

## Key Action Item

Continue to Improve the Club's Balanced Approach to Extended Family and Guest Pass Holders - 76% of members support some further adjustments to Guest Pass Holder and Extended Family timing access to amenities at peak times, as long as it does not require increasing dues.



# Master Plan Survey - Summing Up

- The Club has made significant progress since the 2021 survey, particularly in fitness, tennis and pickleball, pool operations, golf practice areas, food and beverage quality, service, and overall member value.
- With continued focused attention on dining access management, and value, the Club is well-positioned to continue to enhance member satisfaction, improve club facilities and maintain a strong foundation of high member loyalty.





Looking  
into the  
Future...

# Complete Current Phase



## Current Phase

- Adding 102 Parking Spaces and starting new entrance road.
- Construct 3 New Croquet Greenswards
- New Playground

## Next Phase

- Construct Racquets & Croquet Shade Structures
- Complete walled and screened Laydown Yard for material storage.
- Sidewalks and Landscape

# Shoals Club Property - Future Planning

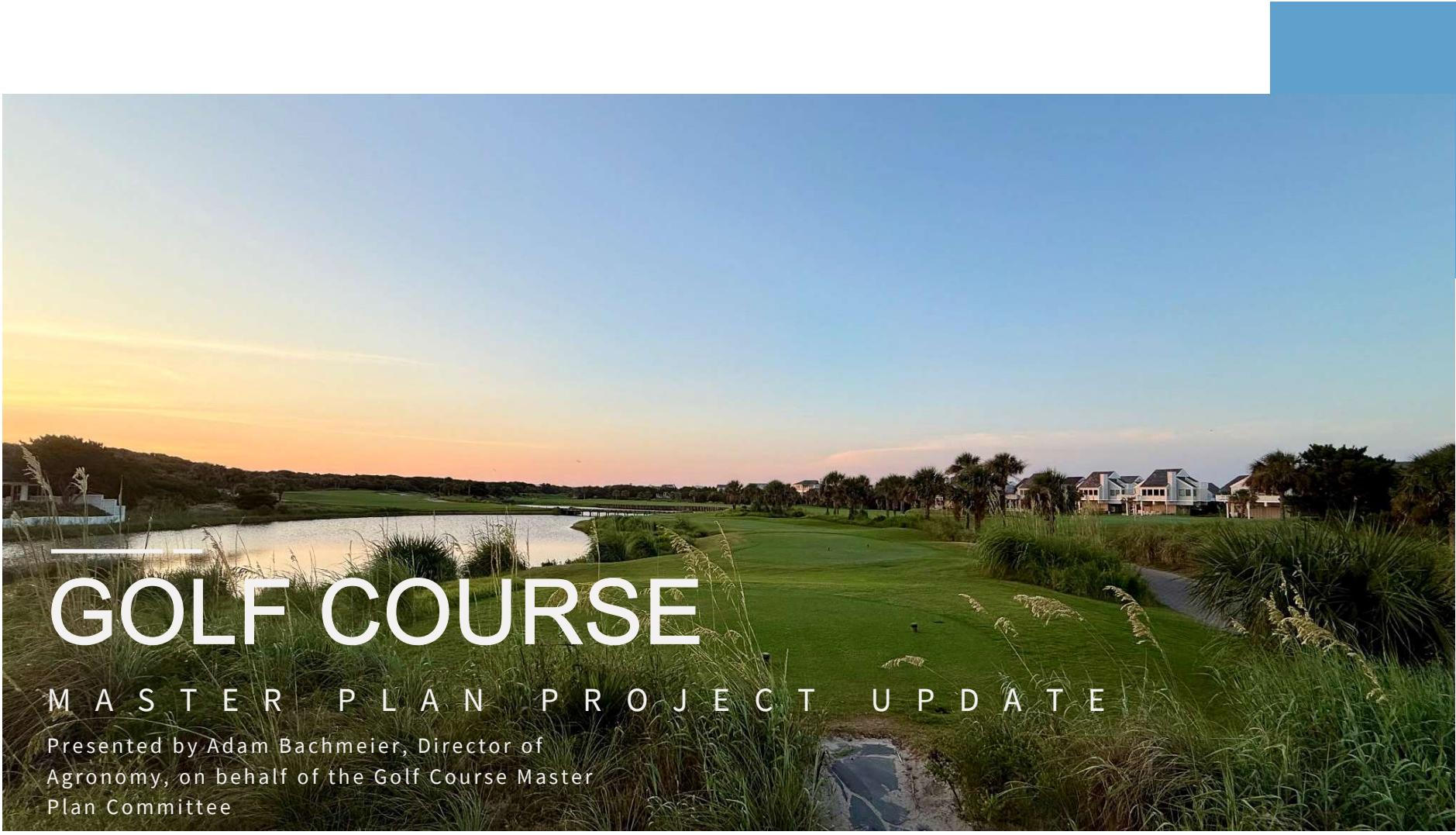


Commercial Lot 3500:

Conceptual Plan

- 1.89 acres
- The property has ample room for pools, clubhouse, and parking
- Engineering & Site Planning are in Progress
- Shoals Club Member Master Plan Survey-2026





# GOLF COURSE

MASTER PLAN PROJECT UPDATE

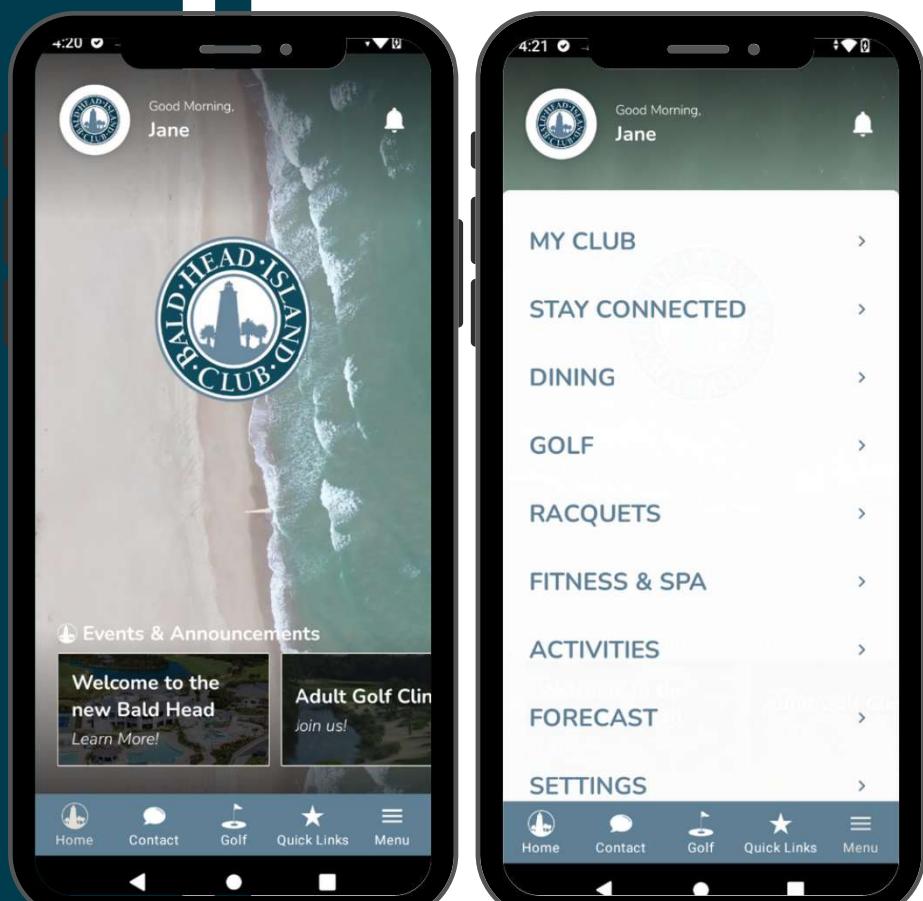
Presented by Adam Bachmeier, Director of  
Agronomy, on behalf of the Golf Course Master  
Plan Committee

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# Golf Course Rejuvenation Project Next Steps

- Thank You to Our Membership for Overwhelming Support to Fund the Project
- Supplies and Materials will start to be delivered April thru October 2026
- 9 Holes of the Golf Course will Close November 9, 2026
- All 18 Holes will close January 4, 2027
- Construction will be complete by June 2027
- Grow-in of the course will last thru September
- Goal is to open the course in October 2027





## THE CLUBS HAVE NEW MOBILE APPS!

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Get help with the new apps, enjoy light bites, and reserve your spot for upcoming events.

**BHI Club - 1,370 Unique Member Users**

**Shoals Club - 617 Unique Member Users**

New app improves Member recognition  
facilitates service, communication, and  
community for all Members



# Thank You



COMMENTS?  
ONLINE AUDIENCE:  
CLICK RAISE HAND  
TO COMMENT.

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



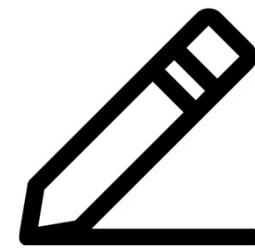
# ELECTION RESULTS

## TWO BOARD VACANCIES



# THANK YOU FOR YOUR SERVICE!

**BHA would not be the same without the  
support of volunteers on  
Boards and Committees!**





THANK YOU ALL FOR ATTENDING!