



## **BALD HEAD ASSOCIATION 2021 ANNUAL MEETING**

Saturday, January 30, 2021 – 9am

Bald Head Association – 111 Lighthouse Wynd  
Meeting held via Microsoft Teams Live Events

**Board Members Present:** John Fisher, President  
Alan Briggs, Vice President  
Robert Drumheller, Secretary/Treasurer  
Tiffany Williams, Board member  
John Kinney, Board member

**Board Members Not Present:** Vacant, Board member

**Staff Members Present:** Carrie Moffett, Executive Director  
Carol Collins, ARC Associate/Covenants Compliance Agent  
Denise Eidal, Bookkeeper  
Pam Henson, Communications Associate  
Diane Mesaris, Administrative Assistant

**CALL TO ORDER:** President John Fisher welcomed the members and thanked everyone for attending the remote Annual Meeting. Due to concerns about COVID-19, the meeting was held remotely only using Microsoft Teams Live Events. He introduced the Board members who were present and relayed information about each of the staff members and their respective responsibilities. John announced that Nana Smith resigned from the BHA Board of Directors due to the difficulties of travelling to Bald Head Island from her home in Texas during the pandemic. Because of the timing of her resignation, there wasn't sufficient time to notify the members and put a replacement into the election cycle. And, while the Board has the authority under the Bylaws to appoint her replacement, John Fisher asked for volunteers to fill the position and serve the remainder of Nana's term, which expires in January 2023. Those interested in serving were asked to submit their resume to Nominating Committee Chair Tiffany Williams. The Board will fill the Board position prior to the February Board Retreat.

**PROOF OF QUORUM:** Secretary/Treasurer Robert Drumheller announced that 150 members or proxies would constitute a quorum (Per Article III, Section IV of the Bylaws: "Section 4. Quorum. At the annual meetings and all special meetings, the presence of one hundred (150) members entitled to 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.") and that 106 proxies had been received by the deadline, representing 173 properties, which more than satisfied the requirement and constituted 9% of the membership. That number does not include any ballots voted electronically during the meeting.

**APPROVAL OF MINUTES:** John Fisher asked for procedural voting for the approval of the 2019 Annual Meeting Minutes which had been posted on the website for review.

Motion by: Alan Briggs

Seconded by: John Kinney

Motion carried unanimously

**RECOGNITION OF NOMINATING COMMITTEE:**

John Fisher recognized the work of the Nominating Committee for its successful efforts. This year's committee consisted of John Kinney and Tiffany Williams, Chair.

**INTRODUCTION OF CANDIDATES:** John Fisher introduced the candidates. Alan Briggs and Robert Drumheller, both of whom served on the former BHI Stage II Association, had previously served a three-year term with BHA and were nominated for a second term. John Fisher read from their respective questionnaires.

**CALL FOR ELECTION:** John Fisher offered a procedural reminder on the election process: The Annual Meeting packet was mailed to members in mid-December 2020. Online voting was available through Wednesday of the prior week. Proxies of members who previously mailed their proxies or voted online were already counted. Members who wished to vote during the meeting were required to complete a ballot that was available online until 10am. John thanked Diane Mesaris and Laurie Jelinek for serving as the Teller Committee to count the votes for the election. He then announced the election would close at 10am.

**CLOSE OF ELECTION:** John closed the election at 10am.

**BHA ACCOMPLISHMENTS:** Board members then provided an overview of the Association's 2020 accomplishments.

- John Fisher reported that BHA currently comprises 1,898 properties with 1,149 of those built upon. He listed the responsibilities with which BHA is charged as part of the organization's Articles of Incorporation: Administer and enforce architectural review guidelines; own and manage the Common Area; provide recreational services/facilities for members/ communicate activities/decisions of interest to members; and, promote the health, safety and welfare of members.
- Tiffany Williams reported that one of BHA's main tasks is the responsibility of overseeing the architectural review process. She noted there had been over 310 submittals reviewed, with 22 of them being new construction projects that were approved. The ARC Committee and Staff managed countless paint color requests and reviewed hundreds of tree requests for trimming and removal – many from two hurricanes. BHA also provides ARC coordination for the Middle Island property owners' association on a contract basis.

- John Kinney described the many ways BHA manages the Common Area it owns, as well as the managing all aspects of the three communities of Keeper’s Landing, Surfman’s Walk and Sumner’s Crescent, six additional neighborhoods (Braemar, Cedar Court, Muscadine Grove, Loggerhead, Palm Court and Palmetto Cove) and the 13 alleys located in the Island’s East End. He reviewed maps that show the locations of the Common Area BHA owns and manages across the Island.
- John also stated that the Association Center saw less activity in 2020 due to the COVID shutdown. BHA continued to communicate with its members using various vehicles to keep them abreast of what is happening and other pertinent information.
- John Fisher discussed BHA’s efforts to promote the health, safety and welfare of both full- and part-time residents by helping them navigate the ins and outs of property ownership on BHI. In 2020, BHA developed “BHI Basics” for informing property owners and visitors about Bald Head Island essentials.
- Alan Briggs highlighted BHA’s efforts to enforce its Covenants as required by the governing documents, with a focus on helping property owners bring their homes in compliance with Community Wide Standards.

Each of the Board members provided an update on the 2020 activities of their respective assigned committees: Tiffany Williams – Architectural Review Committee; John Kinney – Resource Conservation and Beautification; John Kinney (substituting for Nana Smith) – Socialization, Education and Recreation; Alan Briggs – Strategic Planning and Long-Range Projects.

**RECOGNITION OF OUT-GOING COMMITTEE MEMBERS:** John Fisher thanked the Committee members for their hard work and dedication throughout the year and asked for volunteers for the coming year. He recognized those whose 3-year terms had expired:

*Architectural Review Committee:* William Faber, Kathy McConnell and Mike Herriott

*Resource Conservation and Beautification Committee:* Betty Robinson and Barbara McQuaide

*Socialization, Education and Recreation Committee:* Lou Earnhardt and Susan Panousis

*Strategic Planning and Long-Range Projects Committee:* Craig Bandoroff

Robert Drumheller stated the Board’s philosophy regarding stewardship of the organization’s finances and reviewed the organization’s financial position, including a review of recent years’ annual dues and budgets. He provided highlights of the first-ever formal reserve study that was conducted in 2020 and the potential impact the study will have on the annual dues and budgets in the coming years.

John Fisher delved into the history, redesign and construction of the Wildlife Overlook's new reptile and bird viewing platforms. It is a one-of-a-kind structure with specific architectural elements designed for BHI's environment. The estimated cost is \$325,000 - \$350,000 and will be paid by a 3-year special assessment levied by the Board. The assessment will be \$240/home and \$80/lot. The annual installment will be \$80/home and \$27/lot.

Alan Briggs then reviewed several initiatives BHA will address during 2021, including completing the Wildlife Overlook, developing a long-term strategy for the lagoons, publishing a BHI Community Directory, reserve study analysis and Community Wide Standards evaluation of homes.

**ORGANIZATIONAL REPORTS:** Various on-Island organizations were invited to speak on their challenges and successes during the previous year. Speakers were given 5 minutes each to present their respective reports with the exception of Joyce Fulton and Mayor Andy Sayre who were given 10 minutes each. Speakers included:

- Hon. Andy Sayre, Mayor, Village of BHI
- Chris Webb, Executive Director, Old Baldy Foundation
- Joyce Fulton, Consultant, BHI Limited
- Cam McIntyre, President, Public Safety Auxiliary
- Chris Shank, Executive Director, BHI Conservancy/Smith Island Land Trust
- David Sawyer, CEO, BHI and Shoals Clubs

**QUESTIONS/MEMBER COMMENTS** Members were given an opportunity to ask questions of all presenters. Questions centered around the Wildlife Overlook and the reserve study.

**ELECTION RESULTS:** John Fisher announced the re-election of Alan Briggs and Robert Drumheller to the Board and the membership's approval of the Bylaws revision requiring the Board to maintain commercial crime coverage rather than bonding specific individuals based on their duties or positions.

**ANNOUNCEMENT OF THE 2021 BHA BOARD OF DIRECTORS:**

- John Fisher
- Alan Briggs
- Robert Drumheller
- John Kinney
- Tiffany Williams

**RECOGNITION OF DEPARTING BOARD MEMBER:** On behalf of the Board, John Fisher thanked Nana Smith for her service to BHA and revealed that a live oak tree would be

planted in recognition of her contributions.

**ADJOURNMENT:**

Motion by: Alan Briggs

Seconded by: John Kinney

Motion carried unanimously