

Joe Brawner



Profession: Worked in the international Chemical and Pharmaceutical Business

Education: BS Industrial Engineering (Virginia Tech); MBA (The Wharton School, Univ. of Pennsylvania)

Address: 6 Pintail Court, Bald Head Island, NC 28461

Civic Activities: In my 20+ years on BHI, I have served on the BHI Club Board, the BHI Conservancy Board, Village of BHI Public Works Committee, Chaired the Stage I BHA Architectural Review Committee (5 years during transition from BHI Ltd. to BHA) and served on numerous special Village study/project teams and committees.

Personal Interests: My family, golf, fishing and smoothing the pace of positive change on BHI.

Spouse name; profession; education: Judy; Teacher, Home Demonstration Agent, Housewife; BS Home Economics, Radford College

Platform/Philosophy/Positions

The BHA needs to more finely focus its attention and priorities to better identify and meet the requirements of Association Members. It has become too easy and too routine for the BHA Board to impose multi-year financial assessments upon property owners and to spend Members' money on projects not essential to improving the BHI experience for property owners. The purchase of the largely unbuildable Battery IV property and the recent "improvements" to the Wildlife Overlook, both given as reasons for recent BHA Member assessments, raise significant question – especially when contrasted, for example, with the minimal attention directed to managing Association-owned Common Areas.

Another key objective must be to more effectively communicate with the Village government and to minimize duplication of activities and effort in these two organizations, both of which are directly funded by BHI Property Owners. With openly shared goals and a more coordinated approach, greater progress versus shared Property Owner priorities could be realized at a lower overall cost. The Association must focus more aggressively on identifying and addressing essential matters and objectives while minimizing attention, effort and expense on non-essential activities.

The BHA, the Village, and all Bald Head organizations must become more comfortable with sharing and working together in an effective, cost-efficient manner to meet the shared requirements of BHI Property Owners. Optimizing Association performance while fully controlling its costs must be the key goal for the Association and progress versus this overall goal must be monitored and more openly shared with property owners.