



## **BALD HEAD ASSOCIATION 2023 ANNUAL MEETING**

Saturday, January 28, 2023 – 9am

Bald Head Association – 111 Lighthouse Wynd  
Meeting held in person and Zoom Webinar

**Board Members Present:** Alan Briggs, President  
John Kinney, Vice President  
Robert Drumheller, Secretary/Treasurer  
Jennifer Lucas, Board member  
Joe Brawner, Board Member  
Tiffany Williams, Board member

**CALL TO ORDER:** President Alan Briggs welcomed the members and thanked everyone for attending the Annual Meeting in person and on Zoom Webinar. He introduced the Board members who were present and relayed information about each of the staff members and their respective responsibilities.

**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 521 proxies had been received by the deadline, representing 1,218 votes which more than satisfied the requirement and constituted 28% of the membership. That number did not include any ballots voted in person and electronically during the meeting.

**APPROVAL OF MINUTES:** Alan Briggs made a motion to approve the 2022 Annual Meeting minutes, which had been posted on the website for review prior to the meeting.

Motion by: Alan Briggs  
Seconded by: John Kinney  
Motion carried unanimously

### **RECOGNITION OF NOMINATING COMMITTEE:**

Alan Briggs recognized the work of the Nominating Committee for its successful efforts. This year’s committee consisted of John Kinney, Chair, and members: Dennis Hogan, Keith Earnshaw, Kay Menk, Betty Robinson, and alternate, Sandra Gleich.

**INTRODUCTION OF CANDIDATES:** Alan Briggs introduced the candidates: Paul Carey, Bob Keiger, Nathan McBrayer, Christine Osborne and Tiffany Williams.

**CALL FOR ELECTION:** Alan offered a procedural reminder on the election process: The Annual Meeting packet was mailed to members in mid-December 2022 as required by the Bylaws. 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 in person were given a ballot and those online were required to complete a ballot that was available online until 10am.

During the meeting, it was discovered that one candidate, Nathan McBrayer, was not included on the online voting ballot. Members who were participating remotely were instructed to email Diane Mesaris who would manually add their votes to the online voting system.

Alan 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:** Alan closed the election at 10am.

**BHA ACCOMPLISHMENTS:** Board members then provided an overview of the Association's 2022 accomplishments.

- Alan Briggs reported that BHA currently comprises 1,889 properties with 1,184 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.
- John Kinney reported that one of BHA's main tasks is the responsibility of overseeing the architectural review process. He noted there had been over 330 submittals reviewed, with 39 of them being new construction projects that were approved. The ARC Committee and Staff managed countless paint color requests and reviewed hundreds of requests for tree trimming and removal. BHA also provides ARC coordination for the Harbour Association and for Middle Island Property Owners' Association on a contract basis.
- Alan Briggs 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.
- Jennifer Lucas stated that the Association Center held 366 activities in 2022. BHA continued to provide educational and recreational activities for members through the Educational and Recreational (ER) Committee.

- Tiffany Williams described the various communication modes to the property owners throughout the year including 12 monthly *Island Reports*, 61 BHA Compass email bulletins, a mid-year online meeting, an informational meeting regarding the BHI Ferry/Transportation System and printed and distributed BHA's inaugural edition of the BHI Community Directory.
- Alan Briggs 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 2022, BHA distributed a record number of Welcome Packages to new property owners and utilized the "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.
- 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 and the reserves for maintenance and repair of assets BHA manages.
- Alan Briggs then reviewed several initiatives BHA will address during 2023, including informing members about the sale of the BHI Transportation System, complete conveyance (in whole/part) of lagoons to BHI Club, update the BHA website, continue Community Wide Standards evaluations, work with the Village of BHI to enhance the Dog Park, integrate property owners members into committee structure and train next generation of organizational leadership, continue working with the BHI Club and Village of BHI to implement new Non-Residential Design Guidelines, work with Village of BHI to finalize the Boat Park relocation and continue working closely with island entities, particularly as BHI Limited's ownership of the island wanes.

Each of the Board members provided an update on the 2022 activities of their respective assigned committees: John Kinney – Architectural Review Committee and Nominating Committee, Tiffany Williams - Resource Conservation and Beautification Committee, Joe Brawner - Community Wide Standards; Robert Drumheller – Finance Committee, Jennifer Lucas – Socialization, Education and Recreation; Alan Briggs – Strategic Planning and Long- Range Projects.

**RECOGNITION OF OUT-GOING COMMITTEE MEMBERS:** Alan Briggs thanked the 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:* Joyce Nelson

*Finance Committee:* Brent Blackmon

*Resource Conservation and Beautification Committee:* Lillian Carter, Kay Menk, Kim Scagnelli

*Socialization, Education and Recreation Committee:* Andra Kinlaw, Debi Byrd, Millicent O'Connor, Kris Riley, Kathy Newman, Linda Raab

*Long-Range Projects Committee:* Peter Menk

**ORGANIZATIONAL REPORTS:** Various on-Island organizations were invited to speak about their challenges and successes during the previous year. Speakers were given 5-10 minutes each to present their respective reports. Speakers included:

- Hon. Peter Quinn, Mayor, Village of BHI
- Chris Webb, Executive Director, Old Baldy Foundation
- Kevin Arata, Board Member, Village Chapel of BHI
- Chad Paul, CEO, BHI Limited
- Cam McIntyre, President, Public Service 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 were addressed to BHI Limited and the Village, as well as the Club.

**ELECTION RESULTS:** Alan Briggs announced and welcomed Paul Carey and Christine Osborne to the Board.

**ANNOUNCEMENT OF THE 2023 BHA BOARD OF DIRECTORS:**

- Joe Brawner
- Alan Briggs
- Paul Carey
- Robert Drumheller
- John Kinney
- Christine Osborne

**RECOGNITION OF DEPARTING BOARD MEMBER:** On behalf of the Board, Alan Briggs thanked Jennifer Lucas and Tiffany Williams for their service to BHA and revealed that a live oak tree would be planted in recognition of their contributions.

**ADJOURNMENT:**

Motion by: Alan Briggs

Seconded by: John Kinney

Motion carried unanimously

DRAFT