



# 2024 BHA Annual Meeting

January 27, 2024

*We will begin shortly....*





# 2024 BHA Annual Meeting

January 27, 2024

*Welcome!*



# 2023 Bald Head Association Board of Directors

- Alan Briggs, President
- Christine Osborne, Vice President
- Robert Drumheller, Secretary/Treasurer
- Joe Brawner
- Paul Carey
- John Kinney



Alan Briggs



Christine Osborne



Robert Drumheller



Joe Brawner



Paul Carey



John Kinney



# BHA Staff

- Carrie Moffett, Executive Director
- Mary Anne Arata, Deputy Director
- Diane Mesaris, Administrative Assistant
- Fran Pagliaro, ARC Coordinator
- Pam Henson, Communications Manager
- Leigh Ann Fink, Bookkeeper
- Pam Rainey, Customer Relations Associate
- Chris Howard, ARC Administrative Assistant
- Kimberly Bandera, ARC Specialist
- Dora Richey, Covenants Compliance Associate



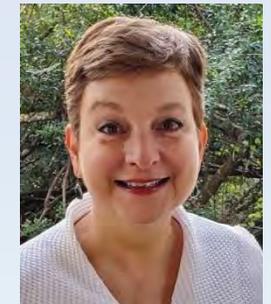
Carrie Moffett



Mary Anne Arata



Diane Mesaris



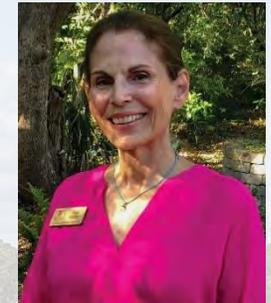
Fran Pagliaro



Pam Henson



Leigh Ann Fink



Pam Rainey



Chris Howard



Kimberly Bandera



Dora Richey

# 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.

# Approval of Minutes

# Nominating Committee

- Articles V and XI of BHA's Bylaws describe the make-up and the responsibilities of the Nominating Committee.
- BHA asked property owners multiple times through the *Island Report* and *Compass* to 1) volunteer for the Nominating Committee and 2) contact the Nominating Committee Chair if they were interested in running for the Board.
- The Committee met six times and, as required by the Bylaws, informed the Board at its regular September meeting the names of four candidates put forward to the membership for consideration at the 2024 Annual Meeting.
- All members who requested to be nominated were honored, and all indicating a willingness to seek election were nominated.

## Members:

Rick Nelson

Robbie Nixon

Claude Pope

Kirby Ward

Mike Scibienski (alternate)

Joe Brawner, Chair &  
Board Liaison

# Introduction of 2024 BHA Board Candidates



Michael  
Bumarch



Bob  
Keiger



Chris  
Parrish



Elizabeth  
(Betty)  
Robinson



Steve  
Smalley

# Call for Election

- Proxies received prior to the meeting.
- Online ballot available today (9:00-10:00am) for anyone who hasn't already voted.
- In-person paper ballot available today (9:00-10:00am) for anyone who hasn't already voted.
- Our Teller Committee:
  - Diane Mesaris
  - Laurie Jelinek

# BHA Today

Current number of member properties  
as of January 1, 2024:

Total — 1,886

- Rooftops — 1,219 (1,184 as of 1/2023)
- Lots — 667 (705 as of 1/2023)
- 35 lots were converted to new homes  
in 2023

183 properties changed owners  
in 2023



# 10 Years of Growth

Year	Lots Converted to New Homes
2014	4
2015	5
2016	6
2017	5
2018	10
2019	10
2020	12
2021	16
2022	22
2023	35
TOTAL	125

Year	Properties Changing Hands
2014	102
2015	91
2016	65
2017	127
2018	115
2019	132
2020	245
2021	273
2022	168
2023	183
TOTAL	1,501

# Background – What is BHA charged to do?

Articles of Incorporation direct BHA to:

1. Administer and enforce architectural review guidelines.
2. Own and manage the Common Area.
3. Provide recreational services/facilities for members.
4. Communicate activities/decisions of interest to members.
5. Promote the health, safety and welfare of members.

# BHA's Covenants Provide:

## 2.1 Function of Association.

The Association will be responsible:

- (a) to act on such matters as the Board determines affects the welfare and recreation of its Members and the beautification and conservation of the natural environment of the Properties...
- (b) to communicate the actions, decisions and activities of the Association and Bald Head Island events...
- (c) to provide such services and facilities to its Members as the Board determines will promote the welfare and recreation of its Members and beautification and conservation of the natural environment of the Properties...
- (d) for ownership, management, maintenance, operation and control of the Common Area...
- (e) for enforcement of this Declaration, the Articles, Bylaws and the Rules and Regulations...
- (f) for administering and enforcing the architectural design guidelines...



# Background

1. Administer and enforce architectural review guidelines
  - Enforce BHA's Covenants and Design Guidelines.
  - Facilitate and review property owner submittals in accordance with BHA's Covenants and Design Guidelines.
  - Promote the beautification and conservation of the natural environment of the Properties.
  - Maintain archives of plans and paint colors on over 40 years of house plans.

# 2023 ARC Activities

- Held 22 Architectural Review Committee (ARC) meetings.
- Received 406 applications.
- Processed and reviewed 366 applications for 22 ARC meetings.
- Processed 21 interim reviews between meetings.
- 93 Draft, Preliminary and Final applications — three application steps making up the New Construction ARC review process.
- Processed and reviewed a total of 57 Paint/Roof applications; 84% approved.
- Transitioned to dynamic online applications in August 2023.
- Updated 27th Edition of Design Guidelines – Reduced to 78 pages.
- Created physical and digital checklists for all New Construction applications to facilitate complete submittals and new designer/architect training.

# 2023 ARC Activities

- 70 initial tree site visits plus onsite follow-up as needed.
  - 69 approved trees to be removed plus 35 large-diameter branches.
  - 49 owner-owned properties + 21 drip-line community areas (3 Sumner's Crescent, 12 Surfman's Walk, 6 Keeper's Landing).
- Implemented new, Non-Residential Design Guidelines.
- Replacement of ARC Administrative Assistant hired March 2023 — Chris Howard.
- ARC staff received 2,240+ member/contractor calls, emails and in-person visits from April-December; averaging 248 per month or 58 per week.

# Ad Hoc ARC Improvement Committee

- Created in February 2023 to look at the architectural review process objectively and determine how to improve it for members and their representatives.
- Outcomes:
  - The Design Guidelines were shortened from 182 to less than 80 pages.
  - New language was added to the Design Guidelines informing property owners that the use of architects not familiar with BHA's Design Guidelines may cause delays.
  - The rules regarding "Massing" and the "50% rule" were clarified by defining where on BHI these rules apply.
  - The chairs of Sections A and B now meet periodically to ensure consistency between the two sections.
  - Notification letters to property owners were revised to reflect a more positive tone and clear language with regard to the nature of non-compliance issues.
- Recommendations for the Board to consider in 2024:
  - Task Community Wide Standards (CWS) Committee with one-year landscape plan follow-up/evaluation on new constructions.
  - Applicants must notify neighbors when requesting a variance.

Committee Members:  
John Kinney, Chair  
Joe Brawner  
Paul Carey  
Christine Osborne  
Jennifer Russel  
Fran Pagliaro  
Carrie Moffett

# ARC Applications Processed for Meetings

Year	Combined New Construction Submittals	Major Renovation	Minor Renovation/Change	Paint/Roof	Other	TOTAL
2023	93	24	124	57	68	366*
2022	88	31	91	53	67	330
2021	76	43	82	49	86	336
2020	54	22	96	77	66	315
2019	36	22	114	70	47	289
2018	64	12	89	46	37	248

\*40 incomplete applications were pulled from agenda

# ARC Site Management

Final Inspections	2023	2022
Projects inspected	41	40
Projects unable to be inspected	4	2
Inspections completed	33	18
Deposits returned	\$164,000	\$88,000

2023 Preconstruction site management visits (*3 visits required per site*): 49  
2023 Miscellaneous or re-inspections: 86

# 2023 ARC Activities – Middle Island/Harbour

Architectural Reviews	MI-ARC	HARB
New construction reviews	11	8
Major change reviews:	1	2
Minor change reviews:	12	5
Landscape reviews:	2	2
Paint change reviews:	5	4
Total*	31	21

Final Inspections	MI	HARB
Projects inspected	4	0
Inspections completed	4	0
Deposits returned	4	0
Total	\$40,000	\$0

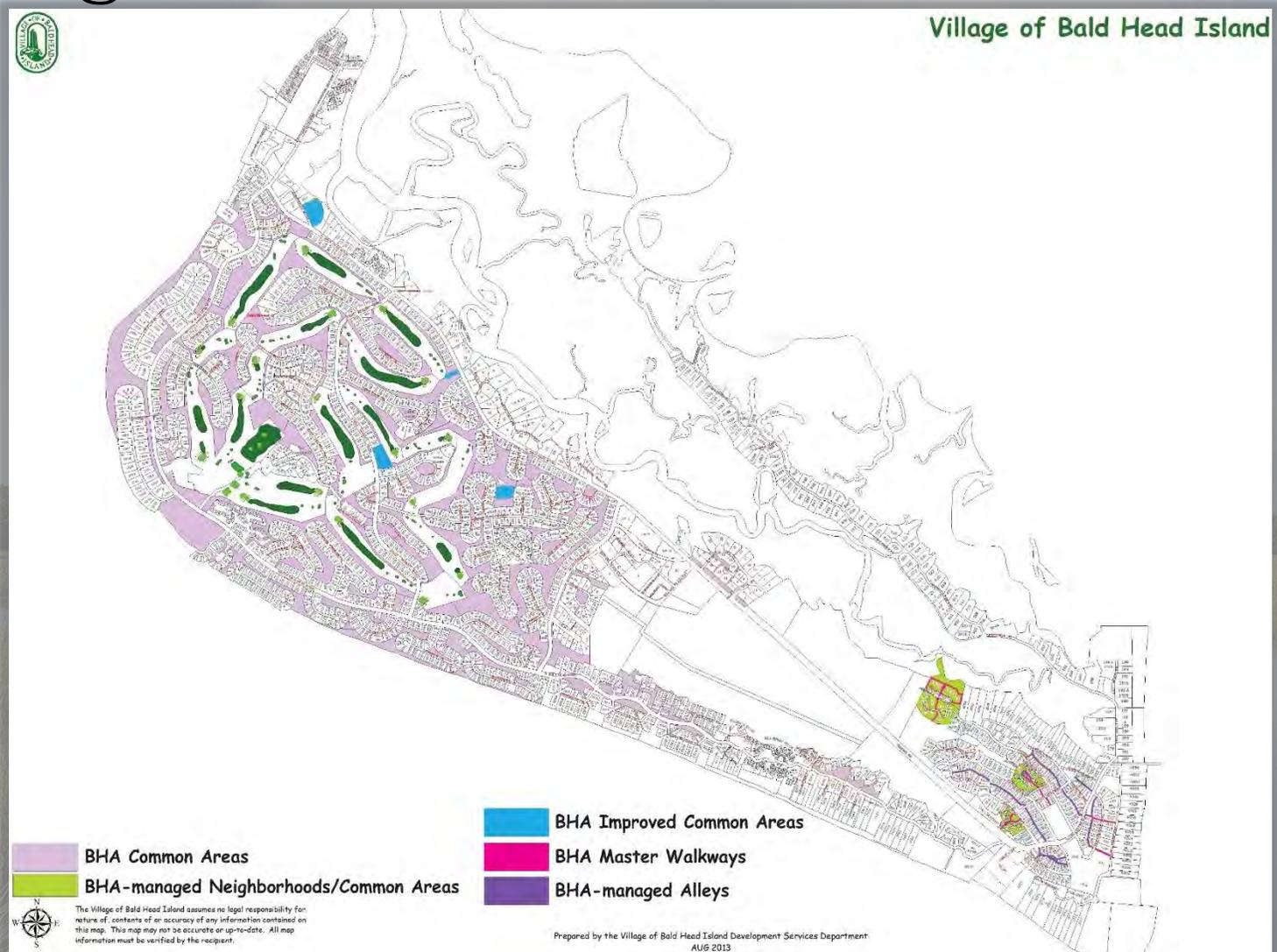
\* Some projects were reviewed multiple times.

# Background

## 2. Own and manage the Common Area

- Manage all aspects of the three communities of Keeper's Landing, Surfman's Walk and Sumner's Crescent.
- Manage amenities or assets of six additional neighborhoods (Braemar, Cedar Court, Muscadine Grove, Loggerhead, Palm Court and Palmetto Cove).
- Maintain 9 alleys located in the East End along 117 individual properties.
- Manage tree trimming and removal requests on unimproved Common Area, such as that along the golf course.
- Manage and maintain improved Common Area – Association Center, Battery 4, Boat Park, Community Garden, Wildlife Overlook, Master Walkway (CFS).
- Help protect the natural uniqueness of Bald Head Island through the management of approved tree and limb removal.

# Background – Common Area



Prepared by the Village of  
BHI Development Services  
Department – August 2013



# Background – Common Area (West End)



-  BHA Common Areas
-  BHA-managed Neighborhoods/Common Areas
-  BHA Improved Common Areas
-  BHA Master Walkways
-  BHA-managed Alleys

# Background – Common Area (East End)



-  BHA Common Areas
-  BHA-managed Neighborhoods/Common Areas
-  BHA Improved Common Areas
-  BHA Master Walkways
-  BHA-managed Alleys

# Background

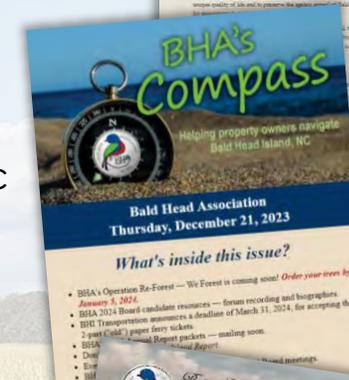
## 3. Provide recreational services/facilities for members

- Facilitate the use of the Association Center for meetings, recreational facilities, weddings and other activities — 292 activities through November 10, 2023.
- Manage improved Common Areas for property owner use.
- Lease Common Area for Village of BHI to house the Mulch Site and the Dog Park.
- Provide varying free and low-cost educational and recreational activities for members through the Education and Recreation (ER) Committee.

# Background

## 4. Communicate activities/decisions of interest to members

- Communicate news, what is happening and other pertinent information.
- Surveyed members, advertisers and BHI organizations about *Island Report* format and frequency; investigated cost/benefit alternatives.
- Published, distributed and archived 12 months of *Island Report* newsletters.
- Published, distributed and archived 52 *BHA's Compass* email bulletins.
- Held five informational meetings — BHI Transportation System's transition to electronic reservations and ticketing (two meetings), Village of BHI Council Candidate Forum, BHA's inaugural BHA Board Candidate Forum and Insurance Informational Session.
- Published NC Utilities Commission (NCUC) updates
- Published live/recorded hearing links for the NC Court of Appeals case regarding the NCUC's ruling on classification of parking and barge as utilities.
- Created a training video for the transition to online applications for ARC submittals.
- BHA website 2023 average monthly users: 2,460.
- Posted 51 news item links on website.
- Created posters/online posts and promoted over 35 committee events.
- Increased our Facebook/YouTube following.



# Background

## 5. Promote the health, safety and welfare of members

- Attend island entity and off-island meetings to promote the health, safety and welfare of property owners — full- AND part-time residents.
- Held inaugural BHA Board candidate forum with moderator in December 2023.
- Held Village of BHI Council Candidate Forum in September 2023.
- Held two informational sessions in May about BHI Transportation's launch of its electronic ticketing and reservation system. Added web page and utilized *BHA's Compass* for information/links.
- Held Insurance Information Session in October 2023.
- Communicated updates in *BHA's Compass* regarding NCUC dockets Sub 21 and 22, and the NC Court of Appeals hearing to help inform members about the ferry system sale and NCUC ruling determining the parking and barge utilities.
- Help property owners navigate the ins and outs of property ownership on Bald Head Island.
  - Sent 159 Welcome Packages to new property owners in 2023.
  - Utilized *BHA's Compass*, *Island Report*, website and "BHI Basics" for informing property owners and visitors about Bald Head Island essentials.



# 2023 Covenants Enforcement

- Enforcement of Covenants helps maintain property values.
- 2023 Violations — 30 total
  - Unauthorized work done outside of ARC approval process — 15
  - Unauthorized tree trimming — 1
  - Exterior lighting violations — 4
  - Messy construction site — 4
  - Final inspection — 2
  - Commercial use of residential property — 4
- 2023 Community Wide Standards (CWS) Violations — 22 total
- Annual evaluations of BHA-managed neighborhoods:
  - Sumner's Crescent — 14
  - Keeper's Landing — 27
  - Surfman's Walk — 16

*Note: No Community Wide Standards (CWS) Committee member or BHA staff member enters a property without owner permission or being asked by the property owner.*

# Architectural Review Committee (ARC)

## Section A

- Meeting first Friday of every month except January
- ARC Section A will review applications for properties from the median of Muscadine Wynd, West except for the following multi-family communities: Lighthouse Landing, Ibis Roost, Royal James Landing, Sabal Palm Cottages, The Hammocks, The Villas and Timbercreek.

## Section B

- Meeting third Friday of every month except December
- ARC Section B will review applications for properties from the median of Muscadine Wynd, East including Silversides Trail, as well as the following BHA PUD and multi-family communities: Cape Fear Station, Flora's Bluff/Killegray Ridge, Ibis Roost, Keeper's Landing, Lighthouse Landing, Royal James Landing, Sabal Palm Cottages, Sumner's Crescent, Surfman's Walk, The Hammocks, The Villas and Timbercreek.



### Design Guidelines

(Standards & Rules)

For Bald Head Association Members

27<sup>th</sup> Edition

NOTE: This PDF is searchable by using the search bar for keywords.  
Ctrl-F=search bar on a PC; Command-F=search bar on a Mac

November 2023

27<sup>th</sup> Edition



# 2023 ARC Members

## Section A

- Dave Pacyna, Chair
- Bill Bourne
- Steve Davis
- Maria Earnshaw
- Dixon McLeod
- Kathy Newman
- Kevin Thomas
- Jan Triplett
- Tiffany Williams
- John Farabow, Architectural Consultant
- Christine Osborne, BHA Board Liaison

## Section B

- Terry Steelman, Chair
- Mike Herriott
- Bob Nixon
- Jennifer Pitts
- Mark Prak
- Jennifer Russel
- Andrea Taylor
- Gil Wilson
- David Wray
- Mark Saulnier, Architectural Consultant
- John Kinney, BHA Board Liaison

# Finance Committee



- Reviewed Key Assumptions for and provided input for 2024 budget – both organizational and BHA-managed neighborhoods.
- Recommended to Board an adjustment to cost allocations for managed neighborhoods based on services provided.
- Reviewed audit of 2022 financials for Board approval.

Committee Members:  
Robert Drumheller, Chair  
Mark Chilton  
Clayton Hemphill  
Robert Iseman  
Lisa Lautner  
Rick Nelson  
Nuno Valentine  
Scott Yancy  
Paul Carey, Board Liaison

# Resource Conservation & Beautification Committee (RCB)

- Two Island-wide Litter Sweep campaigns.
- 5<sup>th</sup> annual “Operation Re-Forest — We Forest” in early January 2024
  - Organized the purchase and delivery of 60 trees.
  - Planted and watering management of 6 Honor Trees.
  - Facilitated bulk discount for property owners to purchase trees to plant on their own property.
  - Planted two memorial live oak trees for retired BHA Board members Jennifer Lucas and Tiffany Williams.

## Members:

Barbara and Dale Giera, Co-chairs

Sean Callihan

Russell Iannuzzelli

Sandy Kades

Mary-Theresa Phillips

Paul Stetson

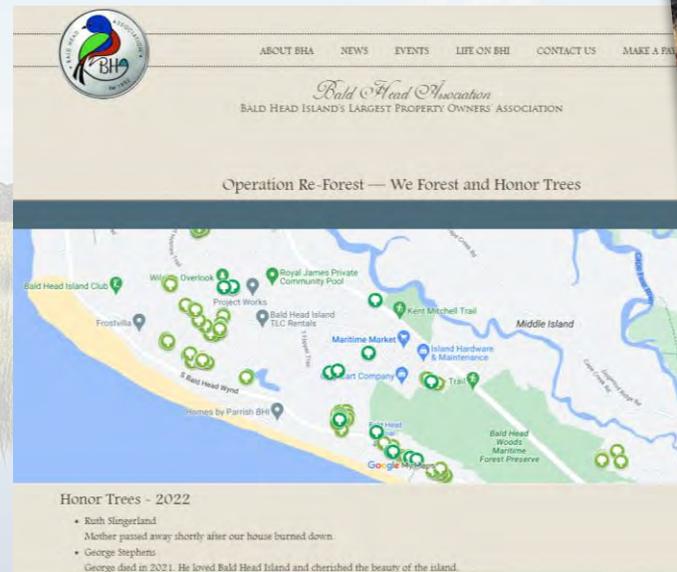
Mike Watson

Lindsey Owings Zeman

John Kinney, Board Liaison

# Operation Re-Forest — We Forest

- 5<sup>th</sup> annual operation held in early January 2024.
- 6 live oaks planted as “Honor Trees.”
- 60 trees planted by BHA or delivered to owners:
  - 22 live oaks
  - 20 yaupon hollies
  - 18 wax myrtles
- Online map of Honor Trees and all trees planted for operation will be added to BHA’s website.



# Education and Recreation (ER) Committee

## Ongoing and special events

- New activities in 2023 included Island-wide Trick or Treating with an online map/list of participating homes, Pollinator Garden kick-off and two fundraisers (trivia and “Honey, I’m in the Kitchen”), Easter egg hunt, Garden Club kick-off and photography events, shag dancing lessons, Happy & Healthy Holiday Workshop and Christmas tree lighting.
- Returning events included Pilates (summer), Calligraphy Class and Cookie Exchange.
- Held nine Community Potluck Dinners.
- Porch Island Treasures returned as a modified event, with an online map/list of participating homes.
- Regular yoga classes through early November 2023.
- Smith Island Social returns tonight.

### Members:

Betsi Stephen, Chair

Debi Byrd

Jennifer Lucas

F.A. McLeod

Kim Mulherin

**Millicent O’Connor**

Harriet Poole

Kris Riley

Grace Valentine

Christine Osborne, Board Liaison

# Long-Range Planning (LRP) Committee

- The LRP Committee is a “Think Tank” for Bald Head Association. It looks at the big picture — where are we going and how are we going to get there.
- Studied whether original conditions for purchasing Battery 4 still exist and whether to retain ownership.

## Members:

Greg Wendling, Chair

Courtney Callihan

Victoria Lonker

Walter McNairy

Joel Michaels

Elizabeth (Betty) Robinson

Scott Thomas

Bob White

Alan Briggs, Board Liaison



# Community Wide Standards (CWS) Committee

- The CWS Committee is looking for new members!
- In 2023, 10 driveways and 12 homes were found to be out of compliance.
  - 14 have been completed.
  - 8 are pending completion.
- Focus in 2023 was evaluating both homes and driveways.
- Added a personalized message to each violation letter, communicating the gratefulness of the CWS Committee for their BHI neighbors.

## Members:

Debra Drumheller, Chair

Bob Keiger

Jeff Kenney

Sandi Riegert

Elisa Roels

Holly White

Joe Brawner, Board Liaison



# Recognition of committee members whose 3-year terms have expired/resigned

## Architectural Review Committee (ARC)

Kathy Newman  
Jan Triplett

## Resource Conservation & Beautification (RCB) Committee

Sean Callihan  
Lindsey Owings Zeman  
Paul Stetson

## Nominating Committee

Rick Nelson  
Robbie Nixon  
Claude Pope  
Kirby Ward

## Education and Recreation (ER) Committee

Debi Byrd  
Betsi Stephen

## Finance Committee

Mark Chilton

## Long-Range Planning (LRP) Committee

Courtney Callihan  
Victoria Lonker  
Walter McNairy  
Scott Thomas

## Community Wide Standards (CWS) Committee

Sandi Riegert  
Elisa Roels

*Thank you!*

# BHA Committee Volunteer Opportunities

Volunteer online application is  
**available on BHA's website at:**

[www.BaldHeadAssociation.com/committees](http://www.BaldHeadAssociation.com/committees)



**BHA Committee Volunteer Form**

Consider sharing your knowledge, skills and time by serving on an Association committee. The committees' general goals are defined below to help you identify areas of interest. 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 submittals. 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**  
This 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 +

BHA Address +

# BHA's 2023 Priorities

- Communications with Our Members
- Attention to Financial Responsibility for BHA
- AD Hoc ARC Committee to Help Better Serve Our Members
- Transparency
- Collaboration with Island Entities
- Provide Support for BHA Staff

# Sound Financial Stewardship

Philosophy: *Aversion to debt and to maintain appropriate reserves for the protection of assets.*

---

- BHA's 2024 Basic Annual Dues remains unchanged - \$570/home and \$190/lot.
- Basic Annual Dues increased modestly five times since 2015 (increase of \$255), despite increasing costs — inflation, merger, insurance, etc.
- \$1.01m currently in reserves for maintenance/repair of assets BHA owns and/or manages.
- In 2023, implemented year 3 of a 5-year plan to secure 70% of reserve study recommendations for all assets. The study was conducted in 2020 by a professional reserve firm and is consistent with national best practices.
- BHA is debt free. All BHA buildings and property are owned and fully paid for.

NOTE: The 2024 Budget can be found at [www.BaldHeadAssociation.com/about-bha](http://www.BaldHeadAssociation.com/about-bha).



# Sound Financial Stewardship

10 years of dues:

Year	Percent increase from previous year
2024	0%
2023	15%*
2022	10%*
2021	15%*
2020	0%
2019	13%
2018	0%
2017	0%
2016	10%
2015	0%

*\*Portion of the increase tied specifically to reserves*

# 2020 Reserve Study Impacts on Budget

## Reserve Study Results:

- BHA maintains \$3.3 million worth of assets.
- 2020 reserve study resulted in a 5-year step-up plan to collect funds for repairing or replacing assets at the end of their useable life.
  - Collect 58% of anticipated replacement costs by Dec. 31, 2024;  
70% by Dec. 31, 2025.
- Adjustments to the reserves for specific BHA-managed areas have been allocated to those areas through supplemental dues & placed in separate accounts in line with Generally Accepted Accounting Principles (GAAP)
- Continue to maintain and repair all assets in order to extend their usefulness.
- Update reserve study every 5 years, in keeping with national best practices.

# On the horizon...

- Enhancing member communications – web site update, more online forms, member forum, targeted communications.
- Continue to offer free and low-cost events and activities for our members.
- Continue Community Wide Standards evaluations.
- On-going focus on expense control.
- Prioritize digitization of ARC files and home plans.
- Work with the Village of BHI to enhance the Dog Park.
- Complete conveyance of lagoons (in whole/in part) to BHI Club.
- Continue working closely with all Island entities on behalf of the membership.



# 2024 BHA Annual Meeting

January 27, 2024

*Intermission*



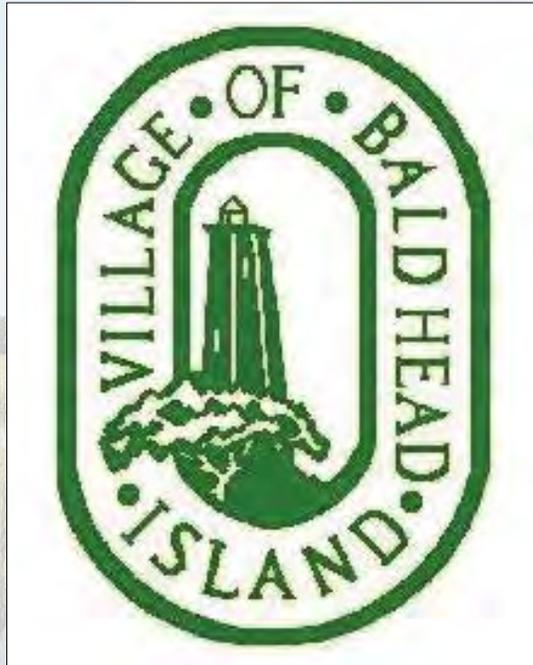
# BHI Organizational Presentations

- Peter Quinn, Mayor, Village of BHI
- Cam McIntyre, President, Public Service Auxiliary (PSA)
- Chris Webb, Executive Director, Old Baldy Foundation
- Kevin Arata, Village Chapel of BHI
- Chad Paul, CEO, BHI Limited
- Chris Shank, Executive Director, BHI Conservancy/SILT
- David Sawyer, CEO, BHI and Shoals Clubs

*For online audience: After all presenters have spoken, questions can be asked by "raising your hand." You will be asked to unmute yourself. Please state your name and your BHI property address.*



# Hon. Peter Quinn Mayor, Village of BHI



# Cam McIntyre

## President, Public Service Auxiliary (PSA)



# BHI Public Service Auxiliary

## Teams

### Transportation

transport off island support to emergency site

### Emergency Site

support Volunteers at emergency site

### Traffic Assistance

assist Volunteers with traffic around emergency site

### Supply

assist Volunteers carrying supplies to emergency site

### Kitchen

staff PSA kitchen for food and supplies- organize Chili Supper

### Food Runner

bring food from market and restaurants in emergency



501(c)3  
fund raising  
organization

“Chili”  
Supper

BHI Public Safety Officers



Public Safety Volunteers



Public Service Auxiliary Teams

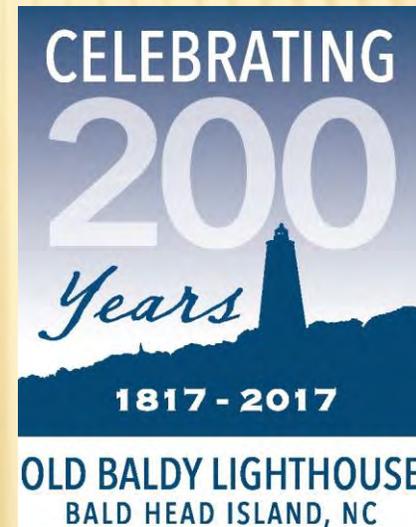
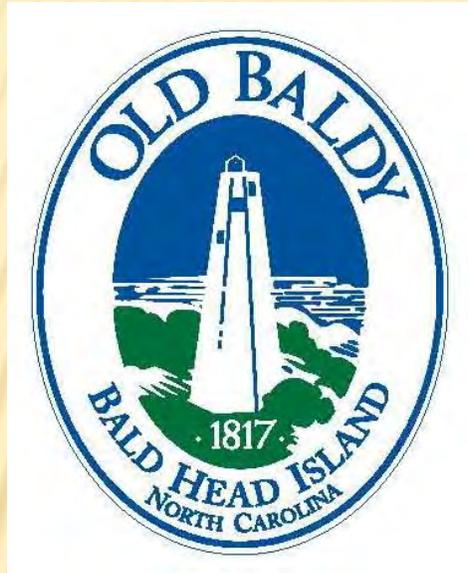
contact Cam McIntyre- [cammacnc@gmail.com](mailto:cammacnc@gmail.com)



Chris Webb  
Executive Director, Old Baldy Foundation



# OLD BALDY FOUNDATION



# OLD BALDY 2024



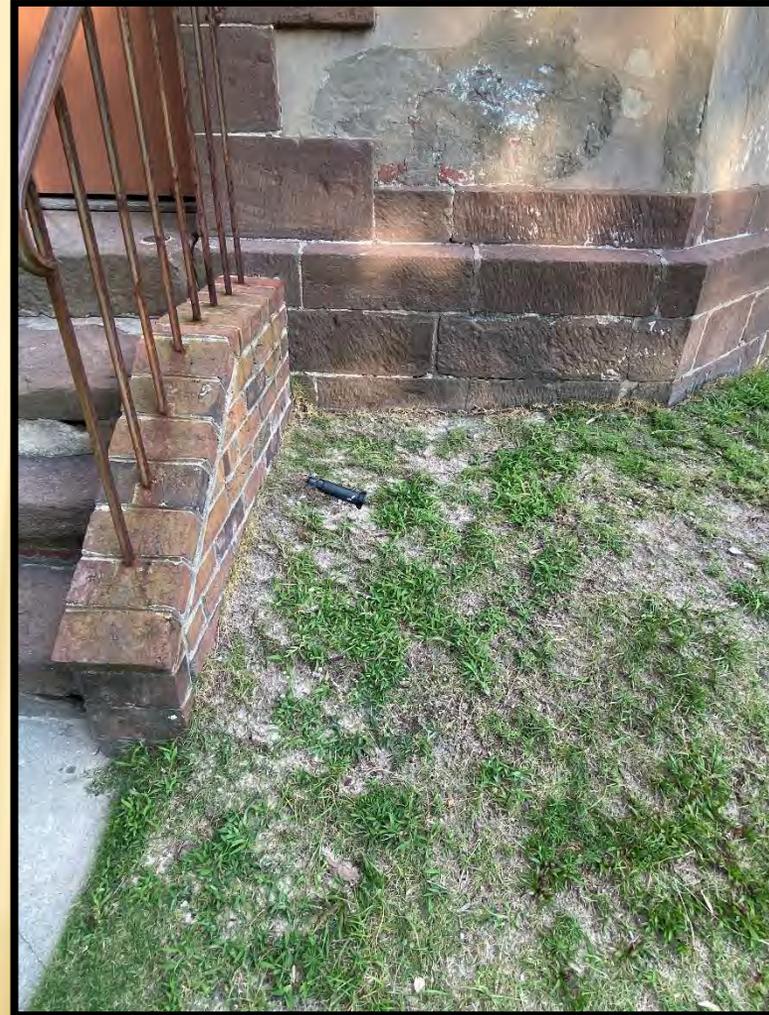
# Glacis Wall- Then



# Earthen Glacis



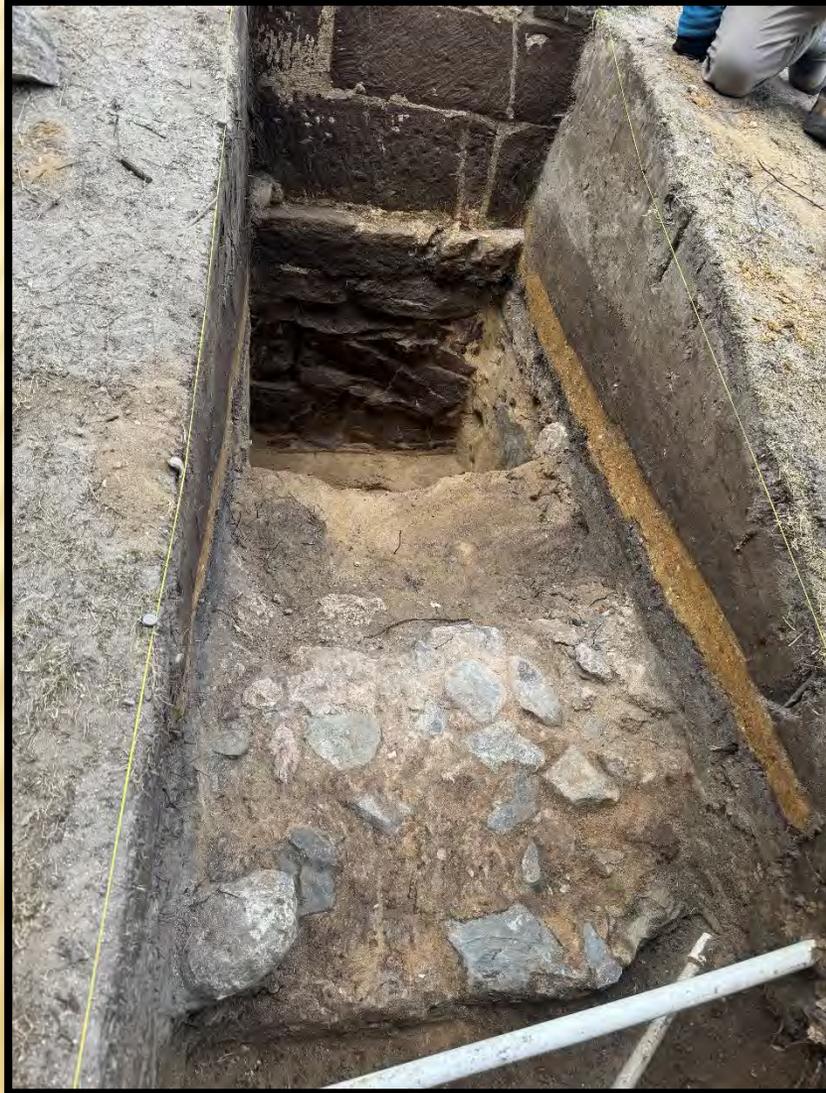
# Earthen Glacis- Now



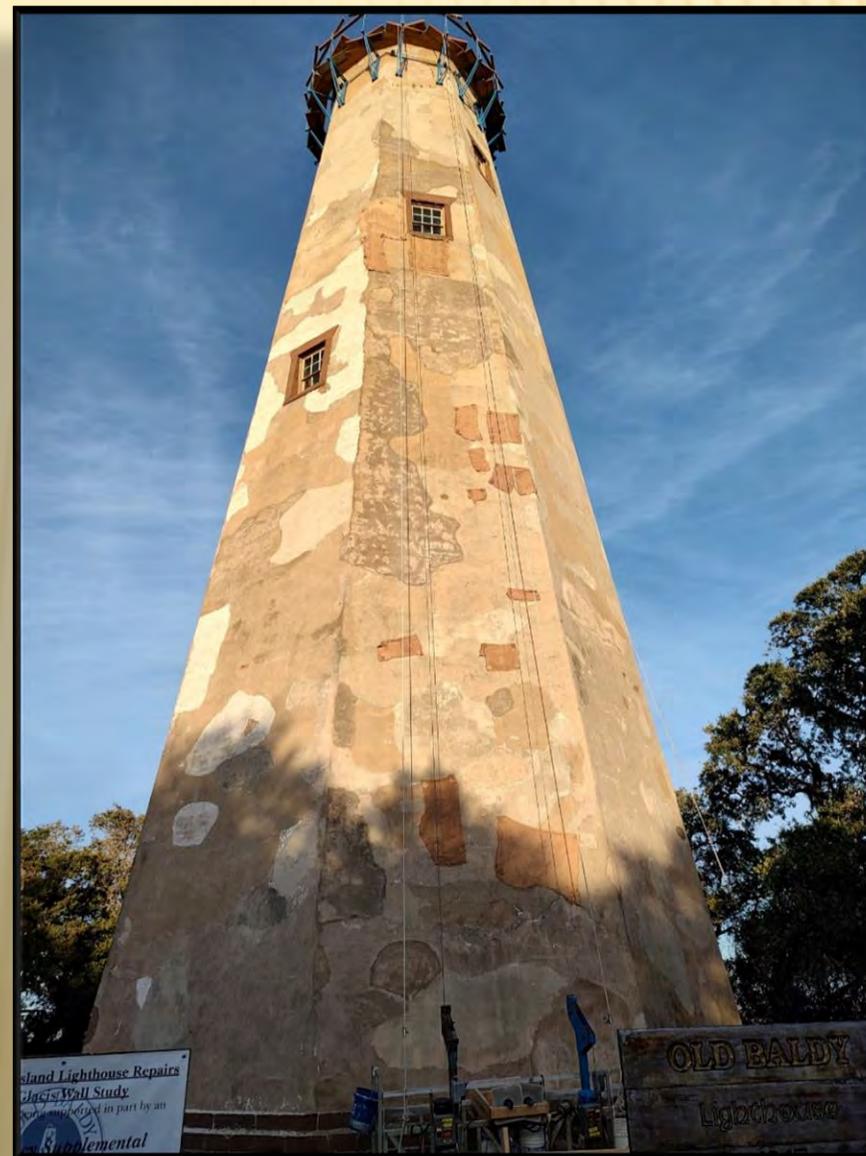
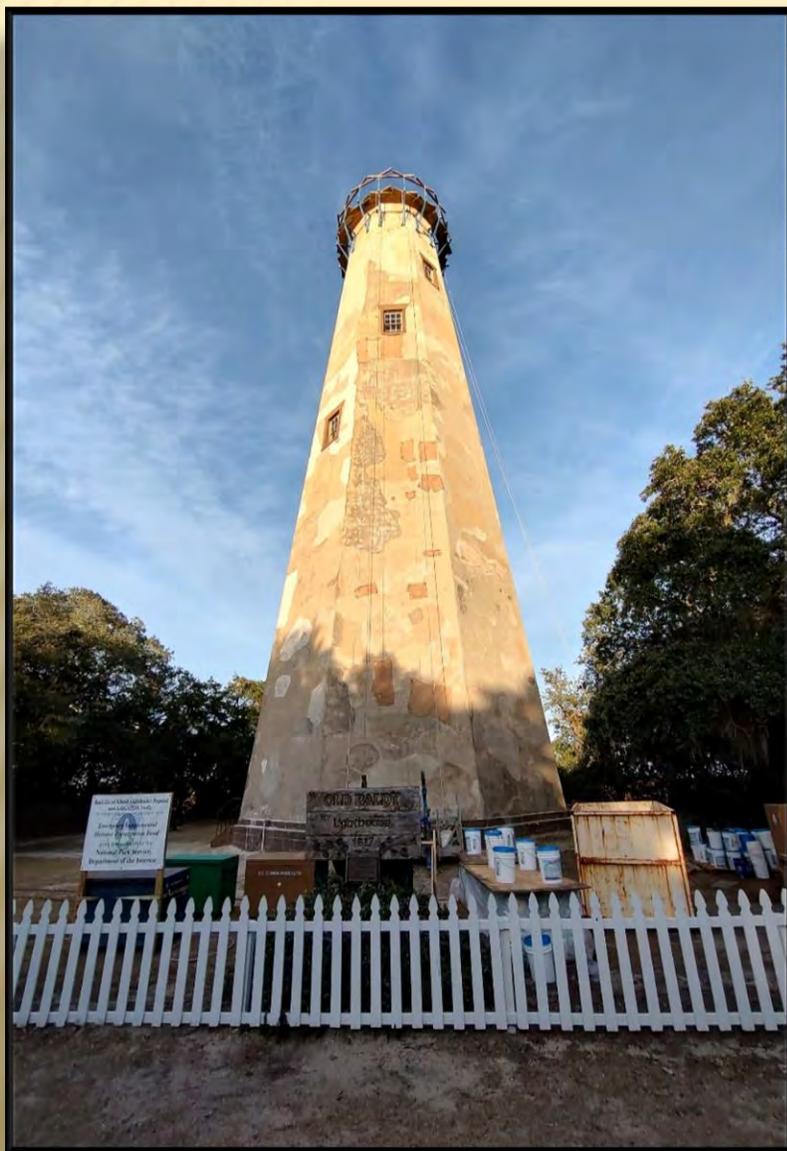
# Dig Begins



# Glacis Wall Discovery



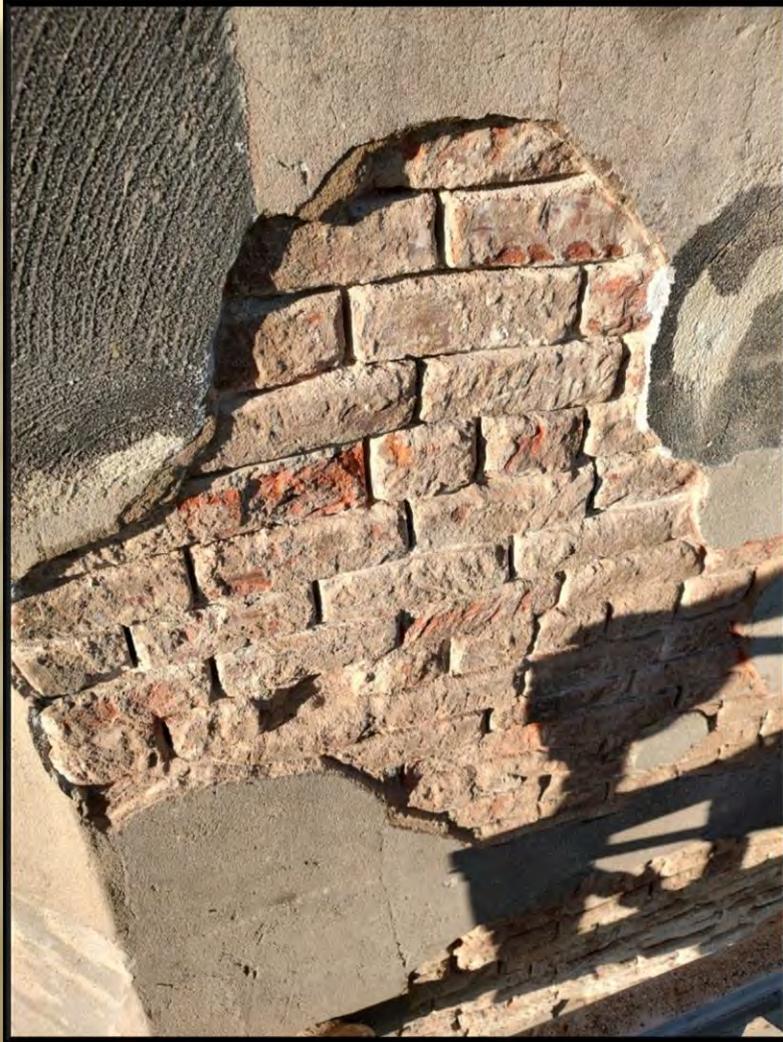
# ICC Commonwealth



# ICC Commonwealth



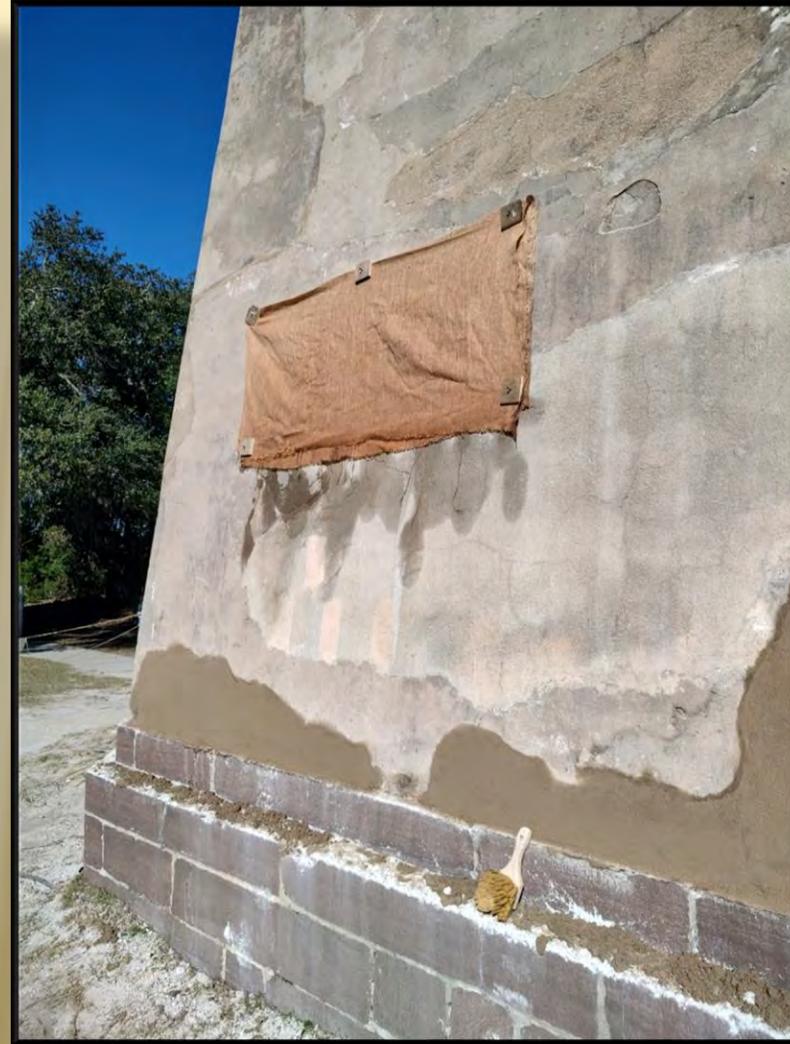
# ICC Commonwealth



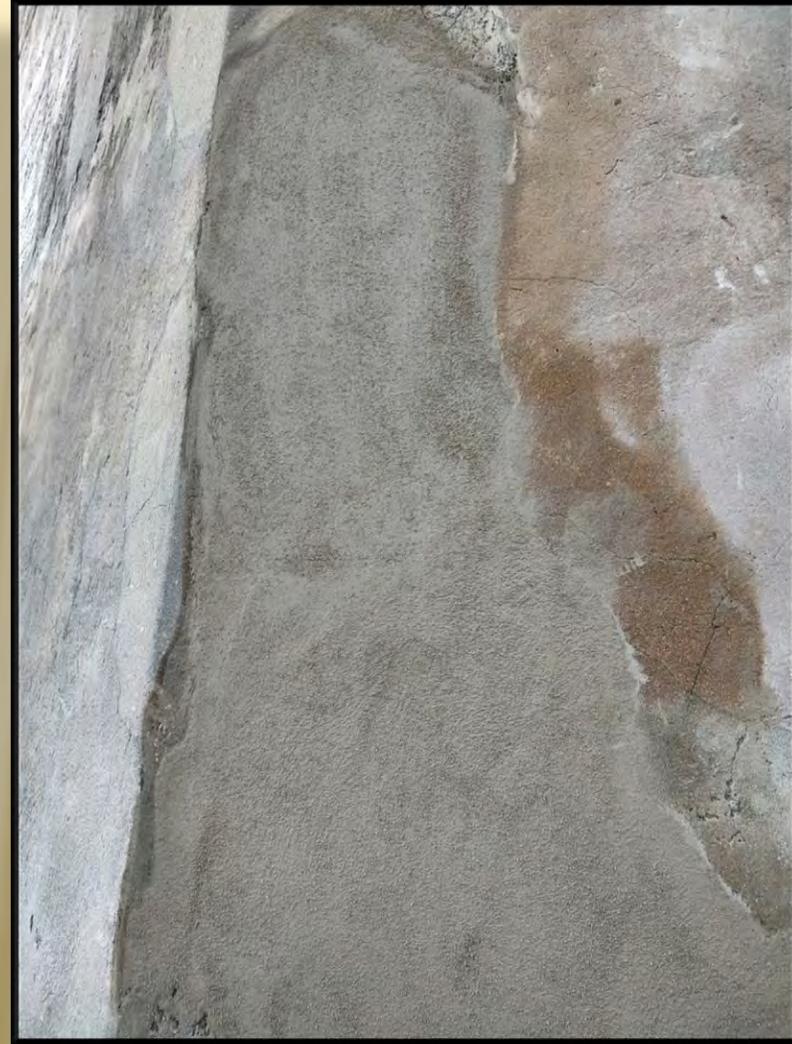
# ICC Commonwealth



# ICC Commonwealth



# ICC Commonwealth



# ICC Commonwealth



# ICC Commonwealth



# ICC Commonwealth



# Historic Happy Hour Series



# North Carolina Marketplace



# Fundraising Events



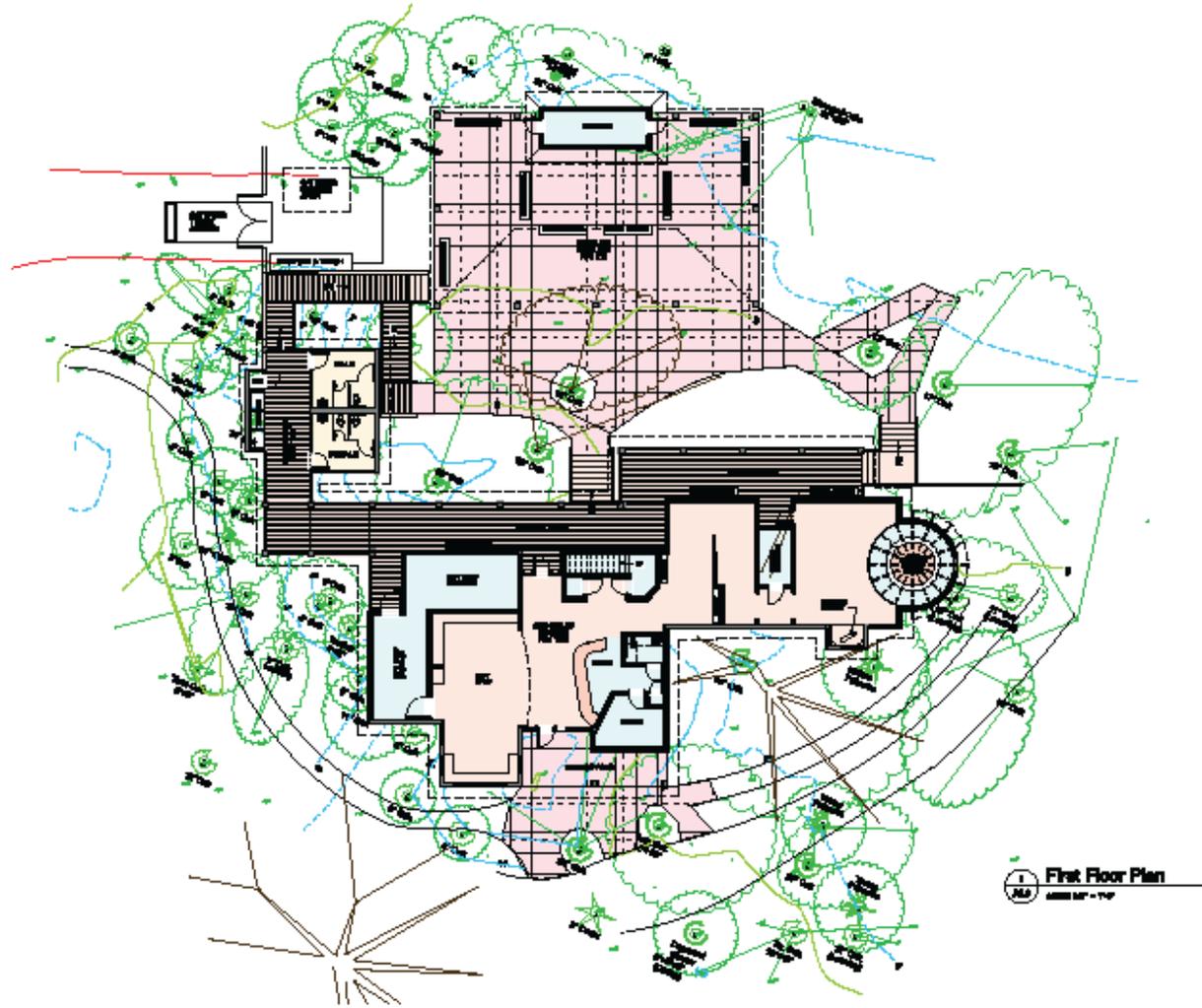
# NATIONAL LIGHTHOUSE WEEKEND



# LIGHTHOUSE LEARNERS



# FIRST FLOOR PLAN



1 First Floor Plan  
A2.0

Logo of the design firm: A stylized 'm' shape above the text 'GREEN SUPPLY & SERVICE'.

Logo of the client: A circular emblem with a globe-like design.

The Old Beauty Lighthouse Museum  
Ball Head Island, North Queensland, 48091

Logo of the client: A circular emblem with a globe-like design.

First Floor Plan

A2.0

# GALLERY INTERIOR



OREGON MUSEUM OF SCIENCE AND INDUSTRY



The Old Bailey  
Lighthouse Museum  
Beaumont Island, North Carolina 28541



2.0



2.0

# COURTYARD AND EVENT PAVILION



The Old Bailey  
Lighthouse Museum  
1000 North Central Avenue  
Birmingham, Alabama 35203



Perkins  
+amp;amp;

1000 North Central Avenue  
Birmingham, Alabama 35203

3.0

# BIRD'S EYE VIEW



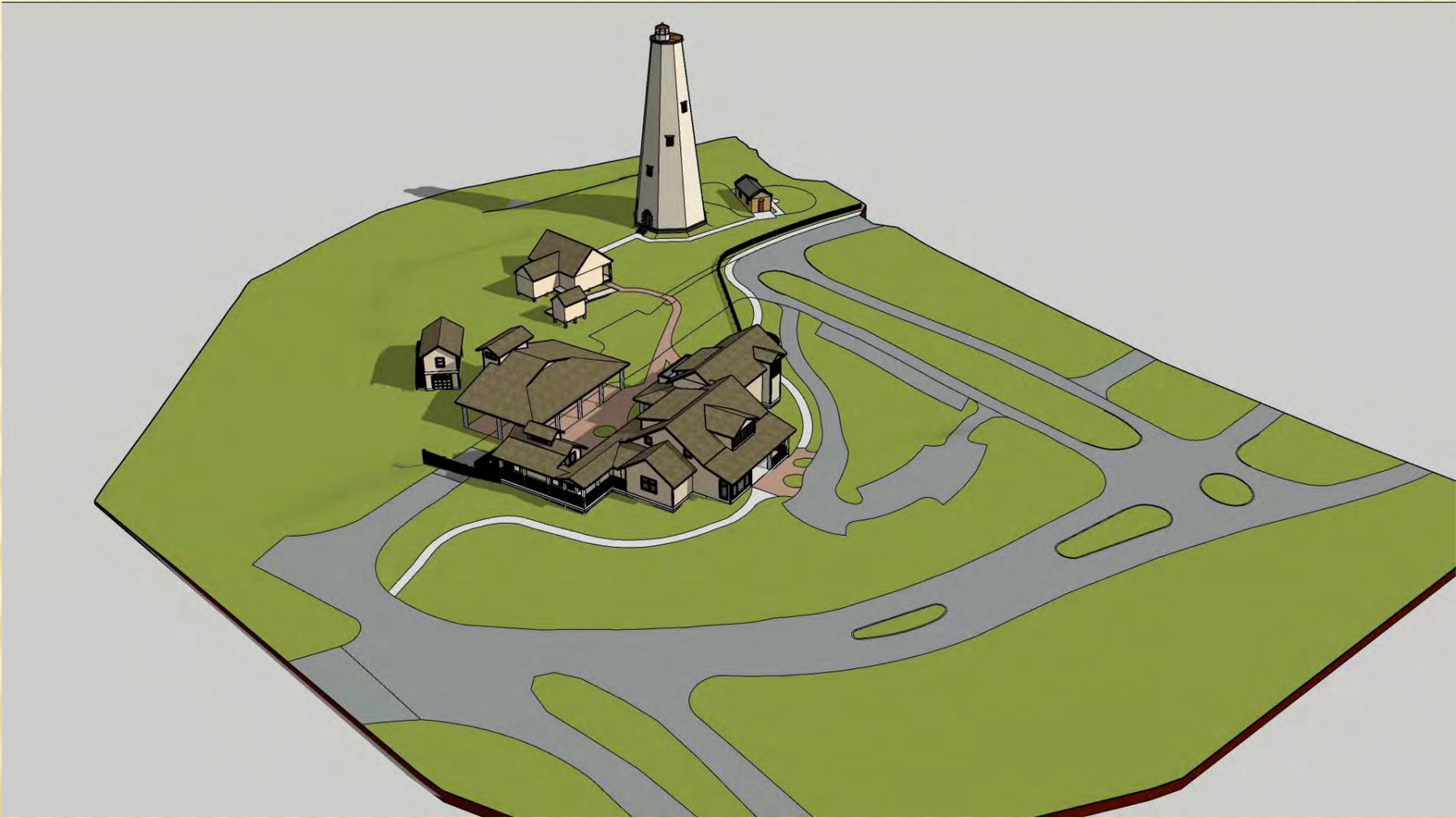
The Old Baldy  
Lighthouse Museum  
1000 Island Road, North Carolina 28541



1000 Island Road



1.0



Kevin Arata  
Board of Trustees, Village Chapel of BHI



# Chad Paul CEO and Manager, BHI Limited



**BALD HEAD ISLAND LIMITED**

Chris Shank  
Executive Director, BHI Conservancy/SILT



# What We Learned in 2023



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

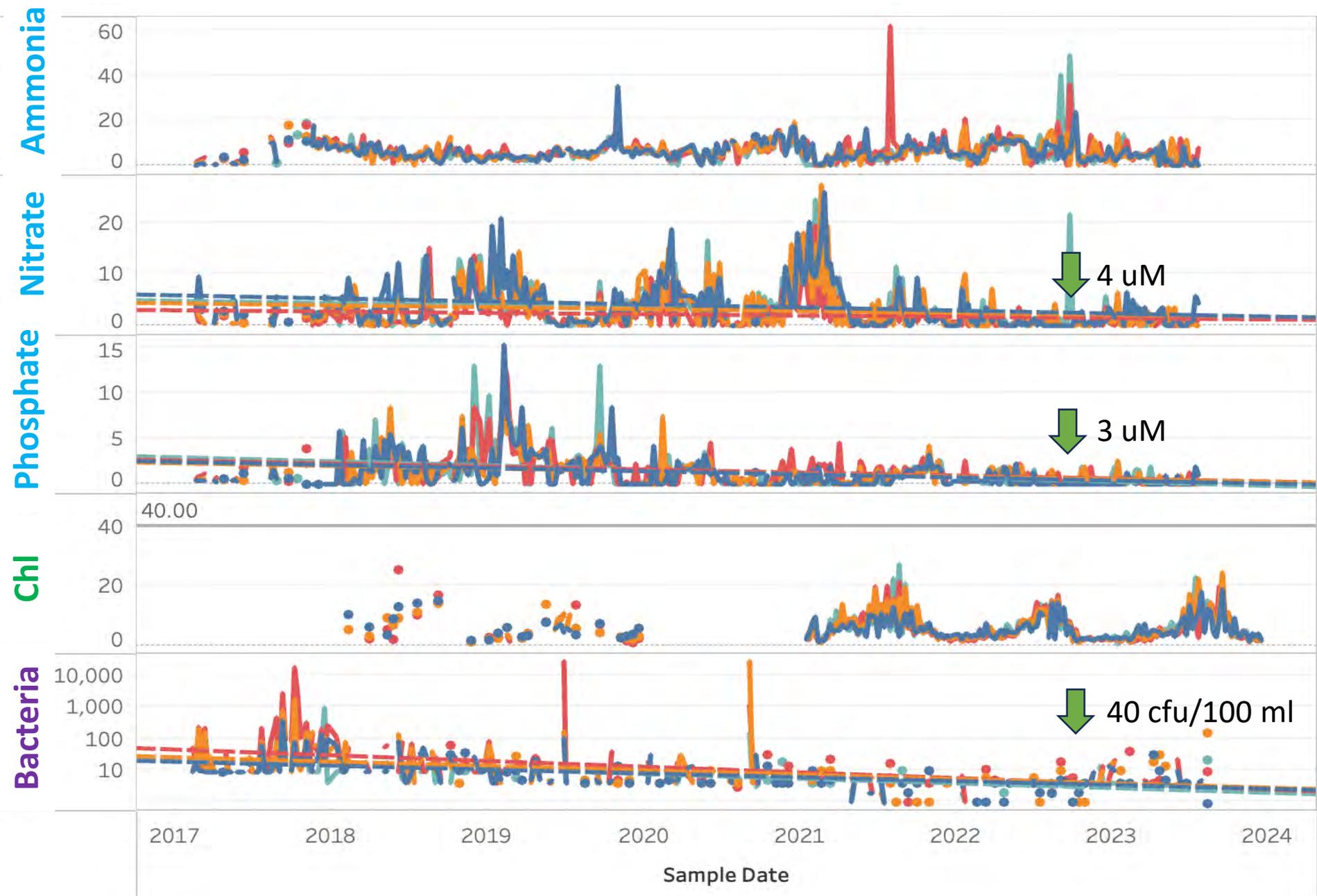
**Chris Shank**  
**Executive Director**

# BHI Loves 40 Years of Education, Conservation, Preservation...

...and Cocktail Parties!



# Bald Head Creek Water Quality = Good and Improving



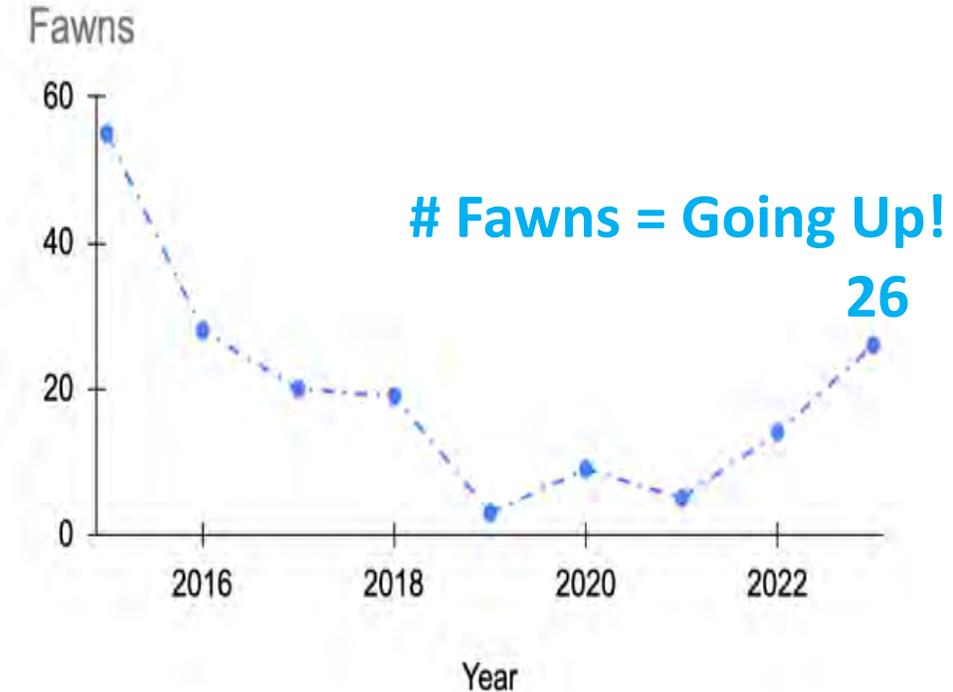
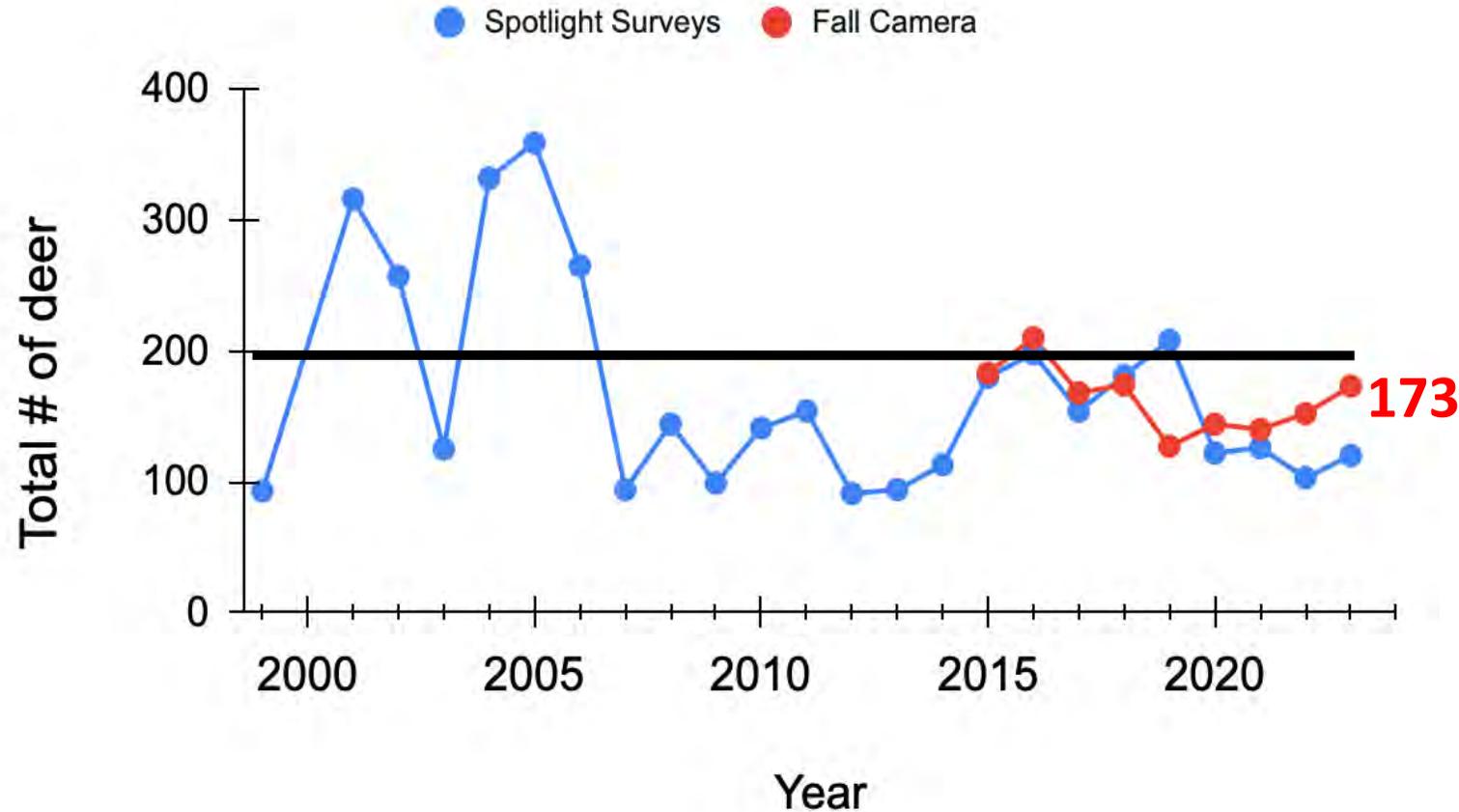
**Key Indicators**  
Nutrients = low  
Chlorophyll = low  
Fecal bacteria = low

**Big pulses subside...**

# White-Tailed Deer Population = Growing



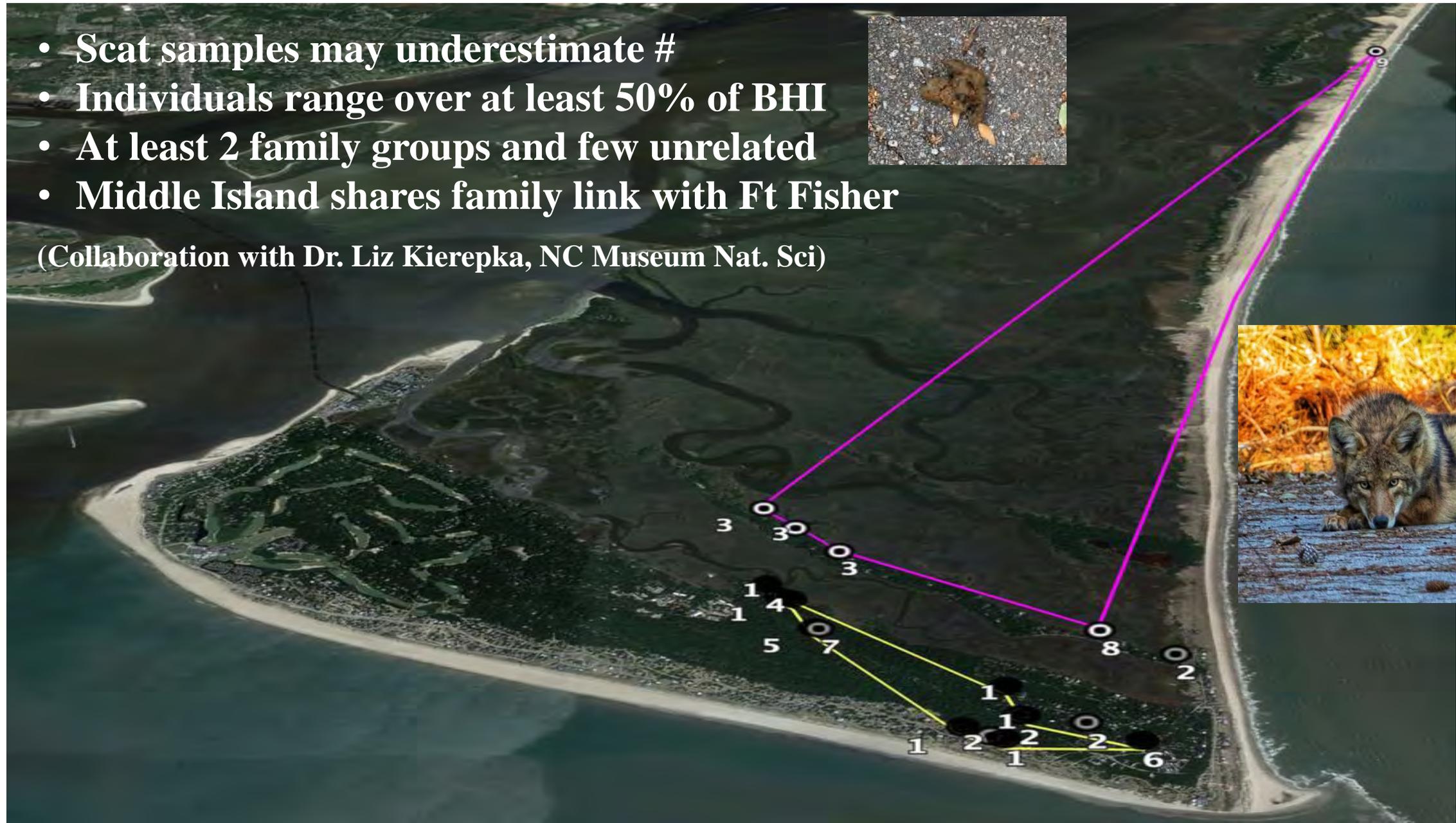
- Fall 2023 = 173 deer (96 does, 50 bucks, 26 fawns)
- #deer increased by 14% from 2022, 20% since 2020
- below target population of 200, for now...



# #Coyotes = 8-12 in 2+ Families

- Scat samples may underestimate #
- Individuals range over at least 50% of BHI
- At least 2 family groups and few unrelated
- Middle Island shares family link with Ft Fisher

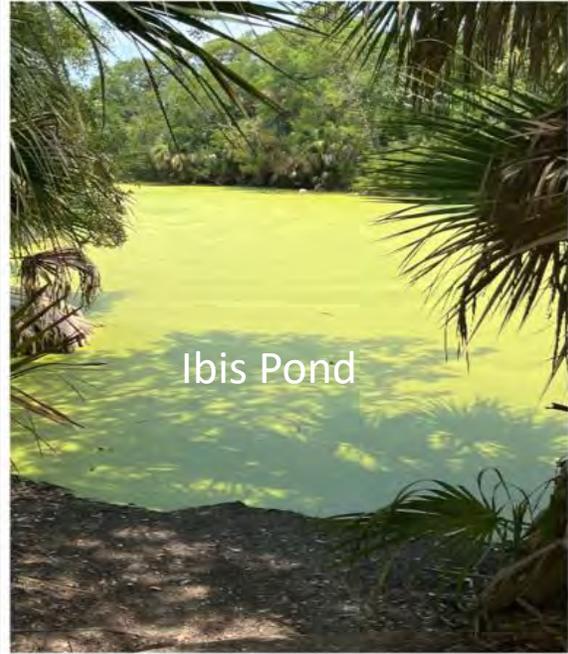
(Collaboration with Dr. Liz Kierepka, NC Museum Nat. Sci)





# Concerns about Freshwater Quality

## Duckweed in Ibis Pond + Fish Kill in Lagoon 6 → Project Idea



Ibis Pond



Wildlife Overlook

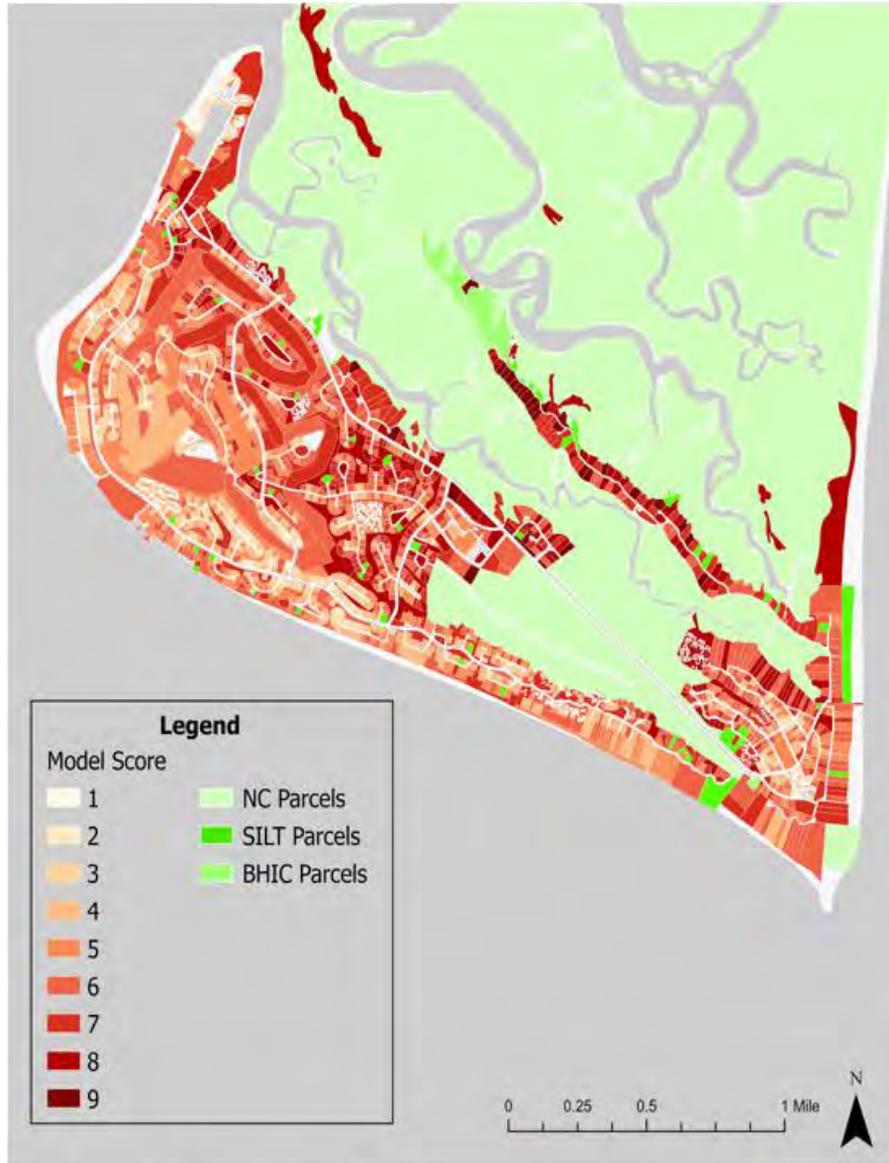
Metric	Ibis Pond	Wildlife Overlook
Salinity (ppt)	13.2 ± 2.1	0.3 ± 0.003
DO (%)	18.2 ± 2.1	71.9 ± 14.8
pH	6.97 ± 0.05	8.29 ± 0.20
NO <sub>3</sub> (mg/L)	0.003 ± 0.003	0.227 ± 0.093
PO <sub>4</sub> (mg/L)	0.45 ± 0.04	0.04 ± 0.01
Chlorophyll (µg/L)	269 ± 50	157 ± 36
Fecal coliforms (#/100mL)	180	50
Amphibian Diversity	0.73	1.3
Bird Diversity	0.95	1.1



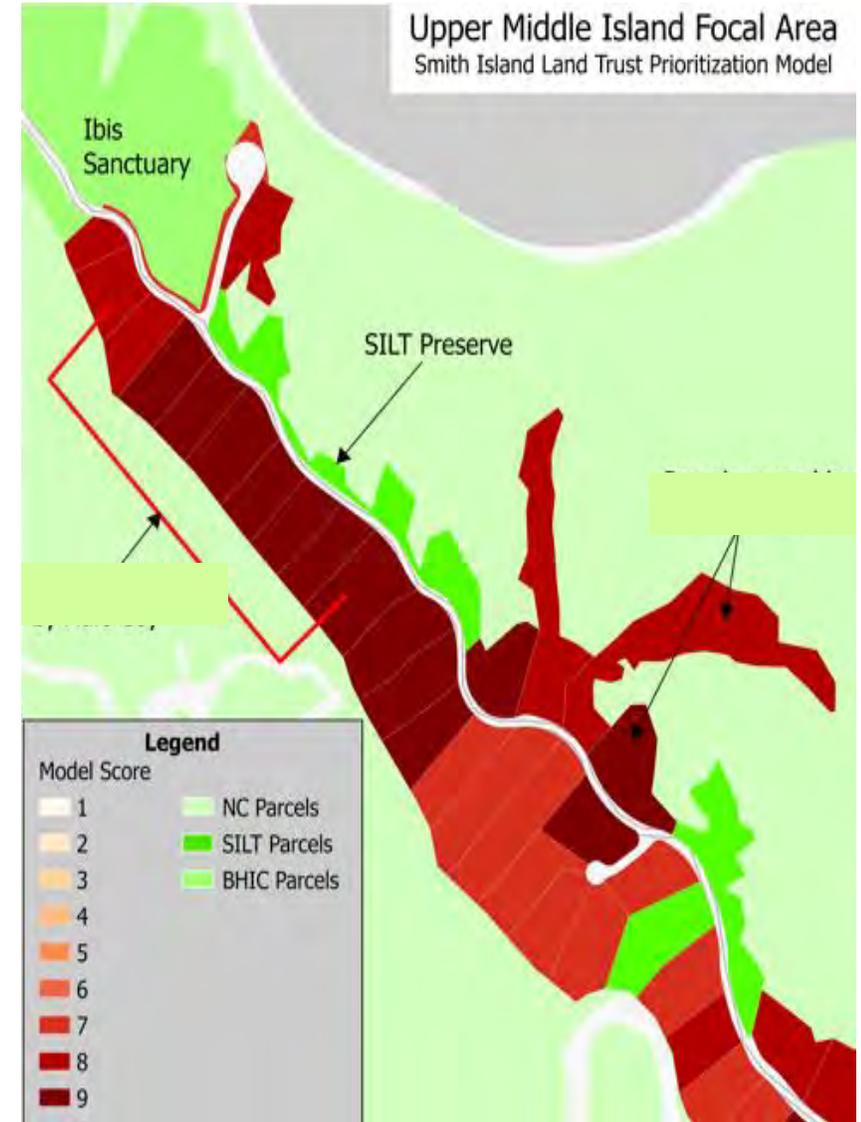
Interns Elena Kelly & Katie Barton

- High nutrients & chl in both
- Low day dissolved oxygen in Ibis Pond
- High fecal coliforms (human or wildlife?)
- Lower wildlife diversity in Ibis Pond

# Preservation Priority = High Ecological Value Properties

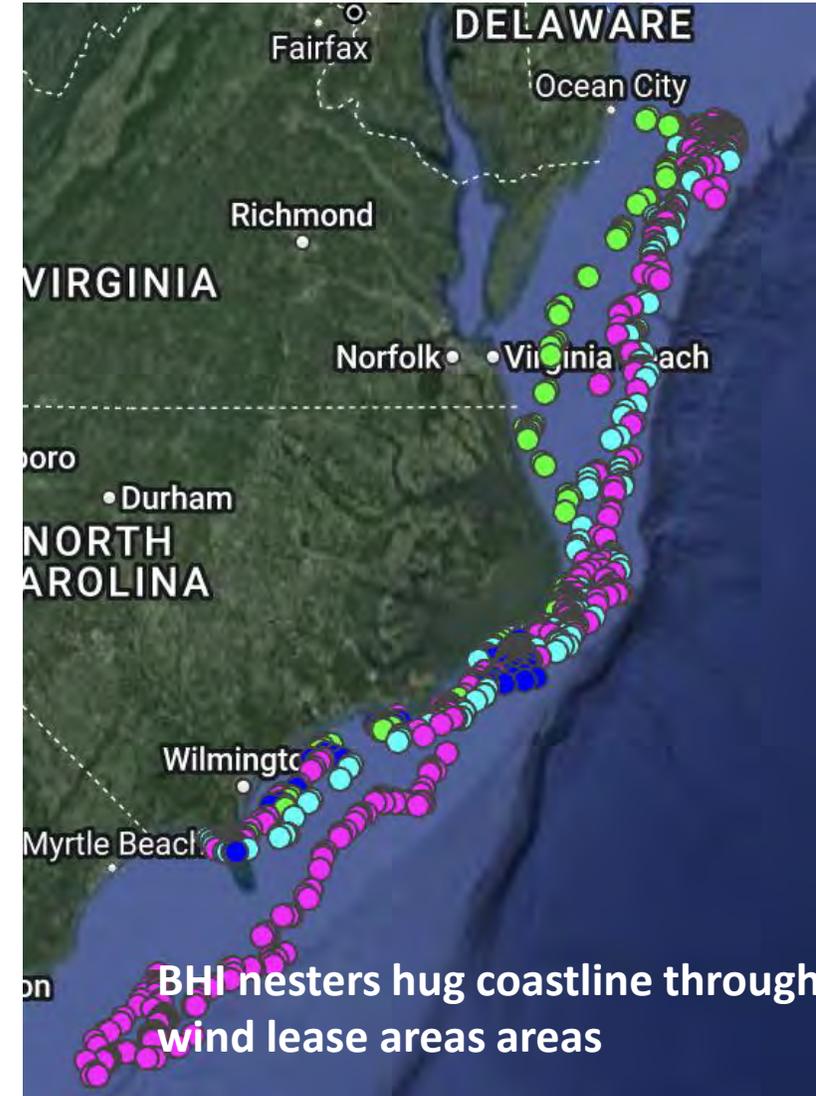
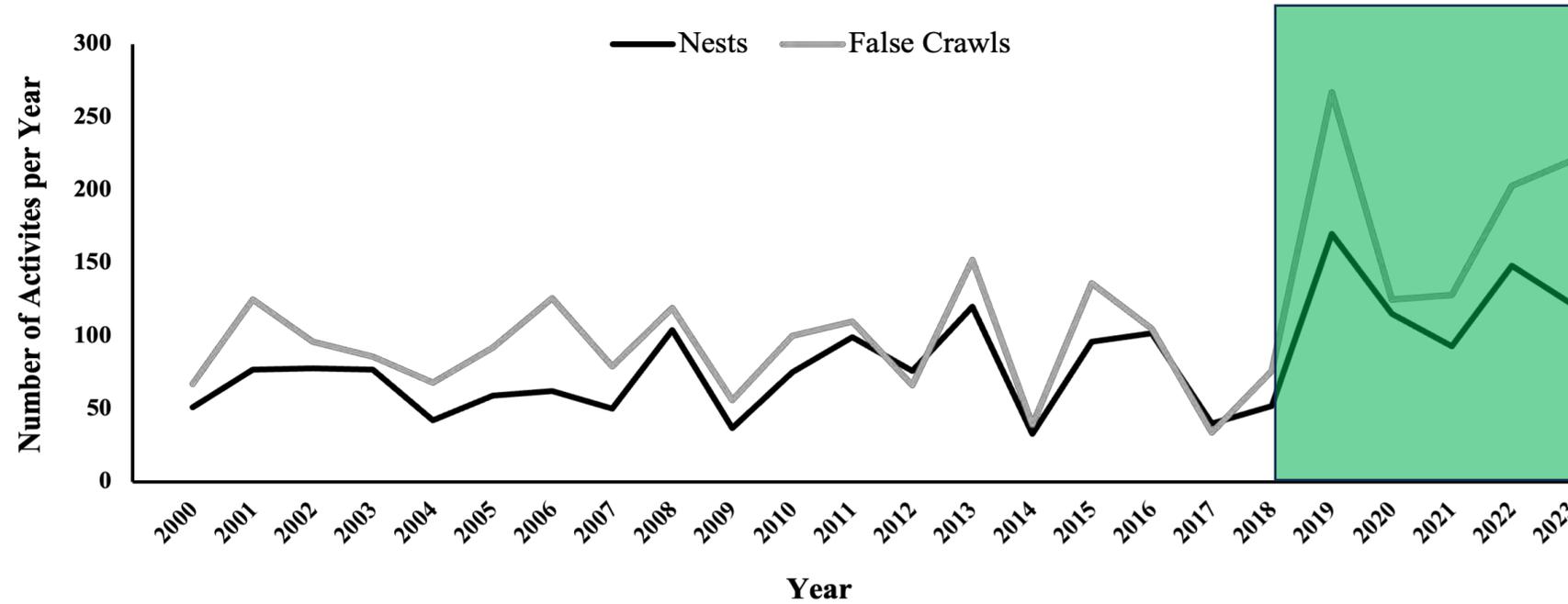


Smith Island Land Trust  
Prioritization Model



# Sea Turtles = Very Good 5 Year Run

**BHI Nesting Activities 2000 -2023**



Coming Tuesday April 9, 2024



**3rd Annual  
Johnston Coastal Sustainability Symposium**

**Morning Session at BHA = 830 AM**

**Evening Dinner Conversation at BHI Club = 530 PM**

**David Gessner**

**UNCW Environmental Writer**

more details coming soon

# 14 New Life Members!

**Brady and Martha Anderson**

**Robert and Tammie Beatty**

**Kevin and Nicole Brady**

**Jim and Carol Corson**

**Scott and Jill Harris**

**Bryan and Janet Wester**

**John and Peg Welch**

**Thomas Lucas**

**Douglas Witcher**

**Teresa and Brian Camp**

**Tom and Mary Hill**

**Bryan and Peg Mulqueen**

**Dan and Diana Saklad**

**Joel Michaels and Jennifer Russel**



# Thanks for 4 Decades of Support!

# David Sawyer CEO, BHI and Shoals Clubs





50<sup>TH</sup> ANNIVERSARY

# Bald Head Island Club and Shoals Club

*Shoals  
Club*

# MEMBERSHIP

## THE PRIMARY BUSINESS OF THE CLUBS

- Total of 1,313 Primary Members, up 8 from prior year
- Total of 350 Full Members (83 on waitlist)
- Add-On Memberships have been capped at 411 with 6 on the waitlist.
- Shoals Club Gained 126 New Member Families over the past year
- Shoals Club Total of 850 Primary Member Families, and is now capped (12 on the waitlist)

## A DEEPER DIVE

- Total Primary Members, Spouses, Immediate Family (Under Age 24) = 3,019 Primary Member Users of the Club
- Total Extended Family = 1,995
- Total Individuals with BHI Club Year-round Club Member Access = 5,015



# BHI CLUB FINANCIALS

---



- The Club is in good shape financially, and Net Income beat budget for 2023
- Club Revenues are forecast to beat budget of \$21M this year.
- The Club is a not-for-profit organization and is producing enough cash to cover debt service, capital improvements, and storm contingency funding.
- Payroll expenses, and repair/maintenance expenses are up 10%.
- Membership Initiation Fees are Beating Budget by 135%
  
- The Club's conservative 10-year Cash Flow Forecast covers all debt service, Master Plan projects, and provides appropriate Capital Reserves to proactively maintain all facilities and assets.

The CPA Firm PBMares LLP audits both Club financials every year.





# GOLF

- Overall Golf Rounds are up 7% from 2022
- Member Rounds made up 90% of all play in 2023
- Completed large Practice Facility Expansion Project increasing the size of the Driving Range, Practice Green, and Short Game Areas.
- The Temporary Golf Shop has opened in the New Golf Instruction Building. New Hitting Bays and Golf Simulator will open in February

## Total Rounds

<b>2023</b>	<b>27,907</b>
<b>2022</b>	<b>26,082</b>
<b>2021</b>	<b>28,174</b>



# TENNIS

- Overall Member participation in Tennis and Pickleball has increased 15%
- Morning play of tennis and pickleball has been steady, as well as evening play with our professional staff
- Tennis court reservations and clinic programming is available on the website and App and has been successful
- New summer programming was added to the evening and lesson demand has been strong
- A new and improved tennis shop and check-in will be completed this Winter
- Tennis Courts will be resurfaced this winter and new tennis fencing will be installed





# PICKLEBALL

- Six New Pickleball Courts are Completed, with landscaping stormwater basins, and walk paths being completed in the next two weeks.
- Member Participation and interest in pickleball has been growing
- Six Pickleball courts can now be accessed and reserved on the BHI ClubNow App
- Pickleball Shade Pavilion with Restrooms will start construction this Spring



# CROQUET

- The BHI Club increased programming with seven months of Croquet Professional coverage with National Champion Jeff Soo, Eileen Soo, and summer coverage with Collegiate Champion - Vanessa Fernandez
- Vanessa helped to increase Croquet participation by 40% this summer
- Social Events open to all BHI Club Members -
  - Great Attendance at Cocktails & Croquet and Croquet, Beer & BBQ, etc to help grow participation
  - Summer Teen & College League created with help of Intern, Vanessa



# AQUATICS AND RECREATION

- The Club had 79,740 swimmers at the pools in 2023 compared to 74,784 in 2022.
- Member Only Pool expanded deck, planted grass, upgraded landscape, and added Cabanas
- Members-only benefits expanded this season, with no reservations required; and we accommodated all members in 2023
- 179 Luxury Cabanas were rented in 2023.
- Kid's Camps grew in attendance 7% this year.



# FOOD AND BEVERAGE



- Member Satisfaction Surveys have increased 22% in all restaurant categories in 2023, with highest increases in service, food quality, and dining reservations.
- Food & Beverage Revenues are up 10.5% over prior year.
- Increased seating capacity 15% in all Club restaurants to accommodate more members.
- Members-only Wednesdays and Weekends in The Grille have been at capacity this Season.
- Making the Terrace no reservations required has been very well-received by members, and we are accommodating members who wish to reserve the first seatings at 5pm and 5:30pm.
- New Coffee Bean Bar construction begins next week and will be completed in February
- We have been able to achieve full staffing in F&B outlets this high season, for the first time in years.
- We have implemented robust training in all restaurants.
- We added Take-out App capabilities for members with the new Grab-N-Go system for both Horizons and The Palms.
- The Club continues to add additional social events to the Club Calendar

# SHOALS CLUB

- Shoals Club remains open on the weekends through the winter to increase value for our members and provide year round employment for key staff
- Aqua renovation has been completed with new artwork installed last month.
- Latitudes updates are underway and will be completed in February.
- The Sandbar Grill bar is being updated to speed up service.
- A substantial Sandbag Revetment Expansion Project is currently proceeding thru permit approval process.



# STAFF RECRUITMENT

---

**YTD Hires: 134 for both clubs**

**YTD Turnover: 16.9%**

**Current Employees: 259 for both clubs**

- S.M.A.R.T. Leadership Development Class - 32 graduates last year, with another group of 30 mid-way thru the 8-month program this off-season
- 7 Managers completed Dale Carnegie Training
- Hired dedicated Recruiter & Intern Coordinator for both clubs, Heather Chapman, who developed a robust collegiate intern program & took over J-1 Program
- National average club turnover is at 47%, while hospitality industry average turnover is 82%
- We thank our members for giving us the ability to offer premium benefits, and above market pay to attract quality staff.



# BHI CLUB 2023 CAPITAL PROJECTS

- Renovated and Expanded Golf Practice Areas, Putting Green, Driving Range, Short-game Area
- Built New Pickleball Court Complex with 6 Courts
- New Tile for Ocean Terrace, Front Steps, and Palm Terrace Restaurant
- Upgraded Horizons with Sound Mitigation and Dimmable Lighting
- Installed Commercial Generator for Clubhouse
- Replaced HVAC units for Clubhouse and Fitness
- Replaced Bar Countertop on Terrace
- Upgraded landscape around Club
- Installing new larger underground Propane Tank for Clubhouse



## 2024-2025 CAPITAL AND MAJOR MAINTENANCE PROJECTS

- Fitness Center Renovation & Expansion to include a Group Exercise Room, Cardio Room, Functional Training Space, and Stretching Loft
- New Parking Area and Entrance Road
- Pickleball Court Shade Structure
- 2 New Croquet Greenswards, New Traffic Road, Additional Parking, Croquet Shade Structure
- New Golf House architecture, engineering, permits, and site prep for building to include New Golf Shop, Locker Rooms, Lounges, Cart Fleet Storage, Bag Storage.
- Relocate Playground, Install Sand Volleyball, and Bocce Courts.
- New Member's-only Pool Entrance, Restrooms, and Bar
- Pedestrian Friendly Sidewalks and a much safer traffic flow.

Subject to ordinary budgeting and funding, with minimal disruption to member experience



# UPDATED CAMPUS PLAN - FALL 2023



An aerial photograph of a coastal area, likely Bald Head Island. The image shows a curved road along the shoreline, with several houses and buildings scattered across the landscape. The ocean is visible on the left side, with waves breaking onto a sandy beach. The overall scene is a mix of natural coastal features and human development.

# **THE CLUBS ON BHI BEACH RENOURISHMENT GO BOND REFERENDUM**

We ask all BHI registered voters for your support in voting for both Beach Renourishment GO Bond Referendums on Tuesday, March 5.

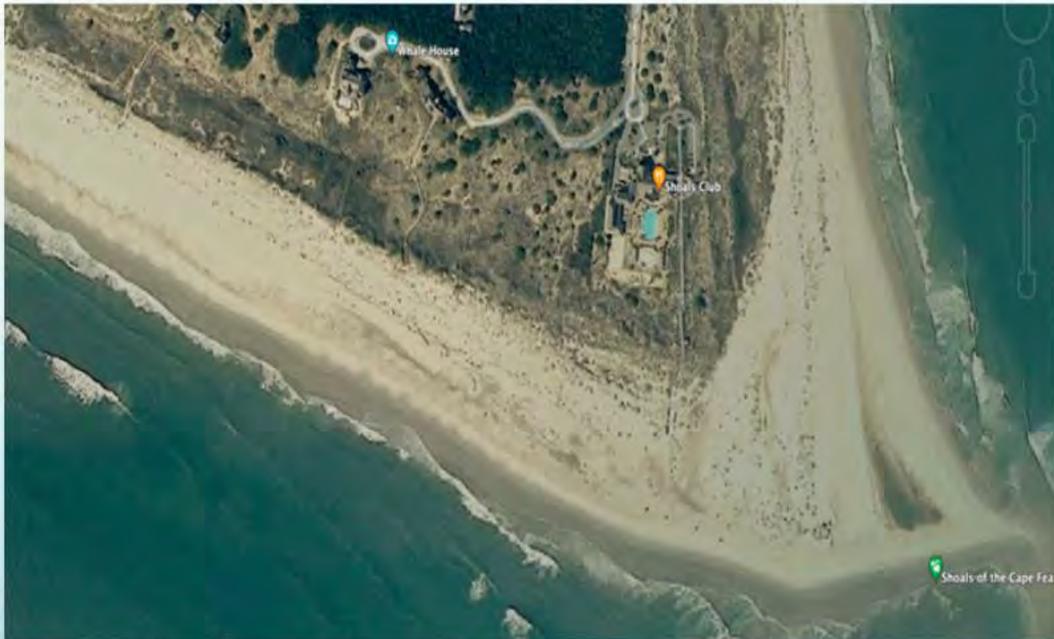
BHI has had over 21 years of success with engineered solutions to beach renourishment.



# Over the Years...

As we can see, because of the commitment of the island community over the past 21+ years, the west end of South Beach has stable and healthy dunes, an expansive beach, protected homes, roads, island infrastructure, and has also protected the BHI Club.

This last mile of South Beach has 37 homes/lots. The Shoals Club has 8% of this last mile of beach.



2008



2023



# How Can We Help?

We need island residents who are registered voters to help support both GO Bond Referendums. Election Day is Tuesday, March 5, 2024

Register to Vote- <https://www.brunswickcountync.gov/753/Voter-Registration>

Absentee Voting- <https://www.brunswickcountync.gov/631/Absentee-Voting>

Vote in Person- <https://www.brunswickcountync.gov/755/Voting-in-Person>

Friday, January 19, 2024 - Absentee ballots for the bond referendum will be available.\*\*

Friday, February 9, 2024 - Last day to register to vote on the referendum (two weeks away).

Thursday, February 15, 2024 - Early voting period starts.

Tuesday, February 27, 2024 - Absentee ballot request deadline 5pm (one month away)

Saturday, March 2, 2024 - Early voting period ends.

Tuesday, March 5, 2024 - Election Day - Referendum - Absentee ballot return deadline 7:30 p.m.\*

Friday, By March 15, 2024 - Canvass of returns by Board of Elections.



A photograph of a lighthouse at sunset. The lighthouse is a tall, cylindrical stone tower with a lantern room at the top. A bright white beam of light emanates from the lantern room, extending downwards and slightly to the left. The sky is a mix of dark blue and purple at the top, transitioning to a warm orange and yellow glow near the horizon. In the foreground, there are silhouettes of green trees. The overall mood is serene and grateful.

THANK YOU BHA

# QUESTIONS?



Online audience:  
Click RAISE HAND to ask  
a question or comment.

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

# 2024 Annual Meeting Election Results

## Two Board Vacancies



*Thank you for your service!*



Alan Briggs



Robert Drumheller



In honor of your service to Bald Head Association,  
a live oak tree will be planted on Bald Head Island.  
Its beautiful branches and leaves will provide nourishment to its surroundings and its visitors.  
Its strong roots represent the sustainability of Bald Head Island.  
Without live oak trees, Bald Head Island would not be Bald Head Island.  
May its strength, character and beauty give to all.

---

# Alan Briggs

BHA Board of Directors 2018 - 2024  
BHA Board President 2021 - 2024

---

Christine Osborne  
BHA Board Vice President  
January 27, 2024



# Adjournment

Thank you all for attending!

