

2024 BHA Board Candidate

Bob Keiger



Profession and education: Property Casualty Insurance. University of Delaware BS Math.

Spouse name and background: Bonnie Keiger, Bucknell University BA Economics.

What is your history with Bald Head Island that has brought you to ownership and now a candidate for BHA? Came to BHI 23 years ago on a Passport weekend and bought property. The island was a great refuge for slowing down, relaxing and enjoying the beach in a place that also respected the natural beauty and environment of its location.

What professional skills and life experiences do you feel would be most valued as a member of the BHA Board? In my business and personal life, there are 3 tenets that keep me focused and balanced on issues, challenges and goals. 1) It is always better to do the right thing than to do things right, 2) Delay is anathema to excellence and 3) Don't fail to act on the truth. While I have been part of other homeowner associations, industry panels and committees, I believe the

most important attribute for anyone wishing to serve on the BHA Board is to be focused on and dedicated to the original concept of the island being in balance with its natural environment.

As a BHI property owner, what aspect of Island life is most important to you as a key to BHI's future and, if elected, how would you help craft that future? I see the most important aspect of BHI's future being focused on the Village, the Clubs and the BHA working much more closely together to balance the continued growth of commercial and residential development to be more in sync with the infrastructure to support that development. Right now, transportation, public safety, public utilities and public service do not appear to be keeping pace with current demands. With BHI Limited transitioning out of any island involvement, it is incumbent on the Village, the BHA and the Clubs to jointly collaborate regarding the island's future.

Platform/Philosophy/Positions — Address these real-world questions:

The trend toward a "resort-like" Island poses issues for the property owners who favor a culture of stewardship and conservancy. What are some of the mechanisms BHA might use to address these issues? While the BHA in particular really has no direct role or governance about what many folks feel as an increasingly "resort-like" trend, I believe it can participate as an active influence. Unlike most all private clubs, the Bald Head Island clubs (board elected by its members) are unique in as much as they must respond to both full-time and temporary members for both food and recreation. The Village government (council elected by BHI residents) in turn must manage finances, public safety, zoning, public works, infrastructure, planning, commercial development and the like. The BHA (board elected by property owners) is responsible for maintenance of common areas, the look and feel of the residential community and the preservation of the originally proposed development of the island to live in harmony with the environment — which is what likely attracted most of us there in the first place. Each of these three groups are elected by different constituencies with a fair amount of overlap. With the common denominator of the developer now gone, I believe we need to consider a governance model for future island development where each of these three organizations establishes a non-voting position on each of their boards/council for the other two. In this way the responsibilities and concerns of each can be heard by the other two as decisions are made by each. Without this higher level of participation, we will remain in silos without regard for the ENTIRE island's development going forward.

What are some ideas to help strengthen our "community" as a whole for all BHA members, without regard to how much time members spend on the Island? Voter participation in any and every election is extremely important. There are about 1,100 homes and 700 lots on BHI — 1800 votes — and yet our board elections result in only about 300 or so votes. I would work to look for ways to increase that participation level. Higher voter participation would give a much better perspective to the BHA board about what their members want to see happen with the BHA.

If you are elected to the Board, what initiatives would you propose and lead to help ensure participation among property owners, especially among members who are on the Island part-time? I would do a thorough review of the BHA finances and consider whether it would be possible to waive or reduce the annual dues for any individual serving in a voluntary capacity for the BHA.

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How could the BHA Board, the Village Council, BHI Limited and the BHI Clubs better work in tandem to ensure an alignment of respective organizational goals while also implementing collaborative plans for the Island? Please see question 1.

What other issues should the BHA Board be discussing and considering? Why are they important? From time to time I think it is wise for any organization to review its guidelines, covenants and responsibilities. In regard to that I would recommend the BHA board initiate a review 1) of the common areas for which they are responsible, updating their policy on the maintenance of those areas as appropriate, 2) of the policy on landscaping individual properties and the available options to altering the natural environment into a more formal one.