

# ***Bald Head Association Board of Directors Meeting***

## ***Public Session Minutes***

*March 22, 2024*

*BHI Club, Grille Room*

*Meeting held in person and electronically via Zoom Webinar.*

**Board members present:** John Kinney, Christine Osborne, Betty Robinson,

**Board Members present via Zoom:** Joe Brawner, Paul Carey, Steve Smalley

**Staff present:** Carrie Moffett, Mary Anne Arata (in person), Leigh Ann Fink, Pam Henson  
(Zoom)

**Guests:** George Himelfarb, Lynn Ross

- 1. Call to Order/Approval of the Agenda** - President Christine Osborne called the meeting to order at 10:07 am.

**Motion:** Amend the agenda to move Member Comments to the first discussion topic

**Made by:** Christine Osborne

**Second:** John Kinney

**Action:** Approved 6-0

**Motion:** Amend the agenda to add CWS violations in multi-family units to item 8

**Made by:** Steve Smalley

**Second:** John Kinney

**Action:** Approved 6-0

- 2. Approval of Consent Agenda** – Members were provided with the consent agenda prior to the meeting.

**Motion:** Approve the consent agenda

**Made by:** Christine Osborne

**Second:** Steve Smalley

**Action:** Approved 6-0

- 3. Member Comments** – George Himelfarb and Lynn Ross discussed the assessment increase in Surfman's Walk.

- 4. Monthly Financials for for December 2023, January 2024, February 2024** – Leigh Ann Fink presented the Financials for December 2023, January 2024 and February 2024.

- 5. 2024 Priorities** – The 2024 potential priorities were very broad and it was decided that Carrie Moffett and Christine Osborne will work to align the list and email to the Board in the next month.

## 6. Committee Reports

1. Architectural Review Committee – No report
2. Community Wide Standards Committee – Joe Brawner shared that upcoming CWS reviews will be on landscaping and driveways.

**Motion:** Approve Ann Nichols to the CWS Committee  
**Made by:** John Kinney  
**Second:** Christine Osborne  
**Action:** Approved 6-0

**Motion:** Reappoint Debra Drumheller as CWS chairperson  
**Made by:** John Kinney  
**Second:** Betty Robinson  
**Action:** Approved 6-0

3. Education and Recreation Committee – Betty Robinson reported that there are many events planned for the year such as the Easter Egg Hunt, monthly potluck and an event to raise money for the Pollinator Garden.
4. Finance Committee – Paul Carey stated that the Finance Committee met and discussed goals for 2024.
5. Long Range Planning Committee – Steve Smalley shared that he met with Greg Wendling who stated that he may not have the time to chair the committee this year.
6. Resource, Conservation and Beautification Committee –

**Motion:** Approve Sandy Kades for a 1 year extension to the RCB Committee  
**Made by:** John Kinney  
**Second:** Christine Osborne  
**Action:** Approved 6-0

**7. Lagoon Transfer** – It was suggested that Carrie Moffett and Christine Osborne meet with BHI Club Board President Slaughter Fitzhugh and BHI Club President David Sawyer to discuss next steps.

**8. Proposed BHIT ferry service reductions** – The Board discussed the proposed reductions and will seek Long Range Planning Committee’s involvement with this topic.

**9. Executive Director’s Report**

**a. Requested Board Actions**

1. Amend 2024 Budget –

**Motion:** No mulching for 2024 for BHA Managed Associations

**Made by:** John Kinney

**Second:** Christine Osborne

**Action:** Approved 6-0

2. Capital Budget Discussion/Approval

**Motion:** Release \$29,000 from Reserve fund for exterior paint for the BHA building

**Made by:** Christine Osborne

**Second:** Betty Robinson

**Action:** Approved 6-0

**Motion:** Approve \$10,189.91 from Reserves for upstairs BHA office carpet

**Made by:** John Kinney

**Second:** Christine Osborne

**Action:** Approved 6-0

Sumner’s Crescent Master Walkway pavers project will be postponed until Carrie Moffett contacts Adam Bachmeier, golf course superintendent.

Surfman’s Walk fence painting will be postponed until a Board member and a general contractor goes out to the area to survey the fence.

**Motion:** Approve \$1,141.52 for rotten boards on BHA deck

Approve \$2,550.00 for repairing rotten board on Battery 4 deck

Approve \$2,200.00 to cap gas pipe and replace trap door on deck (SC Reserves)

Approve \$ 250.00 to repair 2 boards on gazebo

**Made by:** John Kinney

**Second:** Christine Osborne

**Action:** Approved 6-0

**Christine Osborne suspended the Public Meeting at 1:10 pm.**

**Motion:** Suspend the Public Meeting  
**Made by:** Christine Osborne  
**Second:** John Kinney  
**Action:** Approved 6-0

**The meeting reconvened at 2:46 pm.**

**a. Requested Board Actions (continued)**

3. Limits for ARC submittals – ARC submittals keep increasing and ARC employees are struggling with the workload within a two-week turnover period. Carrie suggested that the BHA either place a cap number on submittals or discuss steps to hire another employee.

4. Keeper Samuel Brinkman Alley to turn over to Village of BHI –

**Motion:** Convey Samuel Brinkman Alley to the Village of BHI  
**Made by:** John Kinney  
**Second:** Betty Robinson  
**Action:** Approved 6-0

**10. Adjournment** – The meeting adjourned at 3:00 pm.

**Motion:** Adjourn the meeting  
**Made by:** John Kinney  
**Second:** Betty Robinson  
**Action:** Approved 6-0