



2025 BHA Annual Meeting

January 25, 2025

We will begin shortly....

Online voting 9:00-10:00am

www.baldheadassociation.com/annual-meeting-online-voting





2025 BHA Annual Meeting

January 25, 2025

Welcome!



2024 Bald Head Association Board of Directors

- **Christine Osborne**, President
- **Elizabeth (Betty) Robinson**, Vice President and Assistant Secretary/Treasurer
- **Paul Carey**, Secretary/Treasurer
- **Joe Brawner**
- **John Kinney**
- **Steve Smalley**



Christine Osborne



Betty Robinson



Paul Carey



Joe Brawner



John Kinney



Steve Smalley

BHA Team

- **Russ Curtis**, Interim Executive Director
- **Dora Richey**, Assistant Director/Covenants Compliance
- **Diane Mesaris**, Administrative Assistant
- **Kimberly Bandera**, Communications Manager
- **Leigh Ann Fink**, Bookkeeper
- **Pam Rainey**, Member Relations Associate
- **Fran Pagliaro**, ARC Coordinator
- **Alison Heafner**, ARC Administrative Assistant
- **Maura Wild**, ARC Specialist



Russ Curtis



Dora Richey



Diane Mesaris



Kimberly Bandera



Leigh Ann Fink



Pam Rainey



Fran Pagliaro



Alison Heafner



Maura Wild

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 throughout the summer and, as required by the Bylaws, informed the Board at its regular September meeting the names of candidates put forward to the membership for consideration at the 2025 Annual Meeting.
- Committee put forward the names of all who were interested.

Members:

Anne Berry

Jason Campbell

Rhonda McNairy

Rick Nelson, and

Matt Scibienski (alternate)

Steve Smalley, Board Liaison

Introduction of 2025 BHA Board Candidates



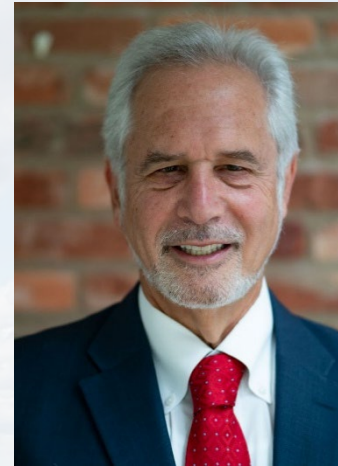
William
Bourne



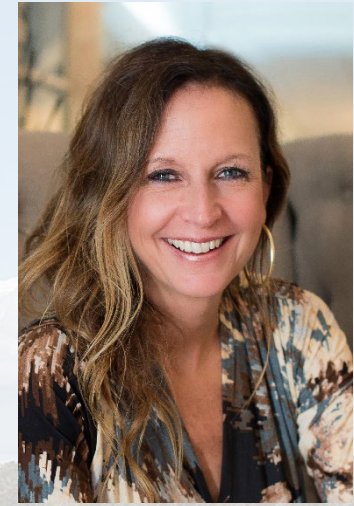
Derek
Crump



Victoria
Lonker



Joel
Michaels



Tiffany
Williams

Call for Election

- Proxies received prior to the meeting.
- Online ballot & voting portal available today (9:00-10:00am) on our website for anyone who hasn't already voted.
 - <https://www.baldheadassociation.com/annual-meeting-online-voting>
- Our Teller Committee:
 - Diane Mesaris
 - Laurie Jelinek

BHA Today

**Current number of member properties
as of January 1, 2025:**

Total — 1,887

- Rooftops — 1,201
- Lots — 686
- 17 lots were converted to new homes in 2024



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...

BHA CHARGES

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 30 years of house plans.

Architectural Review Committee (ARC)

Section A

- Meeting first Friday of every month except January & March
- 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 February & 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
27th 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

27th Edition

1



2024 ARC Members

Section A

- Dave Pacyna, Chair
- William Bourne
- Steve Davis
- Maria Earnshaw
- Tim Harris
- Pamela Lawrence
- Dixon McLeod
- Kevin Thomas
- Tiffany Williams
- Chuck Dietche, 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

2024 ARC Activities

- New ARC Specialist hired November 2024 — Maura Wild
- New ARC Administrative Assistant hired December 2024 — Allison Heafner
- 80 initial tree or branch site visits plus 45 onsite follow-up as needed.
 - 47 approved trees to be removed.
 - 32 owner-owned properties + 15 drip-line community areas (2 Sumner's Crescent, 6 Surfman's Walk, 7 Keeper's Landing).

2024 ARC Activities

- Held 21 Architectural Review Committee (ARC) meetings.
- Intake on 459 applications.
- Processed and reviewed 364 applications for ARC meetings.
- 109 Draft, Preliminary and Final applications — three application steps making up the New Construction ARC review process.
- Processed and reviewed a total of 62 Paint/Roof applications.
- 75% of all ARC applications were approved.
- Maintained YTD spreadsheet tracking ARC process, volume and fees to reimburse costs to BHA.
- ARC averages over 300 member/contractor calls, emails and in-person per month.

ARC Applications Processed for Meetings

Year	Combined New Construction Submittals	Major Renovation	Minor Renovation/Change	Paint/Roof	Other	TOTAL
2024	109	13	97	62	83	364
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

ARC Site Management

Final Inspections	2024	2023	2022
Projects inspected	34	41	40
Inspections completed	29	33	18
Deposits returned (Deposits increased from \$5k to \$10k in 2023)	\$165,000	\$164,000	\$88,000

2024 Preconstruction site management visits (3 visits required per site): 50

2024 Miscellaneous or re-inspections (Team may require multiple visits): 61

2024 ARC Activities – Middle Island/Harbour

Architectural Reviews	MI-ARC	HARB
New construction reviews	3	3
Major change reviews:	0	2
Minor change reviews:	5	11
Landscape reviews:	4	9
Paint change reviews:	2	1
Total*	14	25

Final Inspections	MI	HARB
Projects inspected	2	1
Inspections completed	2	1
Deposits returned	2	1
Total	\$20,000	\$2,200

* Some projects were reviewed multiple times.

BHA BOARD PRESENTATION: DESIGN GUIDELINE UPDATES

PURPOSE AND GOALS OF UPDATE

- Clarify intent of 60% Undisturbed Site Area Guideline
- Address Issue of 6 foot buffer between Undisturbed Site Area and new Structures during construction
- Establish Clear guidelines for construction activities within approved Limits of Disturbance
- Clearly state measures for minimum and maximum House sizes
- Reaffirm key development criteria such as Building Coverage, Setbacks, Impervious Coverage and Grading Area.

BHA BOARD PRESENTATION: DESIGN GUIDELINE UPDATES

REVIEW PROCESS

- Working Session with Architects, Designers and Builders
- Multiple Meetings with BHA Board
- Detailed Review of Current Guideline Language
- Review of ARC Application of Guidelines
- Proposed Guideline Changes to ARC A & B
- Unanimous Approval of Guideline Changes by both ARC A & B

BHA BOARD PRESENTATION: DESIGN GUIDELINE UPDATES

Requirements for New Construction and Major Renovation Plans: (Page 66 Article 3 and 4)

Current-

- 3 . A minimum of 60% of the lot should remain undisturbed. This percentage minimum is a general rule that may vary in application. The required percentage of undisturbed area may be greater for larger lots (greater than 10,500 sq. ft.) and less for smaller lots typical in Cape Fear Station.

Proposed-

3. A minimum of 60% of the lot should remain undisturbed. This percentage minimum is a general rule that may vary in application. The required percentage of undisturbed area may be greater for larger lots (greater than 10,500 sq. ft.) and less for smaller lots.
4. *Limits of disturbance must be established and delineated on approved site plans. The limits of disturbance shall define the boundary of the area to remain undisturbed. The limits of disturbance shall be established by fencing and appropriate soil erosion control measures prior to any site work.*

BHA BOARD PRESENTATION: DESIGN GUIDELINE UPDATES

Requirements for New Construction and Major Renovation Plans: (Page 66 Article 11 and 12)

Current-

11. During construction, naturalized areas of the property that are not within the ARC approved building area (denoted by the limits of **construction** fencing) must not be disturbed. Any areas outside the limits of **construction** fencing that are disturbed must be restored to their original natural character.
12. The clearing of understory is **NOT ALLOWED** in setbacks except as permitted in these guidelines within six feet of the structure, or as necessary for an approved site plan or landscape plan. For example, some clearing within a setback may be required for driveway access. All clearing for new construction must be reflected in the ARC approved plan.

Proposed-

12. During construction, naturalized areas of the property that are not within the ARC approved building area (denoted by the limits of *disturbance* fencing) must not be disturbed. Any areas outside the limits of *disturbance* fencing that are disturbed must be restored to their original natural character.
13. The clearing of understory is *not allowed outside the limits of disturbance. A reasonable clearance between the structure and the undisturbed area should be provided as necessary for construction of the structure.* All clearing for new construction must be reflected in the ARC approved plan.

BHA BOARD PRESENTATION: DESIGN GUIDELINE UPDATES

Size - Requirements: (Page 59 Article 1)

Current-

1. Single family residences shall have a minimum square footage of 1,600 sq. ft., exclusive of accessory buildings, terraces, decks, open porches, roof overhangs and exterior stairs. A maximum of 300 sq. ft. **of the 1,600 sq. ft.** of the floor plan may be screened porch, provided the roof of any such screened porch is an integral part of the roof line of the structure or group of structures. The porches must not appear “tacked on” to the structure of the house. See Cape Fear Station Lot Designations for specific lot requirements.

Proposed-

1. Single family residences shall have a minimum heated area of 1,600 sq. ft. *and a maximum heated area equal to not greater than 30% of the lot area*, exclusive of *non-occupied* accessory buildings, terraces, decks, open porches, roof overhangs and exterior stairs. A maximum of 300 sq. ft. of the floor plan may be screened porch, provided the roof of any such screened porch is an integral part of the roof line of the structure or group of structures. The porches must not appear “tacked on” to the structure of the house. See Cape Fear Station Lot Designations for specific lot requirements.

BHA BOARD PRESENTATION: DESIGN GUIDELINE UPDATES

Size - Requirements: (Page 60 Articles 4 and 5)

Current-

East End

Single family residences shall have a minimum square footage of 1,600 sq. ft., exclusive of garages, boat sheds, terraces, decks, open porches, roof overhangs and exterior stairs. Of the 1,600 sq. ft., a maximum of 300 sq. ft. of the total footage of the floor plan may be screened porch, provided the roof of such porches are an integral part of the roof line of the structure or group of structures.

In any environment, the building footprint and graded areas shall be limited to a maximum of 25% of the total square footage of the lot. The building footprint is defined as the area under the perimeter of all construction, including decks more than 30" above grade, stairs, garages, etc., but excluding roof overhangs. **East End homes need to be proportionate to their lot size. Total heated square footage shall not exceed 30% of the lot area.** A survey must be obtained to determine the total square footage of a lot.

Proposed-

5. In any environment, the building footprint and graded areas shall be limited to a maximum of 25% of the total square footage of the lot. The building footprint is defined as the area under the perimeter of all construction, including decks more than 30" above grade, stairs, garages, etc., but excluding roof overhangs. A survey must be obtained to determine the total square footage of a lot.

BHA Charges

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.
- Provide assistance to six additional neighborhoods (Braemar, Cedar Court, Muscadine Grove, Loggerhead, Palm Court and Palmetto Cove).
- Maintain 9 alleys located in the East End; turned over 2 alleys to Village.
- 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, Boat Park, Garden, Wildlife Overlook, Master Walkways (CFS).
- Help protect the natural uniqueness of Bald Head Island through the management of approved tree and limb removal.

Common Area (West End)



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

Common Area (East End)



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

BHA Charges

3. Provide recreational services/facilities for members

- Facilitate the use of the Association Center for meetings, recreational facilities, weddings and other activities — 304 activities through December 31, 2024.
- Renovated Generator Society Hall. Updated interior office flooring and paint colors. Painted exterior of Association Center building.
- 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 educational and recreational activities for members through the Education and Recreation (ER) Committee.

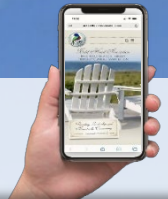
Association Center



BHA Charges

4. Communicate activities/decisions of interest to members

- Communicate news, what is happening and other pertinent information.
- Launched new and improved website in July to better serve members.
- Published, distributed and archived 11 months of *Island Report* newsletters. 2025 plans are for bi-monthly publication with fresher content.
- Published and distributed 54 *BHA's Compass* email bulletins.
- Published NC Utilities Commission (NCUC) updates.
- BHA website 2024 average monthly users: 2,165.
- Provide links on our website to local news stories about the Island.
- Created posters/online posts and promoted over 20 committee events.



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.
- Support BHA election process.
- 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.
- Communicated updates in *BHA's Compass* regarding 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 140 Welcome Packages to new property owners in 2024.
 - Utilized *BHA's Compass*, *Island Report*, website and "BHI Basics" for informing property owners and visitors about Bald Head Island essentials.



Education and Recreation (ER) Committee

Ongoing and special events

- Activities in 2024 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, Pilates & Yoga, 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.
- Smith Island Social returns tonight.

Members:

Betsi Stephen, Co-Chair
Millicent O’Connor, Co-Chair
Kris Riley, Co-Chair
Jennifer Lucas
Kim Mulherin
Margaret Pisacano
Elisa Roels
Diana Saklad
Cecilia Thomas
Kristine Webster
Betty Robinson, Board Liaison

2024 Covenants Enforcement

- Enforcement of Covenants helps maintain property values.
- 2024 Violations — 45 total
 - Fail to schedule Final Inspection/Construction - 7
 - Clear Cutting/Tree Trim – 8
 - No ARC Approval – 20
 - Commercial and misc. – 10
- 2024 Community Wide Standards (CWS) Violations — 37 total
- Annual evaluations of BHA-managed neighborhoods – 69 total

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

Community Wide Standards (CWS) Committee

- The CWS Committee is looking for new members!
- Focus in 2024 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

Christina Cress

Bob Keiger

Jeff Kenney

Ann Nichols

Holly White

Joe Brawner, Board Liaison

Finance Committee



- Reviewed Key Assumptions for and provided input for 2025 budget.
- Noted a cost allocation method for managed neighborhoods based on services provided.
- Reviewed audit of 2023 financials for Board approval.

Committee Members:

Paul Carey, Chair
Clayton Hemphill
Robert Iseman
Lisa Lautner
Rick Nelson
Nuno Valentine
Scott Yancy
Betty Robinson, Board Liaison

Sound Financial Stewardship

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

- Budget objectives:
 - Be good stewards of BHA funds and assessments, Serve membership with respect and uphold community standards, Invest in the development and growth of our employee team, Enhance programming and education about the ARC process, Support the Village values of living in harmony with nature, Achieve a breakeven or better budget, Contribute appropriately to the reserve fund for future BHA needs.
 - Assessment increase of 4%; as a point of reference, inflation has risen over 15% since the last assessment increase in early 2022.

2020 Reserve Study Impacts on Budget

Reserve Study Results:

- BHA maintains over \$3.5 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.
 - Along with the application of expected 2024 surplus, the 2025 budget projects funding of reserves at 70% of the 2020 reserve study annual amount projected for 2025.
 - Reserve study to be refreshed in 2025
 - Proper reserve accounting verified with auditor and to be implemented for future years

Resource Conservation & Beautification Committee (RCB)

- Two Island-wide Litter Sweep campaigns.
- 6th annual “Operation Re-Forest — We Forest” in early January 2025

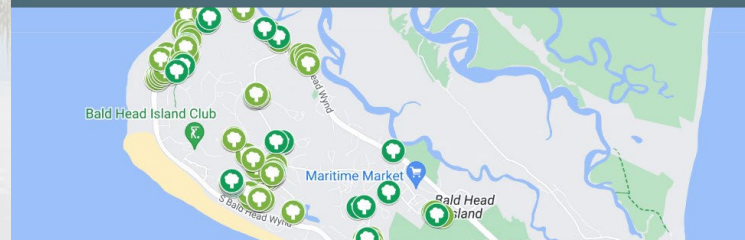
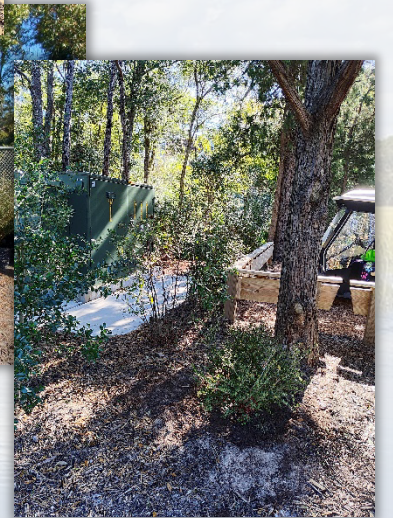
Members:

Barbara and Dale Giera, Co-chairs
Russell Iannuzzelli
Sandy Kades
Bob McKoy
Jim Nichols

Mary-Theresa Phillips
Betsi Stephen
Mike Watson
John Kinney, Board Liaison

Operation Re-Forest — We Forest

- 6th annual operation held in early January 2025.
- 9 live oaks planted as “Honor Trees.”
- trees planted by BHA or delivered to owners:
 - 16 live oaks
 - 16 yaupon hollies
 - 31 wax myrtles
- Online map of Honor Trees and all trees planted for operation will be added to website.



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.
- Involved as an intervenor in Bald Head Island Ferry negotiations.

Members:

Greg Wendling, Chair

Annie Baba

Christina Cress

Iain Gray

Cindy Kleeberger

Lesley McGrew

Joel Michaels

Kevin Paley

Bob White

Steve Smalley, Board Liaison

On the horizon...

- Enhance cooperation with major Island constituents.
- Improve Architectural Review Committee (ARC) process while improving education for residents, builders, brokers, and designers on ARC process.
- Maintain and cultivate relationships with island businesses
- Develop group orientation process for new owners.
- Support and grow employee team, board members, and committee members through development, education and goals.
- Continued financial stability with renewed reserve study and consider new fiscal year in 2026 to separate election and budget process.

On the horizon...

- Consider conveyance of lagoons (in whole/in part) to BHI Club; implement lagoon management plan for Overlook.
- Continue Community Wide Standards evaluations.
- Integrate and train next generation of organizational leadership.

BHA Committee Volunteer Opportunities

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

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 *

BHI Address *



2025 BHA Annual Meeting

January 25, 2025

Intermission



BHI Organizational Presentations

- Peter Quinn, Mayor, Village of BHI
- Chad Paul, CEO & Bion Stewart, COO, BHI Limited
- Cam McIntyre, President, Public Service Auxiliary (PSA)
- Gayle Sanders, Project Longevity
- Travis Gilbert, Director of Philanthropy, Old Baldy Foundation
- Chris Shank, Executive Director, BHI Conservancy/SILT
- David Sawyer, CEO, BHI and Shoals Clubs



Village of Bald Head Island

Mayor Peter Quinn





**Focus On Community as
Steward Of The Island**

Community Land Trust

Build on efforts of
Smith Island Trust (SILT)

Develop relationship with
Conservation Trust
for North Carolina (CTNC)

Research like communities

Evaluation of financial/
administrative role of
Village government

Support study of relationship
with the environment on a
community scale



Planning/Protection

Completion of Studies

Asset and Inventory
Assessment (AIA)

Planning/Protection Analysis

Local Assistance for
Stormwater Intrastructure &
Investement (LASII)



Repair/Replenish

Responsibility for "Structured Environment"

Collaboration with BHA/ARC

Collaboration with the BHI Club

Recognize the critical importance of the Village Shoreline Protection Program & Shoreline Management Program

Evaluation & planning of island infrastructure to keep pace with & meet build-out demand

Evaluate & plan improvements, establish baseline & continued maintenance of public areas



Budget/Long Range Planning

Establish/review annual budget allocations & establish strategies for:

- Major paving projects.
 - Development of beach stabilization strategies.
 - Landscaping supplementation of public (Village) properties.
 - Beach access/parking development.
- Maintenance programs beyond Public Works current budget.
 - US Army Corps of Engineers additional work agreements.
 - Coastal engineer long range concepts/strategies.
 - Stormwater management infrastructure.



Chad Paul, CEO & Bion Stewart, COO BHI Limited



BALD HEAD ISLAND LIMITED

Cam McIntyre, President, Public Service Auxiliary (PSA)



**BHI Public Safety
Officers**



PS Volunteers



**Public Service
Auxiliary Teams**

Transportation
Supply
Traffic Assistance
Kitchen/Food

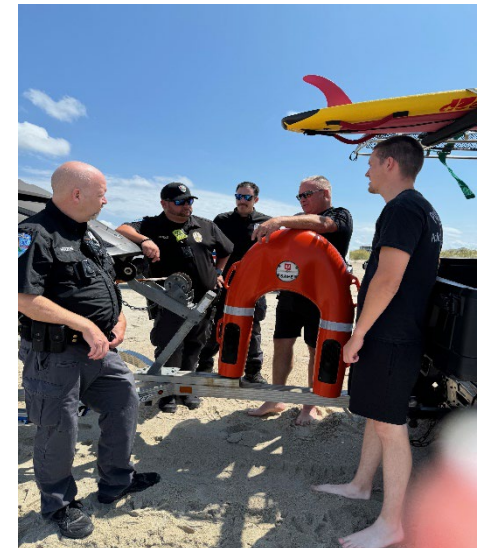


501 (c)3 fund
raising
organization-
supplement
Village funding

Annual "Chili"
Supper

contact Cam McIntyre
cammacnc@gmail.com

**for info on joining
PSA Teams**





**New BHI Public Safety firetrucks
Arriving 2025**

Gayle Sanders, Project Longevity

Travis Gilbert, Director of Philanthropy Old Baldy Foundation





The
OLD BALDY
FOUNDATION

2024 Annual Report



Our Mission



"to promote and preserve Old Baldy Lighthouse and interpret the history of Bald Head Island and the Lower Cape Fear River for cultural and educational purposes."

By the Numbers



23,349

guests visited the historic site from across the United States and the world.



528

individuals explored historic sites across Bald Head on an island-wide tour.



122,690

people per month engaged with Old Baldy's digital platforms, accessing archival material.

600 + 4th Graders Visited on field trips



Curriculum-Focused

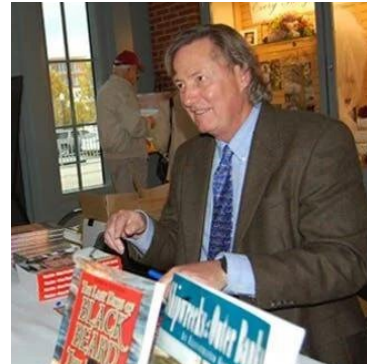
Scholarship Funded

Volunteer Powered

Visiting Scholars & Historians



Jim McKee



Kevin Duffus



John Moseley



Jeff Adolphsen

Archaeological Excavation

Apogee Environmental and Archeology preformed an archaeological survey and discovered evidence of a masonry glacis around the base of Old Baldy.



New Collaborations



Art Contest

35 entries



Luminary Night

300+ attendees



Food Drive

170+ pounds of food



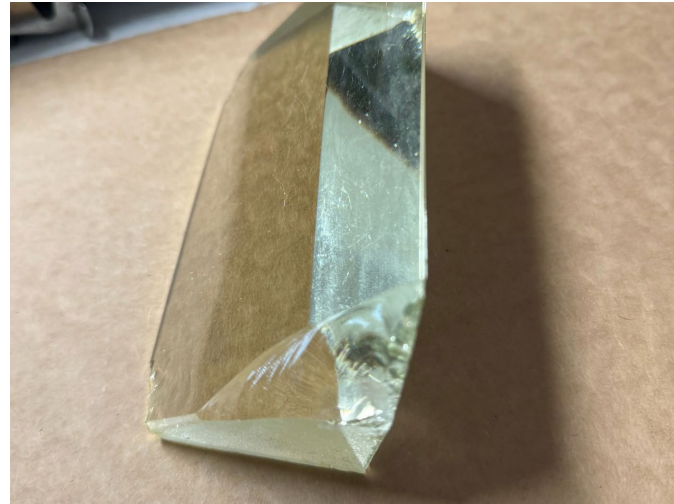
Expanded Youth Programs

Experiences such as Old Baldy After Dark provided youth with educational entertainment that grew their appreciation for Bald Head Island.

Notable Acquisitions



Doorstop
Donated by Dr. Charles Scott



Fresnel Lens Prism
Donated by Leigh Blalock



Surfboat Oars
Donated by Kevin Duffus



Get Ready for 2025!



oldbaldy.org



[/oldbaldybhi](https://www.facebook.com/oldbaldybhi)



[@oldbaldylighthouse](https://www.instagram.com/oldbaldylighthouse)

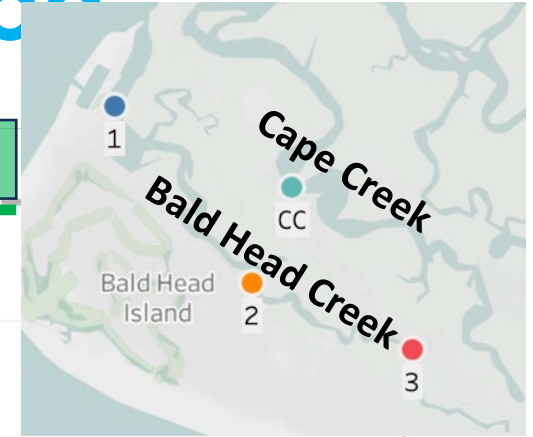
What We Learned in 2024



WE Discover, Learn, Conserve, and Preserve

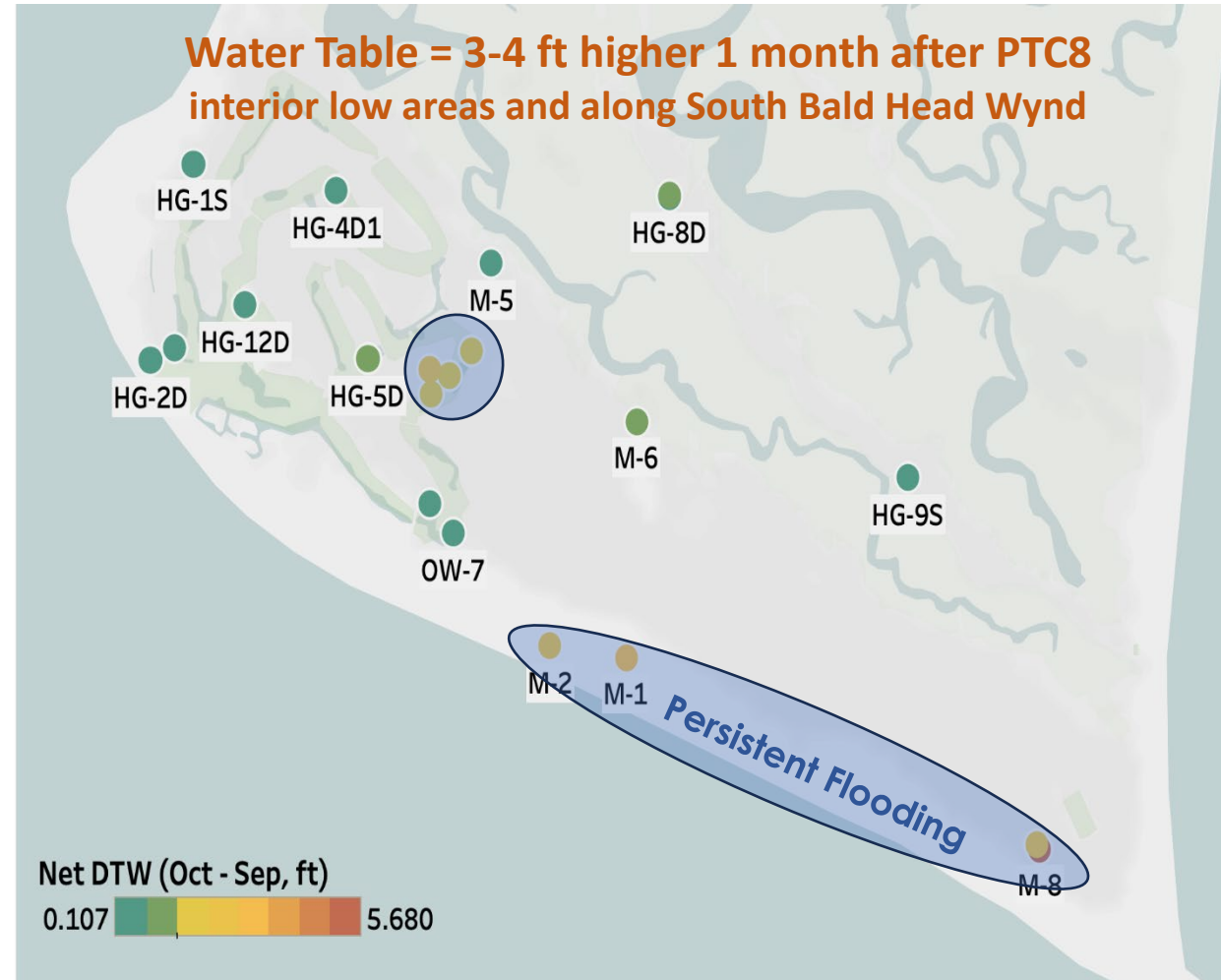
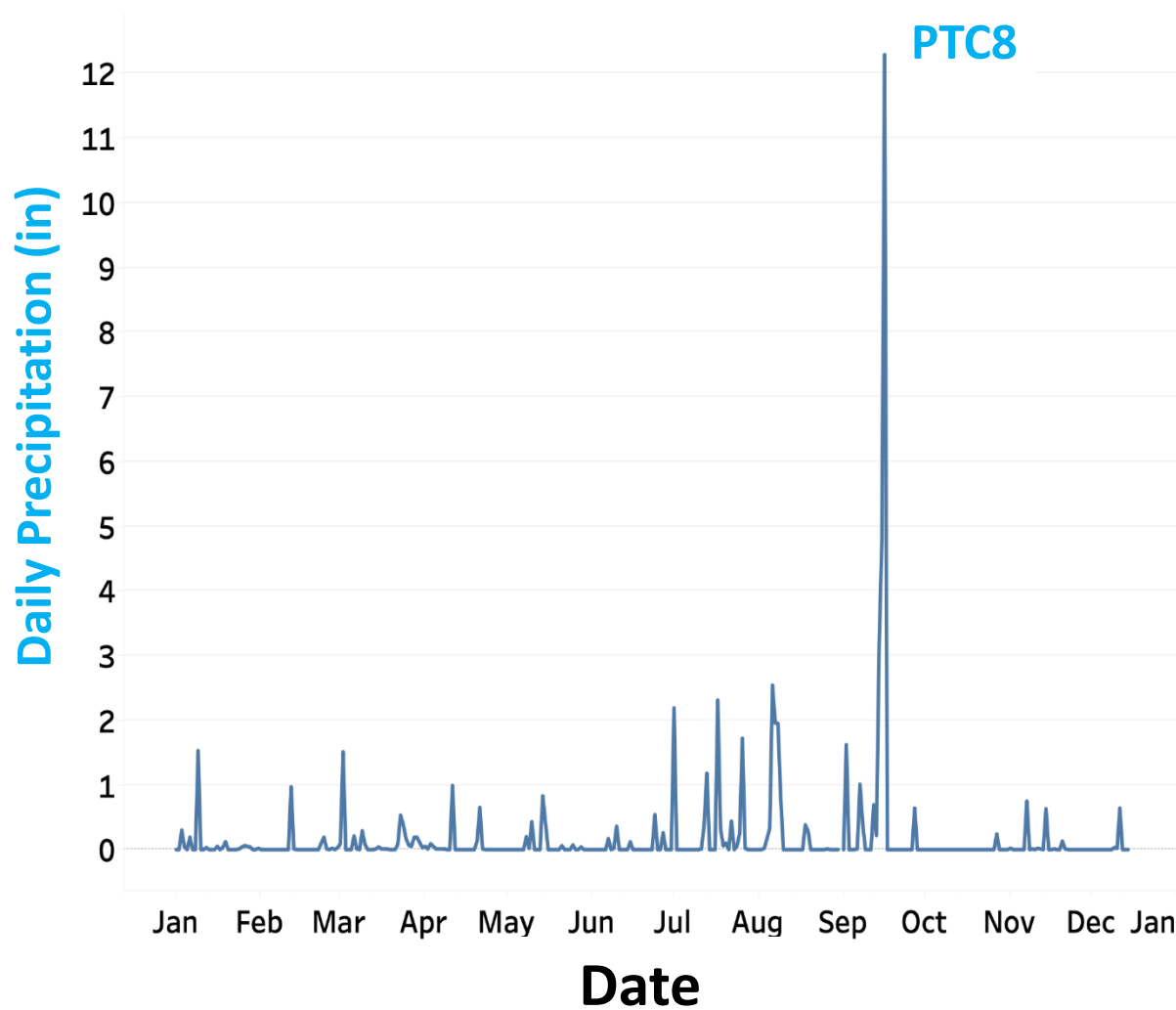
Chris Shank
Executive Director

Tidal Creek Water Quality = Good



TAKE HOME = small algae blooms and healthy oxygen levels in 2024

Surface Stormwater = Connected to Groundwater

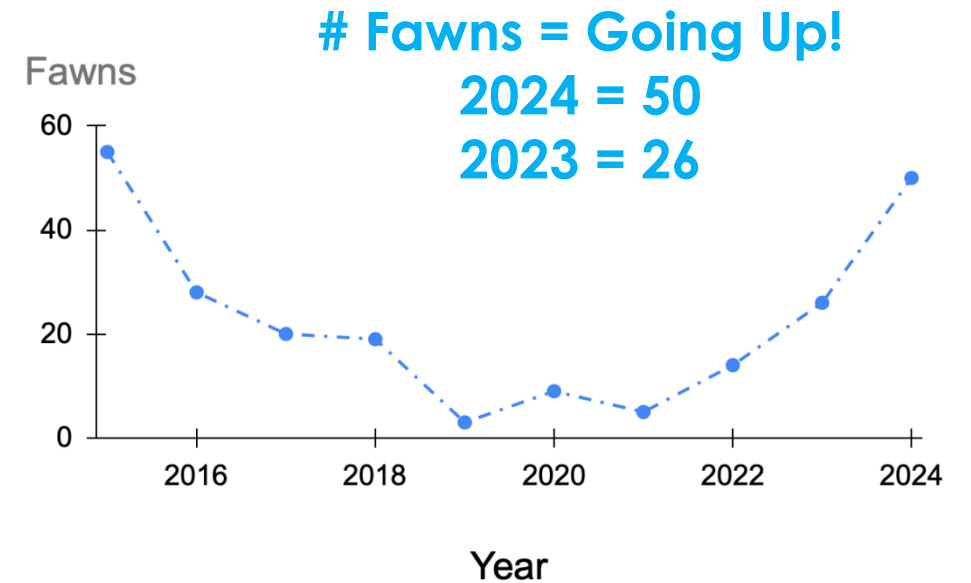
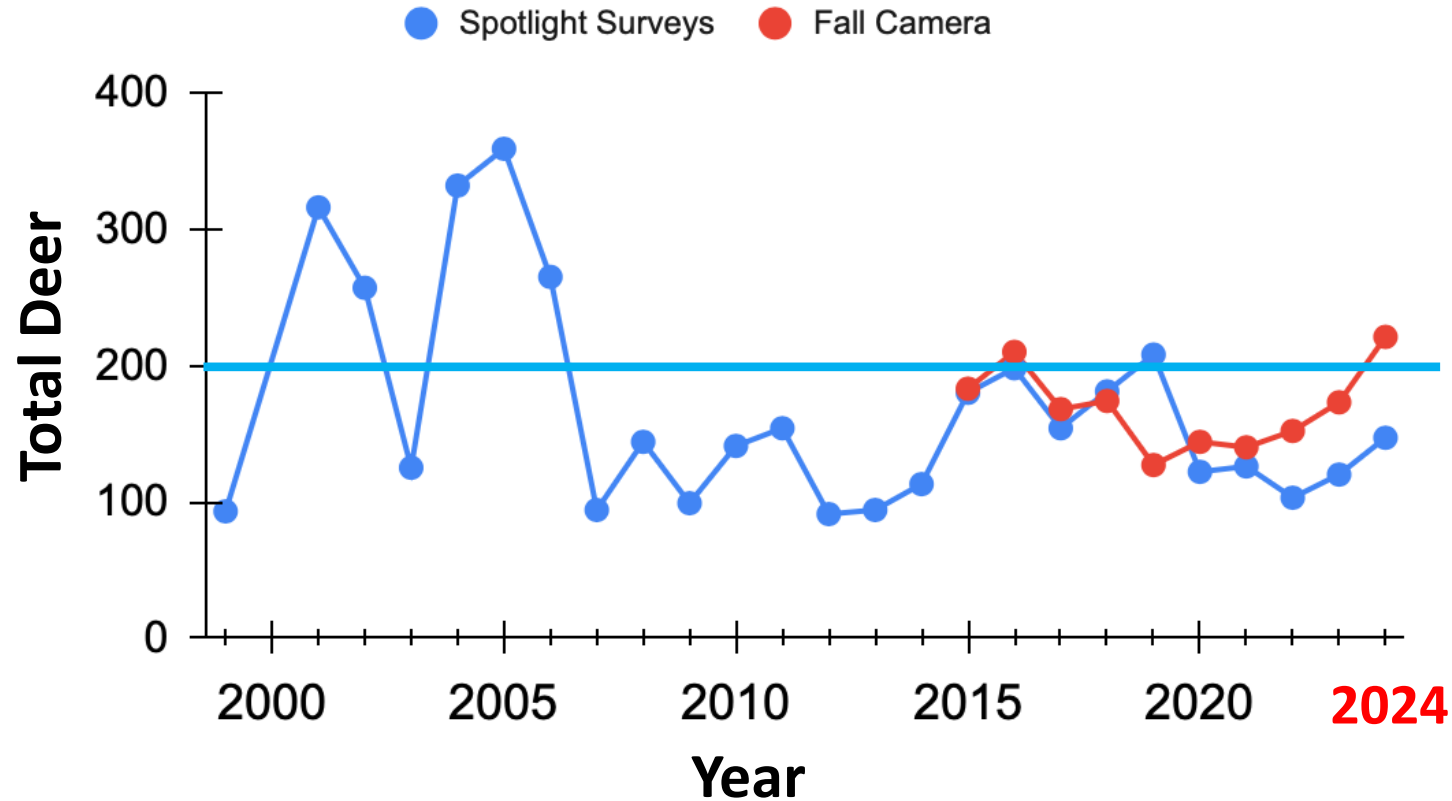


TAKE HOME = Storms Don't Require Formal Names to Cause Problems!

White-Tailed Deer Population = Growing



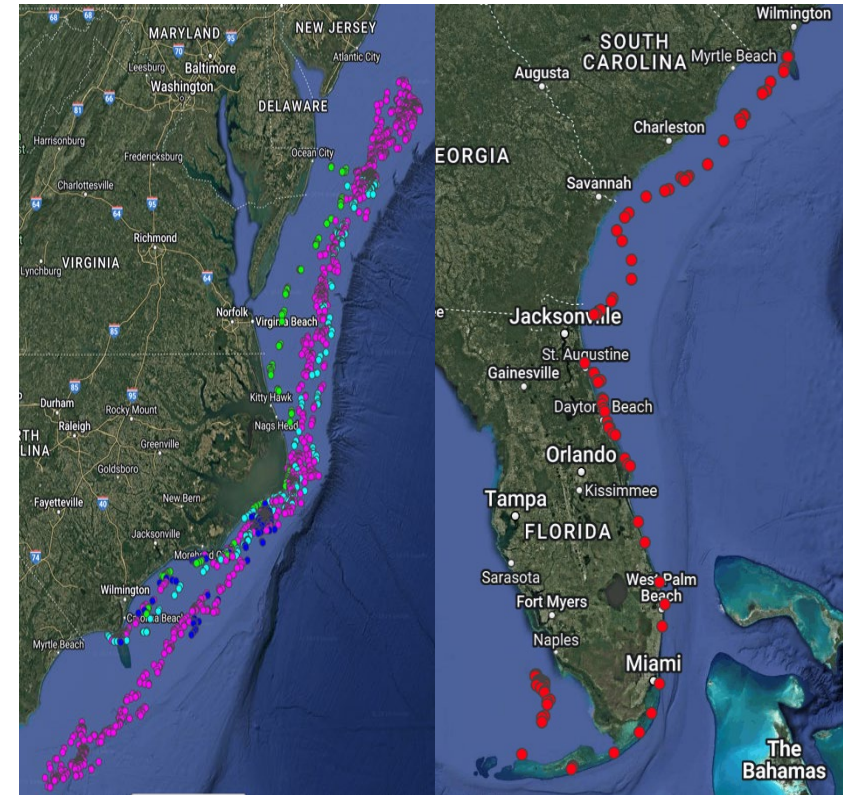
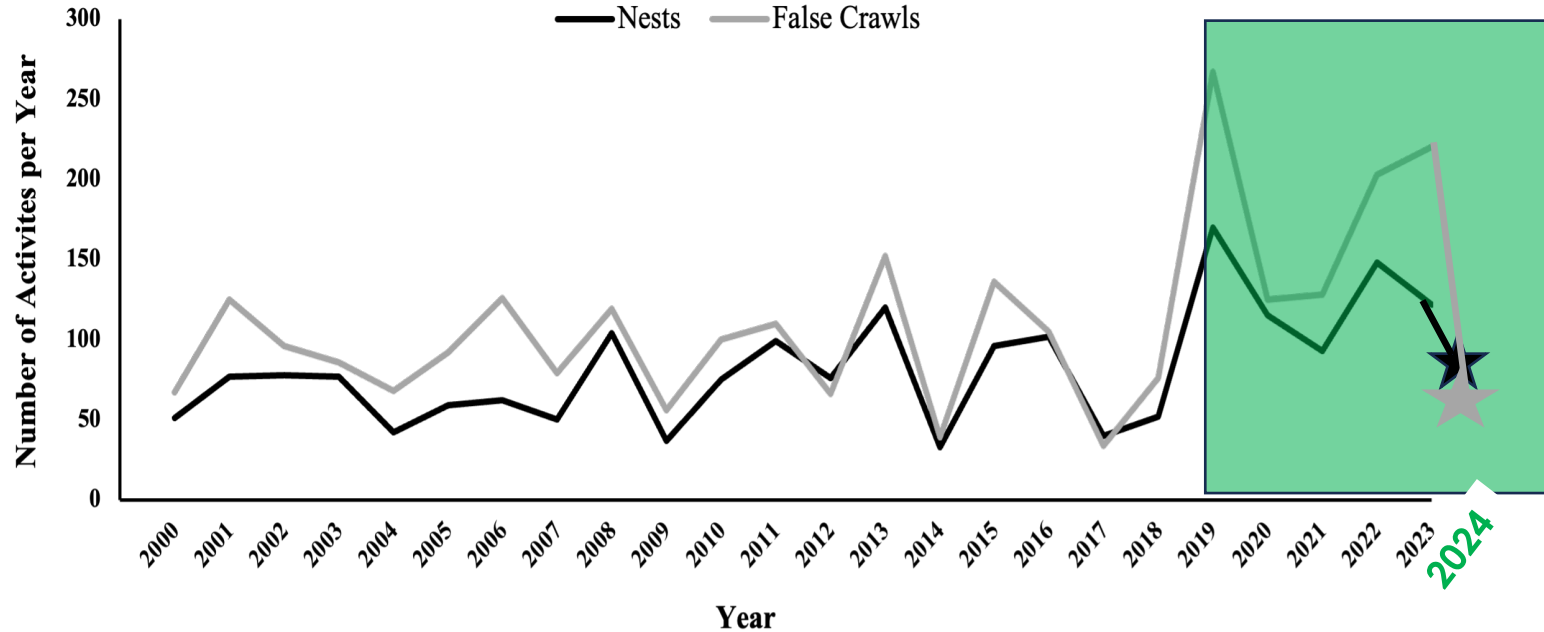
- 221 deer = up 28% from last year (173 in 2023)
- Up 53% since 2020 (last year of immunocontraception)
- Density = 28/km² (recommended 15-17/km²)



TAKE HOME = Herd Management Likely in Near Future

Sea Turtles = Low Year after Good 5-Year Run

BHI Nesting 2000-2024

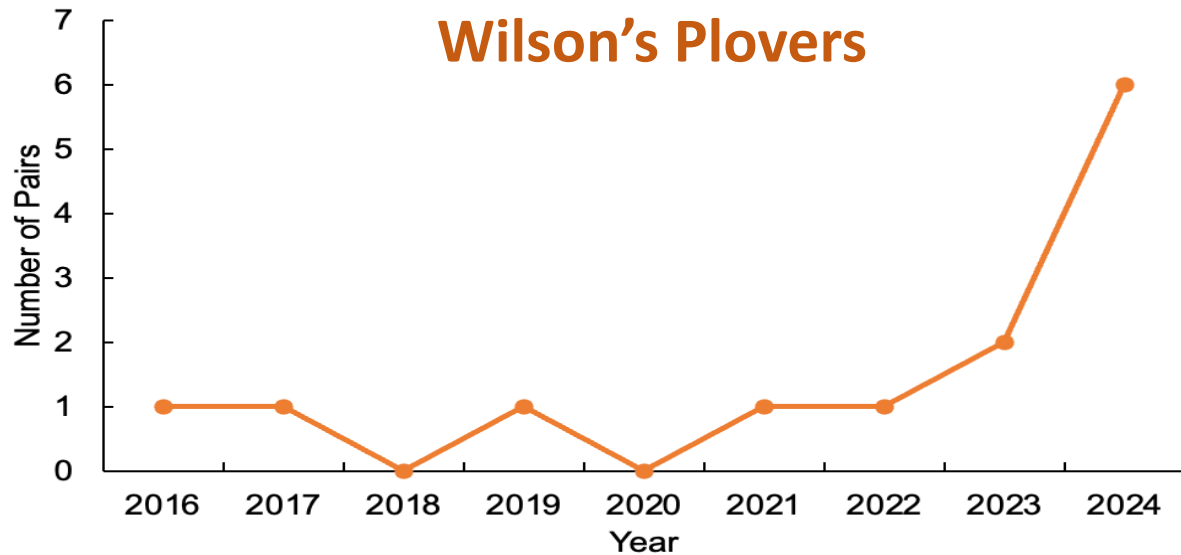
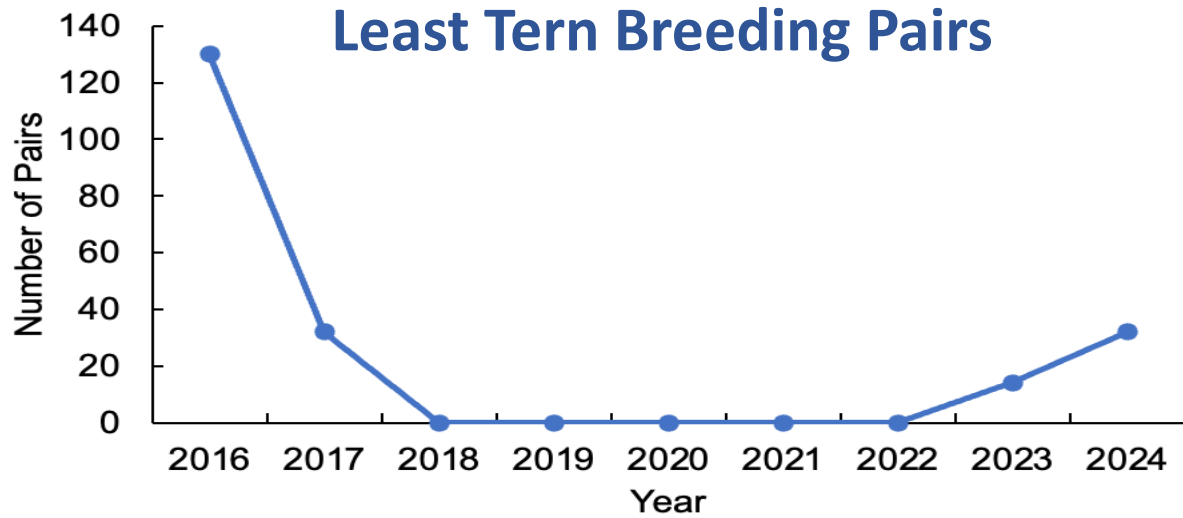


6100 hatchlings to sea = good Moms + no predation

**first time since 2017 with false crawls < nests
not all nesters go north after leaving BHI**

TAKE HOME = Mother Nature is Fickle...

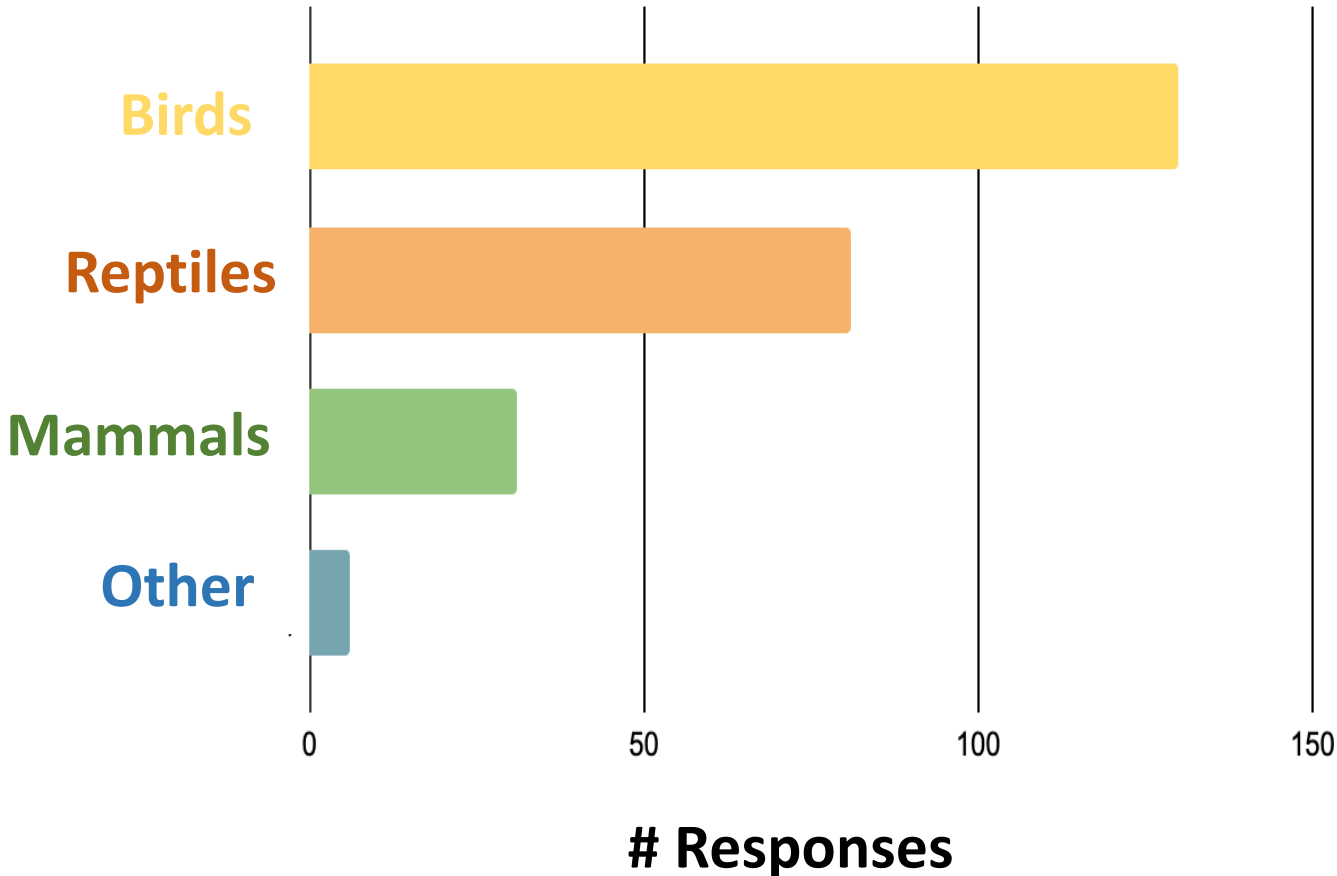
Shorebird Nesting on BHI = Increasing



TAKE HOME = Mother Nature is Fickle (and Protection Works)

BHIC Wildlife Response = Most Calls Ever!

248 wildlife calls = 312 hours BHIC effort



130 birds (Brown Pelicans = 23)
vibrio, avian flu, torsion injuries and fishing line tangles
47 birds taken to Sea Biscuit Wildlife Rescue

7 live sea turtle strandings
4 Green, 3 Kemps ridley

10 dead sea turtle strandings
6 Green, 2 Kemps ridley, 2 Loggerhead

15 dead Diamondback Terrapins
crab pot discards

Stumpy II (alligator died)
toxicology issues?

4 dead white-tailed deer
worked with NC WRC

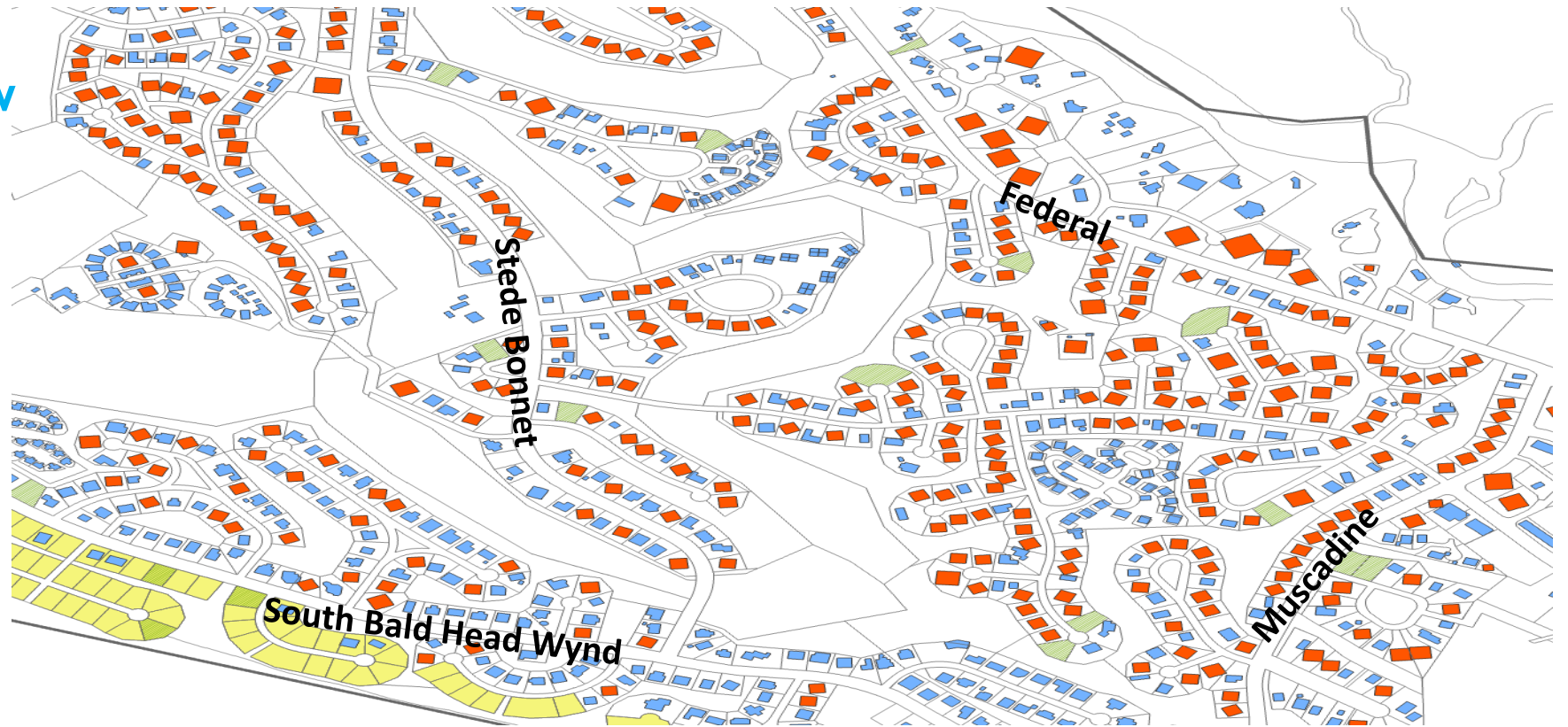
1 with unique fungal infection

TAKE HOME = Thanks for Caring about BHI's wildlife! (910) 457-0089 option 5)

Sustainable Development?

Potential for 185 acres of forested area → roofs

Kimmy Hansen
Johnston Graduate Fellow
UNC Chapel Hill



TAKE HOME = Land Preservation is Very Important!



Coming Tuesday April 8, 2025



**4th Annual
Johnston Coastal Sustainability
Symposium**

Morning Session at BHA = 830 AM

Evening Dinner Conversation at BHI Club = 530 PM

more details coming soon

David Sawyer, CEO, BHI and Shoals Clubs





BALD HEAD ISLAND CLUB & SHOALS CLUB

2025 BHA MEETING



Shoals Club



Membership

The Primary Business of the Club

- Total of 1,332 Primary Member Families, up 19 from prior year
- Total of 350 Full Member Families (110 on waitlist)
- Add-On Memberships have been capped at 420 with 6 on the waitlist.
- Shoals Club Gained 75 New Member Families over the past year
- Shoals Club Total of 850 Primary Member Families, and is now capped (10 on the waitlist)

A Deeper Dive

- Total Primary Members, Spouses, Immediate Family (Under Age 24) = 3,212 Primary Member Users of the Club
- Total Extended Family = 1,803
- Total Individuals with BHI Club Year-round Club Member Access = 5,015

Guest Pass Holders

- 454 BHI Club Members Rent Their Homes
- 288 Shoals Club Members Rent Their Homes
- 13,917 Guest Pass Holders at the BHI Club YTD
- 7,542 Guest Passes at the Shoals Club YTD
- 8% of overall Club Revenue comes from Guest Passes

Aquatics & Recreation

- The Club finished the season with 73,624 swimmers in 2024.
- The Club elevated all Poolside Cabanas to bring a welcoming and fresh experience for all.
- 374 Cabanas were rented through 2024
- Kid's Camps doubled in size





Tennis

- Updates including resurfacing, new fencing, and landscaping
- Tennis shop and check-in opened
- With the assistance of intern tennis pros, the Club was able to offer more space in morning programs
- Participation in tournaments increased
- Upcoming clinic and tournament registration process update

Pickleball

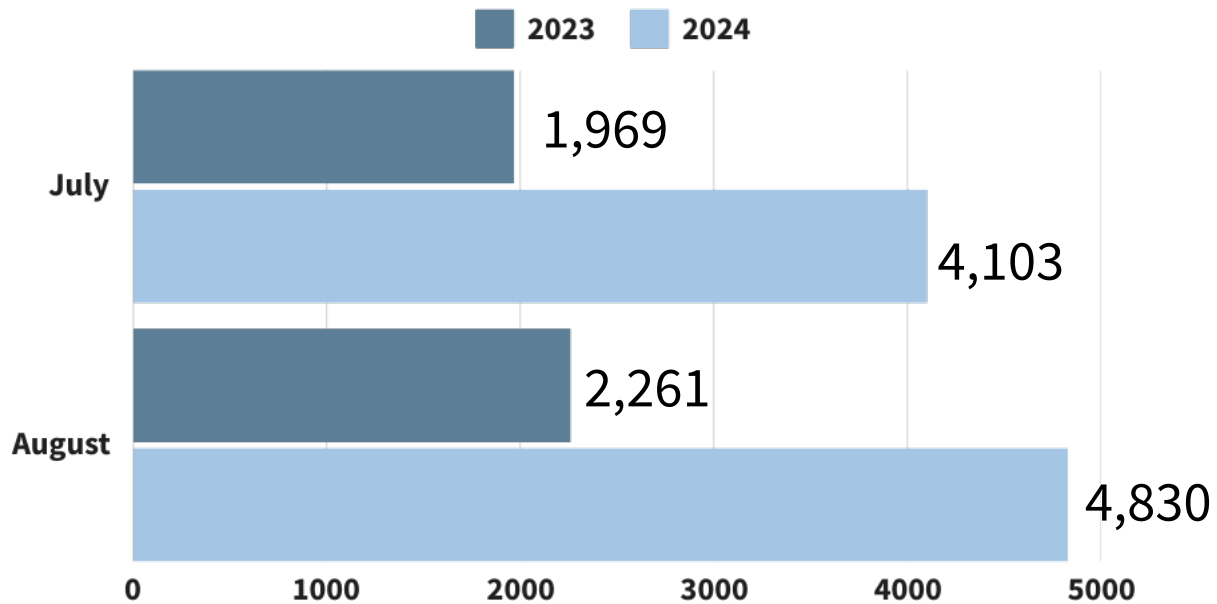
- Six New Pickleball Courts are Completed, with landscaping stormwater basins, and walk paths
- Addition of full time pickleball pro has made robust programming available
- Zero reported injuries during high season
- Member Participation and interest in pickleball continues to grow
- Pickleball Shade Pavilion with Restrooms will start construction this year

Croquet

- First year with two full time croquet pros on staff year round
- Croquet beginners clinics participation doubled over 2023
- Court reservations remain steady
- Croquet has over 100 active Member participants

Fitness

- Fitness Center use has doubled since last year
- Smoothie Bar has opened and has sold over 900 smoothies since opening



Golf

01.

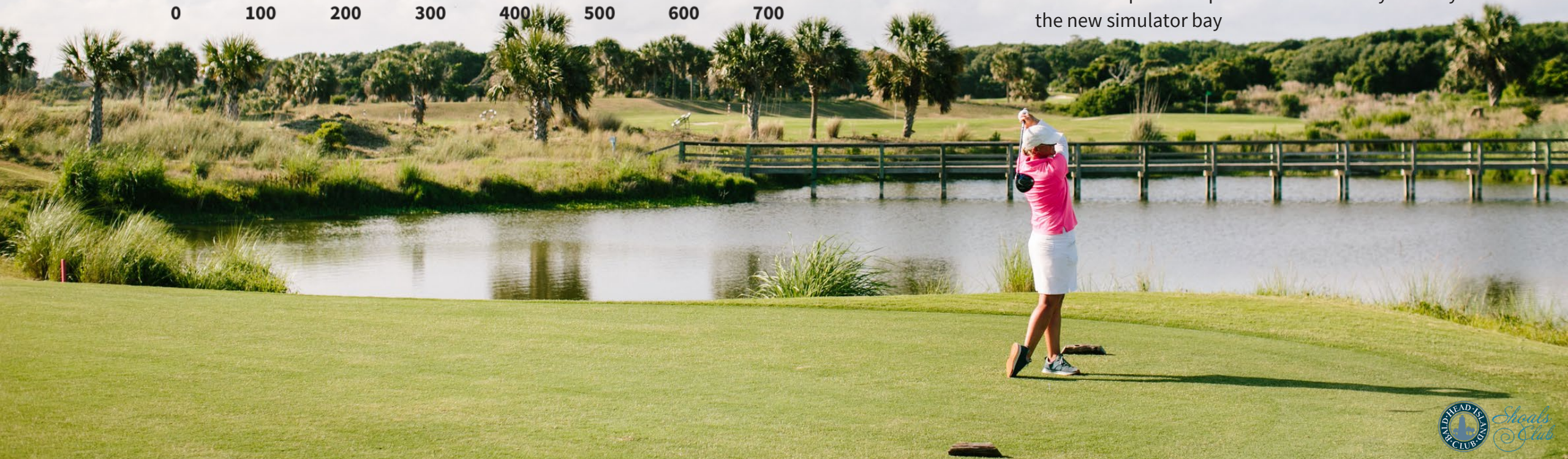
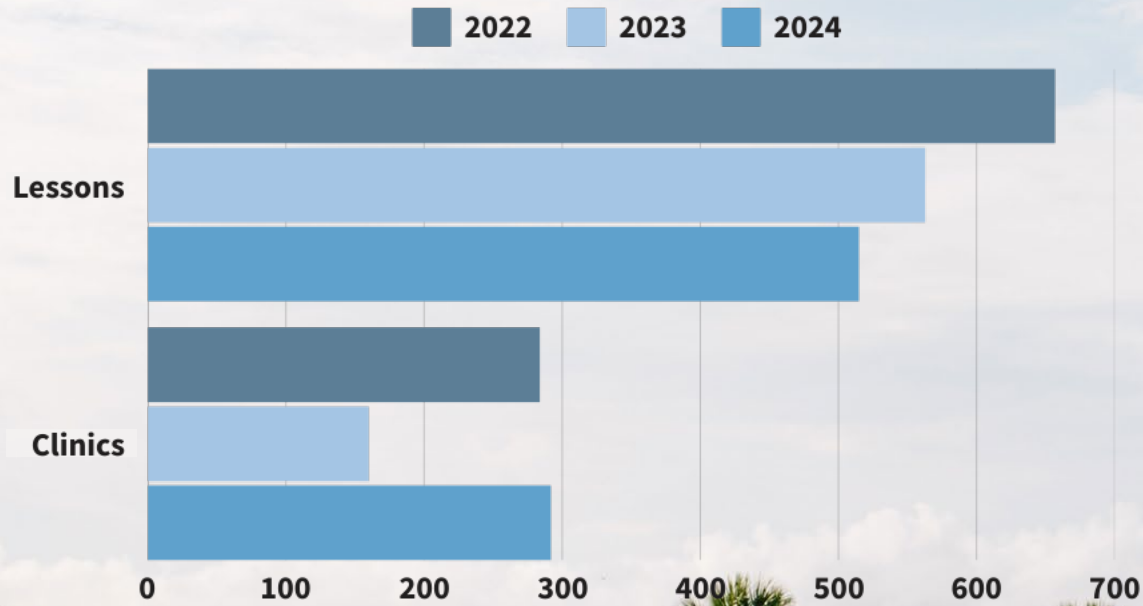
- Overall Golf Rounds are down 8% from 2023
- Expected to have 4th highest rounds year ever

02.

- Member Rounds made up 92% of all play in 2024
- The Temporary Golf Shop has opened in the New Golf Instruction Building. New Hitting Bays and Golf Simulator opened in February

03.

- As of 8/7 Junior Lessons are Up by 12% Over 2023
- Lessons Gap is anticipated to be closed by end of year with the new simulator bay



Food & Beverage

- Maintained 15% higher seating capacity in Palms, the Terrace and Horizons
- The Grille opened Tuesdays in high season and was well received, increasing revenues by 20%
- Food & Beverage revenues are up 11% over prior year
- The Bean Bar and Take Out counter opened- expediting service and enhancing the space
 - Bean Bar revenues are up 50% since relocating
- Second year in a row that Food and Beverage teams were fully staffed
- Offered poolside food and beverage service from Horizons
- Event revenues increased 35% from 2023
- Completed Terrace kitchen enhancements and improvements
- Introduced two new wine menus in 2024 Club wide
- Improved year round staff training, contributing to positive survey feedback



2023-2024 Capital Projects

Clubhouse

- Installed Clubhouse generator
- Continued HVAC unit replacements
- Palms Renovation sound mitigation and interior updates
- Installed New Sound System throughout the Clubhouse
- Added employee tram transportation

Horizons

- Built and Opened the Bean Bar Coffee & Pastry counter in Horizons
- Installed sound mitigation, new furniture, and lighting in Horizons

Golf

- Golf Instruction Building Renovation completed
- Opened New Golf Simulator Bay
- Built and Opened New Tournament Announcement Terrace and Sound System

Aquatics

- Updated and Enhanced Pool Entrance and Check In Area
- Pool Area Enhancements: Cabana Rental Updates, Water Station
- Dedicated and Upgraded Kids Camp Area

Fitness Center

- Renovated and Opened new Fitness Center and Expansion
- Replaced Equipment and added new equipment.
- Built and Opened Fuel Bar inside the Fitness Center

Racquets

- Completed construction of 6 new pickleball courts
- Resurfaced Tennis Courts
- Built and Opened a New Racquet Shop and Check In Area

Grounds

- Renovated Firepit Area, Opening Three New Comfortable Firepit Areas
- Landscaping in parking lot and around fitness center

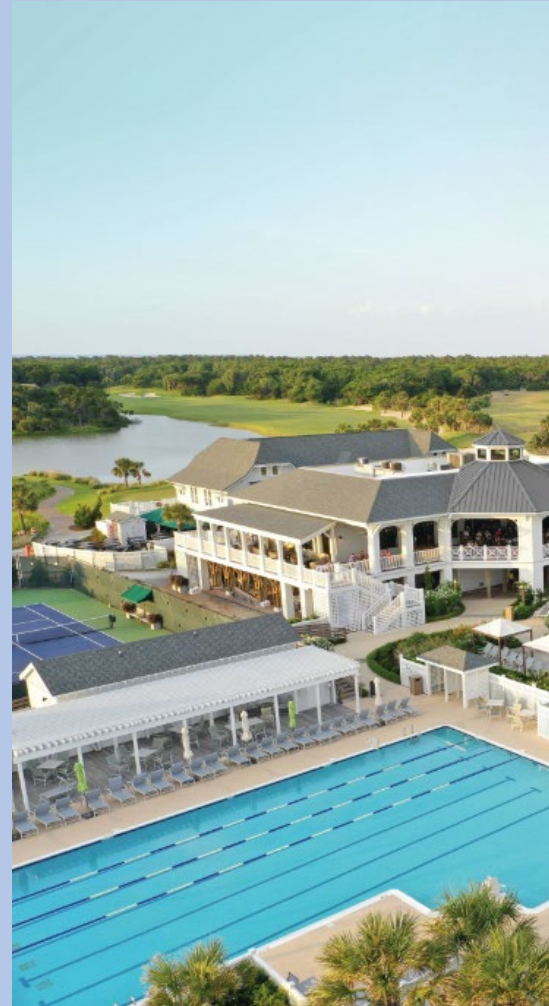


Shoals Club

- Updated the Décor of Latitudes to align with the Aqua theme.
- Renovated the Sandbar Grille Bar.
- The beach fence and sandbag project are ongoing. We are closely monitoring the ongoing beach erosion at the terminus of South Beach at East Beach and awaiting approval from CAMA for a more substantial sandbag installation.
- Replacing the pool deck and concrete surface.

Upcoming Projects- Winter & Spring

- Parking Lot Expansion- Providing an Additional 82 Parking Spaces
- Installation of 2 New Croquet Greenswards along S. Bald Head Wynd
- Building Pickleball Shade Structure
- Playground Relocation
- Ocean Room Updates & Enhancements



Looking into the Future...

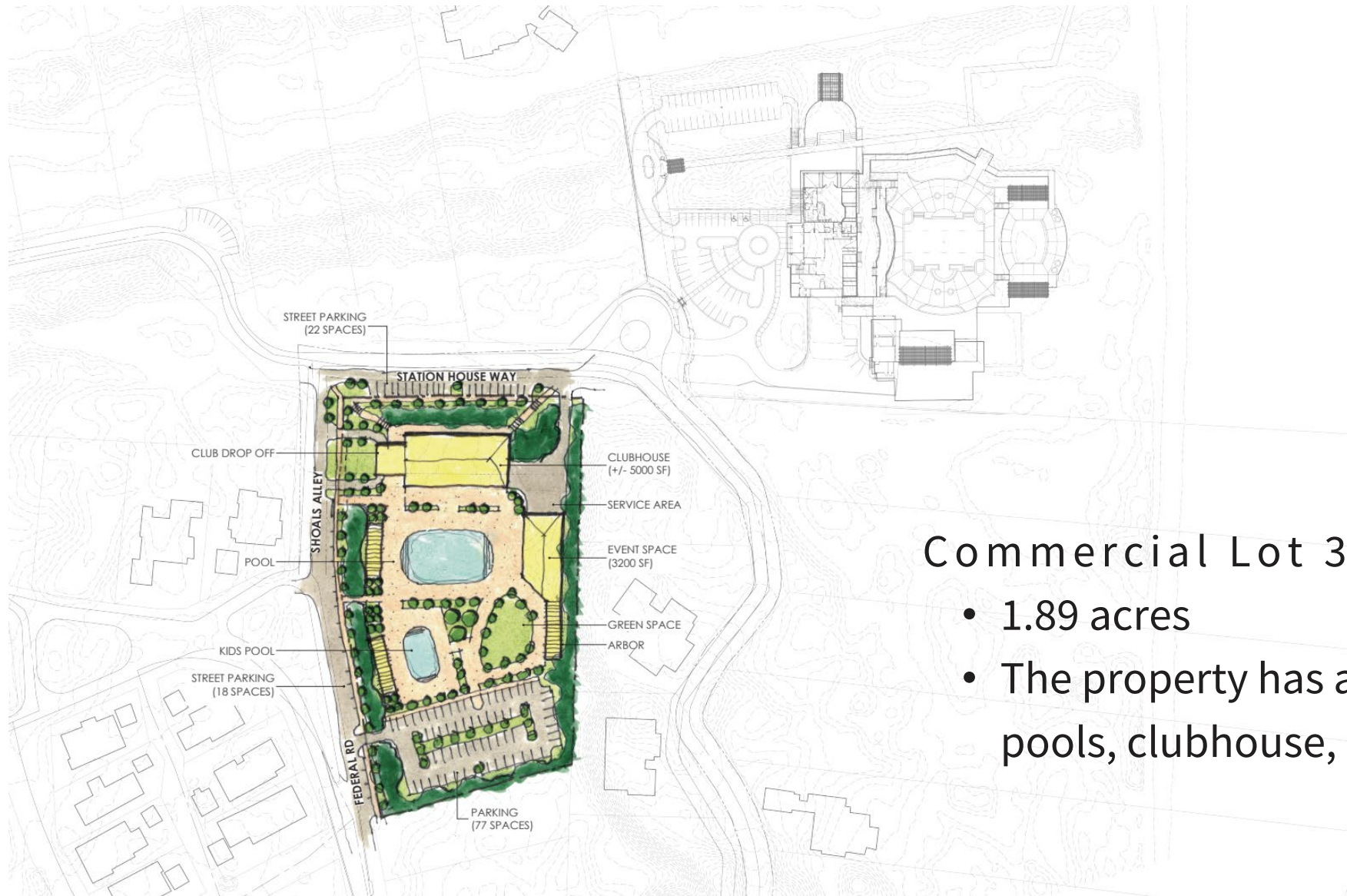


Next Phase



- Add 84 Parking Spaces
- Construct New Croquet Greenswards
- Construct Racquets & Croquet Shade Structures

Shoals Club Property



Commercial Lot 3500:

- 1.89 acres
- The property has ample room for pools, clubhouse, and parking



Thank You

Bald Head Island Club
Shoals Club

COMMENTS?



Online audience:
Click **RAISE HAND**
to comment.

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

2025 Annual Meeting Election Results

Two Board Vacancies

Thank you for your service!



Joe Brawner



John Kinney



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.

Joe Brawner

BHA Board of Directors 2022-2025

Christine Osborne
Bald Head Association
Board President
January 25, 2025



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A. John Kinney

BHA Board of Directors 2019 - 2025

Christine Osborne
Bald Head Association
Board President
January 25, 2025



New Executive Director – Douglas Jones



- Experience managing several large-scale communities
 - Sun City Hilton Head and Palmetto Bluff Resort
- Executive level background
- Engineering experience
- March 3rd estimated start date

Search Firm:

Kopplin Kuebler & Wallace
Brad Baecht
Kurt Kuebler

Search Committee:

Slaughter Fitz-Hugh
Suzanne O'Bryant
Christine Osborne
Betty Robinson
Steve Smalley
Russ Curtis

Adjournment

Thank you all for attending!

