

BHA Board Candidate for 2025

Tiffany Williams



Profession and education: Broker-In-Charge/Owner (since 2000) of Tiffany's Beach Properties, a property management and real estate company on Bald Head Island, and owner of Room Service Home Furnishings store and interior design studio, also on the island. B.S. Degree in Journalism from the University of Miami, Florida.

What is your history with Bald Head Island that has brought you to ownership and now a candidate for BHA? I purchased my first home on Bald Head Island in 1996 after falling in love with the island and its many unique qualities. I became a full-time resident nine years ago. I have been in business in property management and real estate on the island for 25 years. I have previously served on the Bald Head Association and am a current member of the BHI Architectural Review Committee. I am the president of the Merchant's Row HOA and a board member of the Royal James Landing HOA. I was previously president of the BHI Chamber of Commerce.

What professional skills and life experiences do you feel would be most valued as a member of the BHA board? As a full-time island resident, island business owner and former BHA board member, I bring extensive experience running a successful real estate company and managing dozens of employees to an organization that appears to be at a crossroads. I will bring my love of this island and my enthusiasm and commitment to preserving the community we call home.

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 believe that the BHA is backbone of our community and vital to maintaining the many amenities and sustaining the quality of life we enjoy as property owners. The BHA is our voice and an important conduit for communication between what's happening on the island and the significant issues that need to be addressed. I think we need to acknowledge that the ARC and the design guidelines are important for maintaining our property values and that there should be a level playing field for all property owners who are seeking approval through the ARC process. I also believe it's important to recognize and continue to encourage the growth and reach of the other community-wide programs sponsored by the BHA, from the potluck dinners at the association building to the social and recreation programs that benefit BHI homeowners.

Platform/Philosophy/Positions

1. 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? I think conservation and stewardship needs to be a priority for every property owner on the island and I do believe there is a way to balance the interests of property owners with those of visitors. First and foremost, we are fortunate that the Bald Head Association exists to protect with this and has covenants in force to help protect the unique nature of our island. The BHA should be working with all island organizations (including BHI Limited, the village, the BHI Club, the Shoal's Club, the Conservancy, real estate companies) and businesses to ensure the message of stewardship and preservation is being communicated to visitors, potential property owners and those who work on the island.

2. 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? I believe communication and participation is the key to maintaining a strong island community. For those that have time to volunteer, I highly recommend getting involved. I firmly believe it is the BHA's duty to keep property owners informed of important island topics. I believe in more communication, not less. To me, the Island Report, which was previously published and distributed monthly is a wealth of information for property owners, regardless of the amount of time spent on the island. I do not agree with the current board's decision to reduce, by half, the amount of times this publication is produced, especially given that it is funded 100% by advertisers. I think this publication in conjunction with the e-blasts and updated website is fundamental to a unified community.

3. 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? If I am elected, I will continue to encourage people to volunteer, whether it is for a committee associated with the Bald Head Association, the chapel, the public safety auxiliary or the conservancy. All of these organizations exist to benefit property owners and it is crucial that we stay involved with them. Volunteering is such a great way to involve property owners from many different backgrounds and areas of expertise. Additionally, if property owners do not have time to volunteer, I will continue to encourage people to participate in the various activities on the island, whether it is an event at Old Baldy, a lecture at the conservancy or a class sponsored through the BHA.

4. How could the BHA Board, the Village Council, BHI Limited, Old Baldy Foundation, the Conservancy, and the BHI Clubs collaborate to ensure an alignment of respective organizational goals while also implementing collaborative plans for the Island? I believe the BHA has an amazing opportunity to work with all of the organizations on the island for the benefit of all property owners. At a minimum, the island organizations should have more than a few minutes allotted to them at the annual meeting to inform property owners what's happening with their respective organizations, what's ahead for the future and give property owners a chance to ask questions. Additionally, I would like to understand the current board's thought processes and goals respective to this question to understand what better practices are needed for improvement.

5. What can BHA do to help the Village with preparations for hurricane/storm protocols to reduce recovery times we have recently experienced with coastal properties? The issues needed to be addressed by the BHA are ever changing as the island evolves – transportation, property values and uniting us as a community. I think it's important to keep in mind that the BHA was formed to preserve our community and our island's unique character and it's our voice through which we can collectively voice our thoughts and comments.

Final Statement

I am running for the board because I believe that the BHA is the backbone of our community and vital to maintaining many amenities and sustaining the quality of life we enjoy as property owners. The BHA is our voice and an important conduit for communication between what's happening on the island and the significant issues that need to be addressed. I think we need to acknowledge that the ARC and the design guidelines are important for maintaining our property values and that there should be a level playing field for all property owners who are seeking approval through the ARC process. I also believe it's important to recognize and continue to encourage the growth and reach of the other community-wide programs sponsored by the BHA, from the potluck dinners at the association building to the social and recreation programs that benefit BHI homeowners