

Fellow Bald Head Island Property Owner:

My name is Joe Brawner and, as you are probably aware, I have been added (by petition of fellow Property Owners) to the list of candidates for election to the Bald Head Association Board. I have been asked why I allowed my name to be entered into nomination when the Association Board had already named two qualified candidates. Both Christine Osborne and I have similar basic reasons for agreeing to have our names added to the ballot. The Property Owners deserve a choice of candidates and those candidates should offer more than a single position or platform. Voting is, and must continue to be about selecting and not about “rubber stamping” someone else’s selection.

Additionally, there are numerous local issues where I strongly believe fundamental change is needed in Association direction and approach. The following examples are representative of these areas of concern:

- **Added Assessments:** The Board can, on its own, can decide to initiate projects and then assess the membership added fees which the Members have no choice but to pay (or ultimately lose their property). The Wildlife Overlook is a current example for which every member is now being assessed. The Members should, in my humble opinion, be allowed to approve unplanned/unbudgeted expenditures before significant money is committed and/or spent.
- **Failure to Adequately Maintain Common Areas:** You may be aware of the derelict waste treatment plant on the Common Area to the right of Hole No. 7 on the golf course. This abandoned facility was accepted by the BHA when it accepted the Common Area transfer from the Developer. It has never been attended to by the Association and is in unsafe condition; this tract is also a dump site for the abandoned Developer nursery that was located nearby. I personally have shown this site to BHA personnel but nothing has been done to address the situation. There is, for your comparison, a second abandoned package waste treatment plant on Association common ground (to the right of the Hole No. 1 green); this second abandoned plant is in better repair thanks to the efforts of the Village Utilities Dept. and does not currently present a similar safety concern. Planting trees on the common areas is fine but I question if this the appropriate top priority for Common Area care and maintenance. One might also question the use of Common Area adjacent to a treated wastewater pond to locate the Wildlife Overlook.
- **Integrate and Streamline BHA and Village Efforts to Control Home Building and Repair:** It is my opinion that ARC guidelines and Village construction rules could be harmonized and modified in a manner that could save Property Owners money and aggravation by eliminating duplication of effort, by the rationalization of guidelines, and through more open communication and joint cooperation. Currently the funding for both Village and BHA home construction monitoring activity comes from the property owners and it is certain that there is room for rationalization and cost reduction that would help to ease the current high level of owner and builder frustration. Perhaps the review/plan approval time could be reduced and streamlines resulting in added control of the ever-rising BHI construction costs and home prices.

- **Improve ARC Operation, Effectiveness, and Public Image:** I was Chair of the Stage 1 ARC for five years during the transition from Developer to BHA control; this period was also a very active homebuilding time with 70+ new homes under construction throughout the 5 years that I was involved. This level of activity was handled more quickly by fewer people with less aggravation that is currently experienced. Improvements can and must be made to streamline ARC review and to improve its image and effectiveness. In the early 2000's there was always an independent Architect available to assist and advise the ARC (the Developer had two on staff) and it could be very helpful for the Association to retain an independent, qualified architect to provide all ARC professional input.
- **Redefine and Share the Purpose of the BHA and Communicate a Plan for Controlling Costs:** It is my humble opinion that the Association can "do more for less money" but it must develop and stick to a defined long-term plan fully communicated to and supported by the Association membership. The objective should be the establishment and maintenance of acceptable and appropriate community-wide standards and not about new buildings, new recreational opportunities, new initiatives, new parks, and new ways in which to spend the members' money. In my humble opinion, the Association (with full member input) must clearly define its area of work in some detail and then do that work in a manner that provides the maximum value to its membership. It is not, in my judgement, the job of the BHA to develop "parks and recreation" opportunities on BHI nor to preserve the history of the Island, and the like. While many might agree that these types of activities must be done it should not, in my opinion, be done by a direct tax on Association Members who are not free to opt out except by selling their BHI property.

Hopefully, the above sampling will give you an idea of the types of concerns that I have with the Association and its current approach to the its business on behalf of the Property Owners. The cost burden being placed on Association Members/BHI Property Owners is growing in both scope and in cost and there is little visible opportunity for Property Owners to voice any concerns that they might have. The opportunity to question and test the current approach is not likely to present itself if the Board is self-selecting and self-perpetuating. This is also among the reasons that I have "thrown my hat into the ring" and, if elected, I would hope to be able drive progress on these and similar matters in order to begin moving ever-closer to maximum performance in specifically agreed areas of responsibility and to do so for the maximum satisfaction and most effective and controlled cost for all Property Owners.

A final point: If the Board only nominated two people for election to two open Board seats it would appear to make little sense to assign your proxy to the board. It is the Property Owners' Association we property owners should select our two preferred candidates and vote directly for those candidates. If the Board nominated two candidates for two open Board seats it is pretty obvious how they will cast any undesignated proxy votes that are submitted. Please vote and vote directly for the two candidates of your choice. Thank you.

Apologies for the lack of brevity herein but, to me, the Association Board needs to more fully focus on its minimal essential task list and it must continually endeavor to provide maximum value and minimal long-term cost to Property Owners.

Joe Brawner