

Barefoot Resort Residential Owners' Association, Inc.
Meeting of the Board of Directors Minutes
January 10, 2022

I. OPENING OF MEETING

An Open Meeting of the Barefoot Resort Residential Owners' Association, Inc. Board of Directors was called to order by Mr. Saxon at 4:00 p.m. via Zoom.

Members Present Via Zoom: Jerry Saxon, Anne Castro, Neal Witkin, Steve Peregoy, John McInerney, and Ken Skelly.
John McInerney

Also Present: Kelly White of Ponderosa Management, LLC

II. ROLL CALL/ESTABLISHMENT OF QUORUM

The roll was called and it was established that a quorum of the Board of Directors was present.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. Regular Meeting of the Board—November 8, 2021

Upon a motion made by Ms. Castro, seconded by Mr. Witkin, and unanimously carried, it was: **MOVED: To approve the Regular Meeting Minutes of November 8, 2021 as written and submitted.**

V. CONSENT TO ACTION ITEM LIST

Upon a motion made by Ms. Castro, seconded by Mr. Peregoy, and unanimously carried, it was: **MOVED: To approve the November/December 2021 Consent to Action Item List as submitted and attached to these minutes as "Exhibit A".**

VI. TREASURER'S REPORT

A. November, 2021 Financial Update

Mr. Peregoy reported that the Cash and Cash Equivalent Accounts totaled \$865,000.00. The Capital Reserve Account totaled \$855,000.00. In 2021, six of the eleven monthly deposits in the 1% Fund exceeded \$100,000.00. September totaled \$102,000.00, October totaled \$107,000.00, and November totaled \$121,000.00. The current balance in the 1% Fund is approximately \$750,000.00. As promised, the 1% Fund will maintain a minimum balance of \$500,000.00.

B. Beach Cabana Cost Update

Mr. Peregoy reported that the final stages are occurring with the Beach Cabana. The financial model Provided has worked perfectly. As of now, there is no change to the \$2.7 Million cost of the Beach Cabana construction. The remaining balance due of \$140,000.00 will be paid to the General Contractor upon the completion of the punch-out list and final approval of the work has been approved. Based upon the borrowed amount of the Beach Cabana and Water Tower Road Wall projects, if an average payment of \$75,000.00 was paid per month, the Line of Credit (LOC) used for both projects would be paid in full within two years. In addition, any funds collected from the Beach Cabana construction lawsuit will be applied to this LOC loan. The Board of Directors has hired a Risk Engineer to walk and evaluate the Beach Cabana in to determine safety related issues. Given that there have been a couple of falls at the Beach Cabana, since opening, this could impact our insurance if claims are subsequently filed. The Risk Engineer will make recommendations (e.g., lighting, cameras, treads on steps, etc.) for improving safety. With regard to the violations of the rules at the Beach Cabana, these instances, if not stopped, will require the expenditure of funds to clean-up and/or repair the Beach Cabana facilities. These rules (e.g., no glass, etc.)

are for our safety and keeping our insurance costs in line with the budget. We ask for your support and help in maintaining of our new Beach Cabana.

VII. WESTERN BOUNDARY WALL UPDATE

Mr. McInerney reported that the As-built drawings continued to be delayed because of resource limitations and Covid impacts with both the engineer and surveying companies. This information is required to close out the permits for the western boundary project with the city and state. We are working with Permacast to schedule the six month inspection within the next 30-45 days. Any needed adjustments to the western boundary wall will be made at this time. We have identified one wall panel that requires action.

Upon a motion made by Mr. McInerney, seconded by Mr. Skelly, and unanimously carried, it was: **MOVED: To approve the Ponderosa Maintenance & Construction proposal in the amount of \$3,190.00 to enclose the extra panels for the Water Tower Road Wall.**

VIII. PONDEROSA MANAGEMENT, LLC

Ms. White reported that she has a meeting scheduled with Cintas in order to obtain janitorial supplies and floor mats.

Ms. White reported that a meeting has been scheduled for January 12th for the risk assessment tour of the Beach Cabana facility.

IX. JOINT COMMITTEE REPORT

Mr. Atwood reported the Joint Committee Board would schedule a meeting to be held in the coming weeks. The pool resurfacing project will be done prior to the pool season as would the parking lot.

X. CITY LIAISON REPORT

There was no report at this time.

XI. UNFINISHED BUSINESS

There was no unfinished business requiring discussion.

XII. NEW BUSINESS

A. Board of Directors Committee Liaisons

Mr. Saxon reported the following Board Liaisons to each committee

- Architectural Review Committee – Anne Castro
- Barefoot Lifestyle Committee – Ken Skelly
- Beach Cabana Committee – Michael Atwood
- Neighborhood Watch – Neal Witkin
- Residents Club Committee – John McInerney
- Strategic Planning & Development Committee – Steve Peregoy
- Website Committee – John McInerney
- City Liaison of North Myrtle Beach – Neal Witkin
- Joint Committee Board Member Appointment – Michael Atwood and Anne Castro

B. Beach Cabana

Mr. McInerney reported that the Beach Cabana ribbon cutting and opening took place on December 17, 2021. With the unusual warm weather in December and early January, many residents visited the Beach Cabana. As a result, Ponderosa Management, LLC increased the staff at to address operational needs. Based on observations from Board Members and the Beach Cabana staff, it became apparent that a number of residents did not adhere to the rules nor respect the \$2.7 Million investment of the Barefoot Resort Community. Consequently, the Board issued a communication on January 7, 2022 requesting residents to treat the Cabana if it was their own home and adhere to rules such as depositing of your trash, no glass, no smoking, no short term renter access, no pets, etc. Not following the rules will force the Board to provide extra cleaning and supervision, which will result in higher HOA fees caused by a few. Please be vigilant and respectful in your use of the Cabana. Finally, please recognize that there are still a number of minor punch list items which need to be resolved over the next several weeks. We have not closed out the Cabana contract nor have we made the final payment to Baldwin Construction.

XIII. COMMITTEE REPORTS

A. Barefoot Lifestyle Committee

Ms. Anderson's report is attached to these minutes as Exhibit "B".

B. Beach Cabana Committee

Mr. Hellman's report is attached to these minutes as Exhibit "C".

C. Neighborhood Watch

Mr. Forman's report is attached to these minutes as Exhibit "D".

D. Traffic Committee

Mr. Water's report is attached to these minutes as Exhibit "E"

E. Residents Club Committee

Ms. Candamil's report is attached to these minutes as Exhibit "F".

F. Strategic Planning and Development Committee

Mr. Prichard's report is attached to these minutes as Exhibit "G".

Upon a motion made by Mr. Peregoy, seconded by Ms. Castro, and unanimously carried, it was: **MOVED: To approve the application of Terry McGee and appoint Blake Prichard as Chairperson.**

G. Website Committee

Ms. Reeve's report is attached to these minutes as Exhibit "H".

XIV. SCHEDULE NEXT MEETING

February 14, 2022 Regular Meeting of the Board of Directors at 4:00 p.m. via Zoom.

XV. ADJOURNMENT

Upon a motion made by Ms. Castro, seconded by Mr. Atwood, and unanimously carried, it was: **MOVED: To adjourn the meeting at 4:52 p.m.**

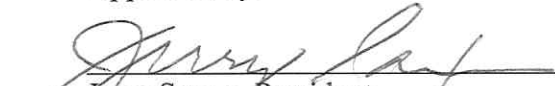
Respectfully submitted by:



Kelly White, Recording Secretary

2/23/2022
Date

Approved by:



Jerry Saxon, President

2/23/2022
Date



BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.

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Fax: 843-399-1761
www.barefoothoa.com

November 8th – January 10th, 2022 CONSENT TO ACTION ITEM LIST

1. November 8, 2021—Approval of CSE Invoice in the amount of \$616.00 for Beach Cabana professional services.
2. November 18, 2021—Approval of AED Device for the Residents Club Pickle Ball Courts in the amount of \$1,754.00.
3. November 18, 2021—Approval of the Oak Pointe Amended 2022 HOA dues in the amount of \$277.00 per month.
4. November 18, 2021—Approval of the Lifestyle Committee Pelican's Contract for a two year term. The 2022 contract cost will be \$6,000.00. The 2023 contract cost will be \$7,225.00.
5. November 18, 2021—Approval of the Coquina Pointe Amended 2022 HOA dues in the amount of \$249.00 per month.
6. November 22, 2021—Approval of the Pelican's Contract for 2022 in the amount of \$6,000.00 and for 2023 in the amount of \$7,225.00.
7. November 23, 2021—Approval of Vines Invoice in the amount of \$3,404.37 for a Tankless Water Heater for the Residents Club.
8. November 23, 2021—Approval of Vines Invoice in the amount of \$475.75 for a Tankless Water Heater Biannual Service for the Residents Club.
9. November 23, 2021—Approval of Renovia Invoice in the amount of \$5,850.00 to repaint the large main room of the Residents Club.
10. November 30, 2021—Approval of Baldwin Construction Pay Application #011 for the Beach Cabana in the amount of \$121,849.17.
11. November 30, 2021—Approval of Robert E. Lee Invoice in the amount of \$12,746.50.
12. December 7, 2021—Approval of Ponderosa Maintenance & Construction, LLC Invoice for the Beach Cabana Facilities Management Contract in the amount of \$3,533.63.
13. December 9, 2021—Approval of partial payment to Aerial Marina in the amount of \$1250.00 for the cancellation of the Residents Club New Year's Eve Party due to lack of participants.
14. December 9, 2021—Approval of Robert Wylie invoice in the amount of \$28,588.84 for the Beach Cabana litigation.
15. December 14, 2021—Approval of Giles Flythe Invoice in the amount of \$2,300.00 for the Beach Cabana Reserve Study.
16. December 17, 2021—Approval of Crescent Crafts East, Inc. Proposal in the amount of \$2,040.00 to restrap 17 lounge chairs, to be paid from the Reserve Expense Account.
17. December 22, 2021—Approval of Robert E. Lee invoice for November, 2021 in the amount of \$21,016.00

18. December 22, 2021—Approval of Baldwin Construction Change Order Number 007 in the amount of \$6517.74.
19. December 22, 2021—Approval of Schindler Elevator Corporation Preventative Maintenance Agreement for 5 Years for the Beach Cabana.
20. December 23, 2021—Approval of PMH Payment Number 012 for the Beach Cabana in the amount of \$196,019.10.
21. December 23, 2021—Approval of ASI Engineers Invoice 202102.11 in the amount of \$625.00 for Beach Cabana Sediment and Erosion Control Inspections.
22. December 26, 2021—Approval of CSE Invoice 0035050 in the amount of \$66.00 for Beach Cabana litigation.



Lifestyle Committee Report for January, 2022

The committee met on January 5, 2022, at the Resident Club. Introductions were made since we had new people in attendance.

Men's luncheon was discussed since some of the men had problems with their food.

Night of a Thousand Candles was a success. Will be doing it again next year.

January 27th will be an evening with Gary Conrad at the Comedy Cabana. Anne Kepple is heading this event.

A member will be looking into a Golf Outing at Top Golf.

Sarah and Barb were voted in again as the Co-Chairs of the Committee

May 15th is the rescheduled date for the Howl at the Moon Party at the Cabana.

Will start working on the Golf Parade next month.

Some ideas from Sun Lee were a Put Put Contest, Bowling Night, a Barefoot 5K

Discussion about the Golf Tournament t More that George Rudnisky wants to hold.

Next Meeting is February 2, 2022 at the Cabana.

Co-Chairperson

Sarah Burgan



Beach Cabana Committee Report for January, 2022

Our team met on December 16th to review and finalize plans for the Grand Opening that was scheduled for December 17th and 18th.

The CO was issued in time and we had a successful opening of the new Beach Cabana. The committee will meet again on January 18th to discuss improvements and some additional purchases based on the opening and feedback we have received.

We will also be voting on the positions of the Chairperson and Secretary for the Beach Cabana Committee for 2022.

Chairperson,

Rick Hellmann



Neigh

, 2022.

The Neighborhood Watch he n December 7th at Putters Pub.
It was the first in-person m rns. There were 16 people in
attendance including the NW COMMUNITY COORDINATORS, POLICE AND WARDENS. In addition, Neal Witkin, BRRA
Board Liaison, and Mike Waters, Traffic Committee were in attendance. Eight NW Community
Coordinators attended. Guests were Councilwoman Nikki Fontana and NMB Department of Public
Safety Officer Stephen Murphy. Residents Brent and Norma Watson also attended.

Chairman Forman reported the following NW volunteers were stepping down at the end of 2021:

- Community Coordinators
- Al Curley-Leatherleaf
- Debbie Hojnacki-Oak Point
- Jeannie Reeder-Bridal Ridge
- John Carpovich will fill the vacancy left by Debbie Hojnacki.

NW Committee Member and Coordinator for Single Family Homes, Candy Watkins is also stepping down. Charlie Forman will fill the vacancy left by Candy Watkins.

Committee Chairman is also stepping down. Mike Waters will succeed him as NW Committee Chair

Chairman Forman honored all of them for their volunteer service to their respective communities and for their support of the NW.

BRRA Liaison Witkin gave an update on the Beach Cabana and the expected ribbon cutting and grand opening date. He also answered numerous questions from the audience

Residents Brent and Norma Watson spoke of possible intruders at their residence late at night on multiple occasions and asked Officer Murphy for advice on how to handle this. Several suggestions were made including a request to Ponderosa Management to trim the shrubbery around the Watsons home to a lower level around the windows and doors for safety. The Watsons requested NMB Police come to their home and do a safety survey.

Councilwoman Fontana gave an update on recent Council activity including budget activity. She also indicated the 2021 North Myrtle Beach population stood at 18,790 residents.

Officer Murphy provided a Police call-out report indicating there were 31 vehicle and 5 golf cart tickets violation stops in October by NMB Police. He reported there is typically a NMB Patrol Car in Barefoot Resort 24 hours a day. He also offered to hold a Personal Safety Training Seminar exclusively for Barefoot Residents in early 2022 if there was enough interest by residents.

The NW Open Meeting on Personal Safety was held on December 15, at 4:00 PM via Zoom. There were 22 residents on the Zoom call. Officer Murphy highlighted 4 key areas for residents to keep in mind for their personal safety: Awareness, Intuition, Mindset, Boundaries and Miscellaneous Weapons at their disposal and explained the reasoning behind each.

Chairperson,
Charlie Forman



Traffic Committee Report for January, 2022

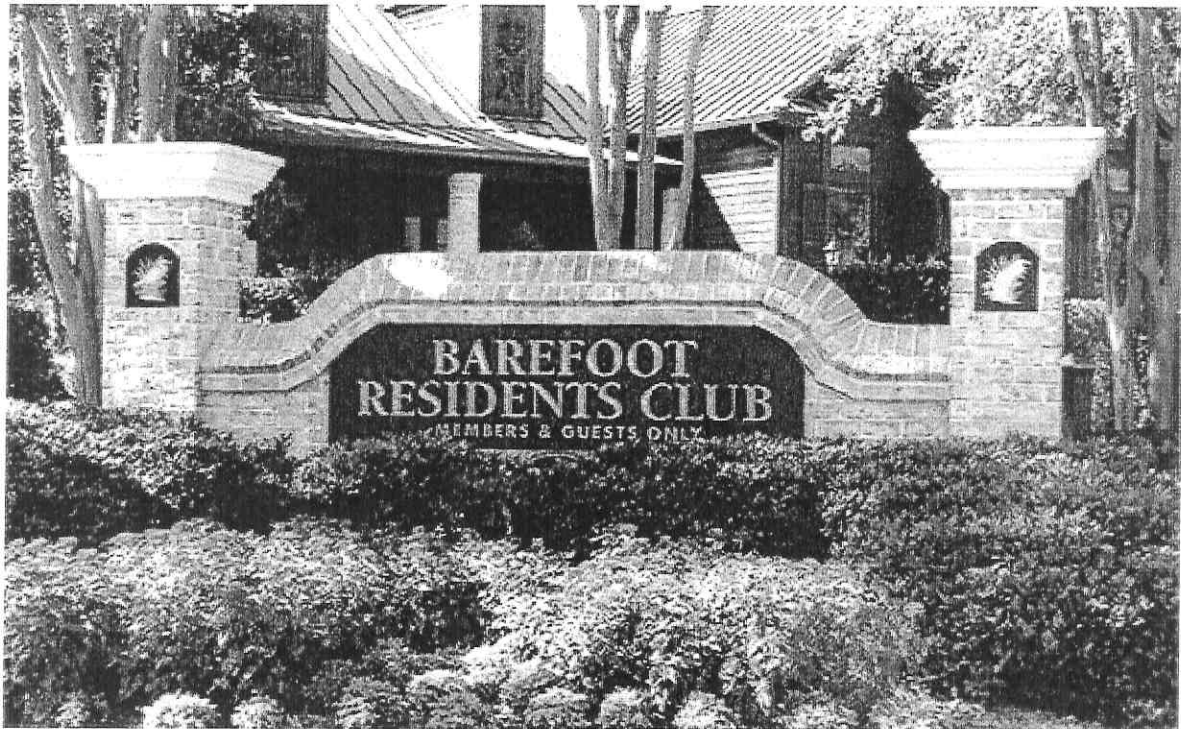
As most of you have seen the North Myrtle Beach Police Department has been actively patrolling our community. The traffic unit has been issuing tickets for speeding and other infractions.

Please use an abundance of caution while entering the traffic circle on Marsh Glen Rd/Barefoot Resort Bridge Road.

Watch your speed while going over the swing bridge as the posted speed limit drops to 25 mph.

Chairperson,

Mike Waters



Residents Club Committee Report for January, 2022

The Residents' Committee is sorry to see Anne Castro leave as our liaison to the BRRA, it has been terrific working with her. However, we are delighted to have John McInerney, as our new liaison, and are excited to work with him.

The Main Room of the Club is going to be painted from January 13 to the 21st. The color selected was a light grey with blue undertones to go with our new furniture. Ponderosa is sending out an email to all single-family homeowners.

Chairperson,
Maria T Candamil



Status Report of the Strategic Planning Committee for January 10, 2022

The Strategic Planning & Development Committee has not met in several months but worked with contractors approved by the BRRR Board to schedule additional testing in Tract 31. Beginning today, work began to expand pathways in Tract 31 to support this testing. Over the course of this week, two large holes will be dug to determine the quality of soils below the forest layer of organic materials. Following this, some additional borings will occur to confirm the quality of soils in additional locations.

Following this work, the committee will receive a full report and recommendations from the geotechnical consultant. Additionally, the committee expects to receive estimated costs for land development from another consultant.

Owners in Clearwater Bay, the closest neighborhood to this work, were informed of the testing plan to keep them aware of these activities near their community.

The SPDC will continue to keep the BRRR Board and homeowners informed of its activities.

SPDC Chairperson,

Blake Prichard

B R R A Website Committee Report

**J a n u a r y 1 0 , 2 0 2 2
S u m m a r y R e p o r t**

Website Committee Members:

Bobbi Reeves, Committee Chair

Pat Stelma and April Kelly, Committee Members

Michelle Mate, Website Manager

John McInerney, Board Liaison

The Website Committee met on Wednesday, January 5, 2022 to set our 2022 goals and objectives.

Our top priority is to roll out the redesigned website which is targeted for mid-March 2022. The second project we will be working on is a one-minute Drone Video for the Marketing portion of the website. We are planning to shoot the Drone Video sometime in the spring of 2022.

The URL, barefoothoa.com will represent the new Barefoot Resort Marketing Website. barefoothoa.com will focus on marketing Barefoot Resort and the amenities offered. This site will also contain the required documents when purchasing a home in Barefoot Resort.

Owners will be required to "log in" to view BRRR documents and information specific for their neighborhood. This will provide additional security.

Over the next few weeks, we will be developing a series of communications that will be sent via eBlast to BRRR owners that are currently registered on the website. It is important to register if you want to have access to documents, minutes, financials, and the Newsletter.

Thank you.
Bobbi Reeves, Website Committee Chair