

**Barefoot Resort Residential Owners' Association, Inc.**  
**Meeting of the Board of Directors Minutes**  
**March 14, 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:** Jerry Saxon, Anne Castro, Neal Witkin, Steve Peregoy, Michael Atwood, and Ken Skelly.

**Members Present Via Zoom:** John McInerney

**Also Present:** Kelly White and Brandy Reaves 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. Special Meeting of the Board—February 1, 2022

Upon a motion made by Ms. Castro, seconded by Mr. Peregoy, and unanimously carried, it was: **MOVED: To approve the Special Meeting Minutes of February 1, 2022 as written and submitted.**

B. Regular Meeting of the Board—February 14, 2022

Upon a motion made by Ms. Castro, seconded by Mr. Peregoy, and unanimously carried, it was: **MOVED: To approve the Regular Meeting Minutes of February 14, 2022 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 February 14, 2022 through March 14, 2022 Consent to Action Item List as submitted and attached to these minutes as "Exhibit A".**

**VI. TREASURER'S REPORT**

A. January, 2022 Financial Update

Mr. Peregoy reported that the Cash and Cash Equivalents account balance was \$850,978.00. The Capital Reserve account balance was \$975,001.00. The 1% Fund account balance was \$750,000.00. The annual audit will commence soon.

B. Beach Cabana Safety Measures

Mr. Peregoy reported that the Board of Directors continues to discuss and highlight safety measures implemented in the common areas. Last month, Mr. Peregoy reported on the results the Risk Analysis on the new Beach Cabana and actions that have been taken. Surveillance cameras at the Beach Cabana have been installed on all floors. Only Ponderosa Management, LLC has access to the camera recordings. Mr. Peregoy was asked to provide residents with costs the Association incurred from claims that residents submitted several years ago at the old Beach Cabana and Residents Club. As previously reported, the General Liability policy was non renewed for claim frequency and the replacement policy premium increased \$25,000.00. The Association also incurred legal expenses of approximately \$25,000.00 for these claims. The obvious conclusion is that attention to safety policies is essential. Residents and their guests adhering to the rules is so important. We all pay for the violations in our HOA fees.

C. Beach Cabana Rules and Regulations Violations

Mr. Peregoy reported that the following infractions were occurring at the Beach Cabana. Pet violations on upper levels, residents bringing glass containers into the facility, residents not cleaning up their areas they have occupied before leaving which presents slip and fall exposures, in addition to unbudgeted costs of cleaning, residents bringing beach chairs on upper levels which presents trip and fall exposures in addition to unbudgeted cleaning costs, incidents of smoking, and putting cigarette butts out on the tiles. All of these violations will translate into increased costs to operate the Beach Cabana; as well as, a liability potential. Currently, the costs have exceeded due to these issues and future HOA fees could be impacted due to violation costs.

D. HOA Fee Delinquencies

The Board of Directors will take additional actions to address HOA fee delinquencies. Currently, there is not a significant issue. Starting in April, 2022, residents with a 60 day balance due, will receive a Certified letter. Prior 60 day balance due letters were mailed regular USPS mail. The Board of Directors, in conjunction with the Association Attorney will look at updating the collection policies.

E. Line of Credit

The Lines of Credit for the Beach Cabana and Water Tower Road Wall, held by Anderson Brothers Bank, have been converted to permanent loans. As previously reported, the loan balance is \$1.74 Million with a 4% interest rate for a 5 year term. The minimum payment per month is \$35,000.00. The goal is to pay at least \$75,000.00 per month from the 1% Fund to pay the loan off sooner, estimating within 2 years.

VII. PONDEROSA MANAGEMENT, LLC

A. Wedgewood Voting Member Application

Ms. White announced that Dale Lubbers will be appointed as the Wedgewood Voting Member.

B. Wedgewood Alternate Voting Member Application

Ms. White announced that Jeffrey Indudd will be appointed as the Wedgewood Alternate Voting Member.

C. Ironwood Voting Member Application

Ms. White announced that Tony Nicolazzo will be appointed as the Ironwood Voting Member.

D. Cedar Creek Tree Removal

Upon a motion made by Ms. Castro, seconded by Mr. Peregoy, and unanimously carried, it was: **MOVED: To approve the MM Expert Tree Service Proposal in the amount of \$650.00 to be paid from the Contingency Fund.**

E. Oak Pointe ARC Application

Upon a motion made by Ms. Castro, seconded by Mr. Peregoy, and unanimously carried, it was: **MOVED: To approve the Oak Pointe ARC application for the installation of front entrance columns to match the other single family home communities.**

F. Brookstone Fountain Light Addition

Upon a motion made by Ms. Castro, seconded by Mr. Witkin, and unanimously carried, it was: **MOVED: To approve the Clear Lakes proposal in the amount of \$2,439.72 for the fountain light installation on both fountains to be paid from the Contingency Fund.**

VIII. JOINT COMMITTEE REPORT

Mr. Atwood reported that the North Tower Pool facility is schedule to open on April 15, 2022. The parking lot pavement project is on hold at this time due to requirements from The City of North Myrtle Beach. The Joint Committee Board of Directors is looking to have the parking lot leveled.

IX. CITY LIAISON REPORT

Mr. Witkin’s report is attached to these minutes as Exhibit “B”.

X. UNFINISHED BUSINESS

There was no unfinished business requiring discussion.

XI. NEW BUSINESS

There was no new business requiring discussion.

XII. COMMITTEE REPORTS

A. Barefoot Lifestyle Committee

Ms. Anderson’s report is attached to these minutes as Exhibit “C”.

B. Neighborhood Watch

Mr. Water’s report is attached to these minutes as Exhibit “D”.

C. Residents Club Committee

Mr. McInerney’s report is attached to these minutes as Exhibit “E”.

D. Strategic Planning and Development Committee

Upon a motion made by Mr. Peregoy, seconded by Ms. Castro, and unanimously carried, it was: **MOVED: To approve the SM&E proposal for Army Corp’s 5 Year Study Protection of Tract 31 in the amount of \$500.00.**

XIII. SCHEDULE NEXT MEETING

The April 4, 2022 Regular Meeting of the Board of Directors will be held at 4:00 p.m. via Zoom.

XIV. ADJOURNMENT

Upon a motion made by Ms. Castro, seconded by Mr. Wilkin, and unanimously carried, it was: **MOVED: To adjourn the meeting at 4:49 p.m.**

Respectfully submitted by:

Brandy Reaves  
Brandy Reaves, Recording Secretary

4/4/2022  
Date

Approved by:

Jerry Saxon  
Jerry Saxon, President

4/7/2022  
Date



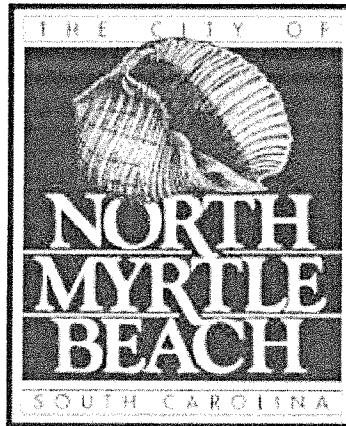
**BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.**

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**February 14<sup>th</sup> through March 14<sup>th</sup> CONSENT TO ACTION ITEM LIST**

1. February 7, 2022—Approval of PMH Invoice in the amount of \$128,734.10 for the Beach Cabana Construction Project.
2. February 7, 2022—Approval of S&ME Invoice in the amount of \$6,000.00 for the Professional Services rendered for Tract 31.
3. February 21, 2022—Approval of PMH Invoice in the amount of \$8,743.60 for the Beach Cabana Change Order Number 009.
4. February 16, 2022—Approval of PM Maintenance Invoice in the amount of \$3,733.29 for the Beach Cabana Payment Number 013.
5. February 28, 2022—Approval of Robert E Lee Invoice in the amount of \$13,338.50 for January, 2022.
6. March 1, 2022—Approval of Beach Cabana Corn Hole Boards, 2 sets in the amount of \$



### CITY LIAISON REPORT, MARCH 2022

On Monday February 21, 2022, the following meeting took place at the Dye Clubhouse Restaurant for the purpose of discussing Sound Wall installation on Routes 22 & 31 and the congestion building on Water Tower Road as new housing developments are being built along this corridor.

Invited to this meeting were as follows: **Tim McGinnis**, SC House of Representatives, Greg Humbree, SC State Senator (absent), **Mayor Marilyn Hatley**, North Myrtle Beach, **Kevin Blayton**, NMB Director Public Works Nicole Fontana, NMB Councilwoman (absent), Trey Skidmore, NMB Councilman (absent), Mark Causey, Horry County Councilman (absent), **Teresa Brown**, Voting Member Cedar Creek Community, **Beverly Livezay**, Alternate Voting Member Cedar Creek, **Mike Waters**, Neighborhood Watch/Traffic Comm. Chair **Jerry Saxon**, Board of Directors President, **Ken Skelly**, Board of Directors Director At Large, **Neal Witkin**, Board of Directors Secretary / NMB City Liaison, All other board members invited but did not attend **(Bold indicates those in attendance)**.

Tim McGinnis advised he will request a SC Dept. of Revenue representative to come and speak at the next board meeting to outline the process for funding projects such as the sound walls which are estimated to cost in the millions of dollars. Mayor Hatley offered to be personally involved in helping the Cedar Creek residents affected by the removal of vegetation, to assist in having the new owner of the property in question provide permission for planting new shrubbery and other vegetation to promote privacy. Mr. McGinnis suggested that we meet with Mark Causey who chairs the committee for the Transportation Improvement Plan (TIP) to promote the sound wall project. McGinnis also advised that a project of this nature is best sought by joining with other communities along the routes 22 and 31 corridor for more voter influence. Still, this is likely a 5 to 10 year project as State and Federal monies are being directed by the Governor for favored projects in other parts of the state.

Jerry Saxon, Mike Waters, Mark Causey, and myself will be attending the GSATS (Grand Strand Area Transportation Study) Policy Committee meeting on March 4th in Murrells Inlet to request Water Tower Road be given priority over the next 5 years.

Also on Monday February 21st the City Council met and proclaimed North Myrtle Beach as a Purple Heart City honoring all Purple Heart veterans and service people as treasured protectors of our freedoms and liberties in the duties of their military service, some who gave the ultimate price.

In other business, the council voted to fill a Planning Commission vacancy with Joe Gosiewski of Barefoot Resort, joining Rocky Cutulli also a commission member and a Barefoot Resort resident.

City of North Myrtle Beach City Liaison,

Neal Witkin



**BAREFOOT LIFESTYLE COMMITTEE REPORT, MARCH 2022**

The Barefoot Lifestyle Committee held a meeting on March 2, 2022 where two new members, Bill Bragg and Anita Nicolazzo, were introduced.

Linda Ort reported a low turn out for the Men's Luncheon at the Beach Cabana. For April, the Men's Luncheon will be held at Crooked Hammock.

There will be a children's book drive and a Blood Drive coming up soon.

Sun Lee reported on the Pelicans. June 18<sup>th</sup> will be the Barefoot Resort Beach Party.

Marsha Schulz will be work on a event at Top Golf for September or October.

Howl at the Moon Party is still on for May 15<sup>th</sup>. Ken Skelly will check with the Board of Directors about music.

Ann Kepple will coordinate the Beach Sweep which will be held on April 2<sup>nd</sup>.

Bill Bragg led a discussion on the new walking group that he will Chair with his wife April. An E Blast will go out during the month of March.

The Spring Yard Sale will be on May 7<sup>th</sup>. A flier will be going out for the Multi-family homeowners.

Lawn Bocce ball was brought up; however, more information is needed.

Discussion continued about the golf parade.

The next meeting will be held on April 6<sup>th</sup>. The location is to be determined.

Co-Chairperson,

Sarah Burgan



**NEIGHBORHOOD WATCH COMMITTEE REPORT, MARCH 2022**

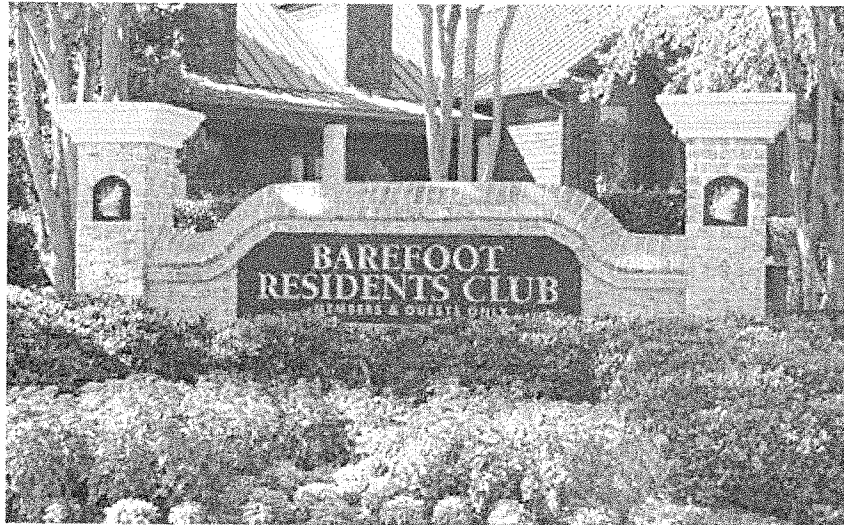
I had a meeting with Kevin Blanton who is the head engineer for the city of North Myrtle Beach. Kevin informed me that the city is doing a traffic study in and around Barefoot Resort. This study occurs every 2 years. He shared his thoughts on the last few reports and stated that I can review them as the need arises. The outcome will enable me to do our own impact on traffic coming through Barefoot Resort going to Highway 17 or Water Tower Road. This will be very useful as the area on Water Tower is being developed.

Our next open meeting for the Neighborhood Watch Committee will be held on April 20, 2022 at 4 pm. This meeting is scheduled as a zoom meeting but may switch to an in person meeting.

Our topics are being decided and will be advertised as soon as possible.

Chairperson,

Michael Waters



### RESIDENTS' CLUB COMMITTEE REPORT, March 11, 2022

There have been concerns from residents regarding the acoustics in the main all-purpose room. As a result, the Committee looked into acoustic foam panels or clouds to absorb the noise and adding another larger throw rug in the middle of the room. After researching the acoustic panels and obtaining input from the interior designer involved with the Residence Club, it was determined this project would be rather expensive with no guaranteed outcome. Consequently, the Committee decided not to move forward with such a project.

The Committee has received input from several residents regarding interest in installing a hot tub at the Residence Club pool area. As a result, the Committee worked with Ponderosa to obtain a rough estimate of the cost for installation and maintenance of a hot tub from Costal Pure. The purchase and installation is in the range of \$25K - \$30K. The additional ongoing costs to be considered include the annual cost of DHEC required care/maintenance and the year round costs of a hot tub service multiple days per week. Based on the above, the Committee decided not to pursue this project further.

The Committee is also looking into adding a bocce ball court in the area around the gazebo. Since neither the Committee nor Ponderosa has much experience with bocce ball courts, we will be reaching out to find the appropriate expertise so the Committee can reasonably define the requirements for the project and then pursue appropriate costs estimates.

Kelly and Brandy are continuing to schedule and manage Residence Club activities. Chelsea will be returning full time at the end of March.

As noted in the February report, Maria Candamil has resigned as chair person because of her move out of Barefoot and back to Maryland. There is an opening for another Residence Club Committee member. In addition, a new chair person needs to be elected. The last meeting of the Residence Club Committee was January 26 and the next meeting is scheduled for April 20, 2022.

Board Liaison,

John McInerney



# **B R R A Website Committee Report**

**A p r i l 4 , 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 Redesigned B R R A Website was officially rolled out on Monday, March 28, 2022. We ran into a few glitches which were resolved quickly. We received some feedback from owners which we will review during our Website Meeting on April 5<sup>th</sup>.

To reiterate, barefoothoa.com is now a public site. This domain will take you to the marketing portion of our website. For owners' information, you are required to login providing additional security.

The second part of the website project is to shoot a one-minute Video for the Marketing portion of the website. The current display is a temporary slide show on the Public Home Page. The photos will be replaced with a short video. We will shoot the video once the grass is green throughout our community and the flowers are in bloom. It is important that the landscaping look beautiful.

The third project we discussed is having a meeting with the Voting Members sometime in the second quarter of 2022, to discuss a registration campaign.

Bobbi Reeves, Website Committee Chair