

**Barefoot Resort Residential Owners' Association, Inc.**  
**Meeting of the Board of Directors Minutes**  
**April 4, 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, John McInerney, and Ken Skelly.

**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. Regular Meeting of the Board—March 14, 2022

Upon a motion made by Ms. Castro, seconded by Mr. Witkin, and unanimously carried, it was: **MOVED: To approve the Regular Meeting Minutes of March 14, 2022 as written and submitted.**

**V. CONSENT TO ACTION ITEM LIST**

Upon a motion made by Mr. Witkin, seconded by Ms. Castro, and unanimously carried, it was: **MOVED: To approve the March 14, 2022 through April 4, 2022 Consent to Action Item List as submitted and attached to these minutes as "Exhibit A".**

**VI. TREASURER'S REPORT**

A. February, 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. Safety Measures in Common Areas

Mr. Peregoy reported that the Board continues to discuss and highlight safety measures implemented in 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 now been installed on all floors. 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 our General Liability policy was non-renewed for claim frequency, and the replacement policy premium was \$25,000 more. The Association also incurred legal expenses of approximately \$25,000 for these matters. 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 fees.

C. Beach Cabana Rules and Regulations Issues:

Mr. Peregoy reported that the following were current rules and regulations violations at the Beach Cabana: pet violations on upper levels, residents bringing glass containers, 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 also presents trip and fall

exposures in addition to unbudgeted cleaning costs. Some incidents of smoking has led to cigarette butts on the tiles. All of these violations will translate into increased costs to operate the Beach Cabana; as well as; liability potential. The Beach Cabana is currently requiring more funds than what was budgeted.

D. HOA Fee Delinquencies

Mr. Peregoy reported that residents with balances greater than sixty (60) days past due will receive certified letters. The old policy did not send certified letters out until ninety (90) days past due. The Board is working with the Association attorney to update the collection procedure.

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. Longbridge Fountain Light Addition

Upon a motion made by Mr. Peregoy, seconded by Mr. McInerney, and unanimously carried, it was: **MOVED: To approve the Clear Lakes proposal in the amount of \$3,269.16 for the fountain light installation on all three fountains to be paid from the Excess Fund.**

VIII. JOINT COMMITTEE REPORT

Mr. Atwood reported that the North Tower Pool facility is schedule to open on April 15, 2022. There will be music on Easter Sunday from 12 p.m. until 3 p.m.

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

A. Voting Member Meeting

Mr. McInerney reported that as soon as the date and time of the meeting were scheduled, notification would go out to the Voting Members.

B. In Person Meetings

Mr. Witkin reported that due to the current costs of meeting locations, the Board would continue to hold Zoom meetings at this time.

C. Multi Family Decals

Upon a motion made by Mr. Witkin, seconded by Mr. McInerney, and unanimously carried, it was: **MOVED: To approve two (2) laminated Beach Cabana decals for multifamily units.**

## **XII. COMMITTEE REPORTS**

### **A. Barefoot Lifestyle Committee**

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

### **B. Neighborhood Watch**

Upon a motion made by Mr. Witkin, seconded by Mr. Peregoy, and unanimously carried, it was: **MOVED: To approve the application of John Holleran for the Somerset Block Captain.**

### **C. Residents Club Committee**

Upon a motion made by Mr. McInerney, seconded by Mr. Peregoy, and unanimously carried, it was: **MOVED: To approve the proposal from Ponderosa Maintenance in the amount of \$1,400.00 to replace the Residents Club playground border as needed.**

### **D. Website Committee**

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

## **XIII. SCHEDULE NEXT MEETING**

The May 9, 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. Witkin, and unanimously carried, it was: **MOVED: To adjourn the meeting at 4:41 p.m.**

Respectfully submitted by:

Brandy Reaves  
Brandy Reaves, Recording Secretary

5/19/2022  
Date

Approved by:

Jerry Saxon  
Jerry Saxon, President

5/19/2022  
Date



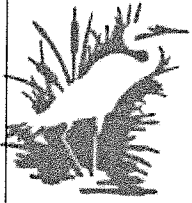
**BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.**

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P.O. Box 1706  
North Myrtle Beach, SC 29598  
Phone: 843-399-9888  
Fax: 843-399-1761  
[www.barefoothoa.com](http://www.barefoothoa.com)

**March 14<sup>th</sup> through April 4<sup>th</sup> CONSENT TO ACTION ITEM LIST**

1. March 23, 2022—Approval of Jordan Scrap Metal Co Inc Invoice in the amount of \$11,865.86 for the storage of the Beach Cabana trusses.
2. March 29, 2022—Approval of Beach Cabana Tile Purchase from Spann Roofing in the amount of \$2,300.00.
3. March 30, 2022—Approval of Robert E Lee Invoice in the amount of \$12,580.00.
4. March 31, 2022—Approval of PMH Change Order 010 for the Beach Cabana in the amount of \$7,357.19.



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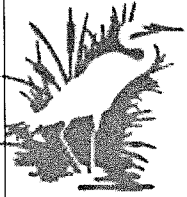
I would like to update the council on some concerns and actions Barefoot Resort is taking for long term solutions on Water tower Road and to install Sound Walls along routes 22 and 31 where they intersect Barefoot Resort. First, our residents are concerned about all the new developments along Water tower Road that potentially brings in more traffic and cut through into Barefoot for those who want to access route 17. Our board realizes that we can't stop development but perhaps we can ask our political representatives to support management of the growing volume along Water tower Road. In the event of an emergency evacuation, Barefoot Resort residents are going to exit onto Water tower along with all of the new traffic volume generated from the growing number of new communities. This situation could become a log jam and a nightmare for all concerned.

Second, our residents are expressing concerns over the amount of noise generated from traffic along routes 22 and 31 where they intersect Barefoot. Residents have expressed their unhappiness with the noise as it affects their quality of life. Some of it was caused by removal of vegetation to access beaver dams; but other parts of Barefoot have always had exposure to the noise which has increased over the years due to the growing volume on routes 22 and 31. Late last year we met with representatives from the NMB council along with our board and State Senator Greg Hembree. Senator Hembree suggested we approach GSATS for Water tower Road to be added to their study plan for future infrastructure improvements to handle the volume of traffic. The Senator suggested we gather sound and traffic studies to submit to GSATS.

Earlier this year, I sat with our director of public works, Kevin Blayton to ask if he could provide these studies and he advised that traffic studies would be done over the next 6 months, data we could use for GSATS. Mr. Blayton clarified that he could not provide sound studies but that would have to come from the SC DOT. He also suggested that we submit our request to GSATS at the Policy Committee Meeting to be held on March 4<sup>th</sup> which we did. Currently we're waiting to hear back from the committee.

Prior to speaking at GSATS, we also held a meeting with our new district SC House member, Tim McGinnis. Tim advised us to also include Mark Causey, Horry County Council member as he's involved with county issues such as Water tower Road. Mark was in attendance at our meeting last year with Senator Hembree, as were council members Nikki Fontana and Trey Skidmore. At the meeting with Tim McGinnis, we had the support of Mayor Marilyn Hatley, Director of Public Works Kevin Blayton and members of the Barefoot Resort board and our Cedar Creek voting members. McGinnis also suggested that he would request a speaker from the SC department of Revenue to address our board about the process needed to request funding for these projects. We are currently trying to match up dates for this speaker and will likely have a zoom meeting in April.

In summary, Barefoot is seeking local, county and state political support for two long term projects that will require state funding and perhaps Federal funding too. Evacuation improvements on Water tower Road and Sound Walls on Routes 22 and 31. We fully realize these endeavors are long term projects; but we felt the need to start the process at this time.



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### Barefoot Lifestyle Committee Report, April 4, 2022

The Lifestyle Committee last met on March 2, 2022. The next meeting will be held on Wednesday, April 6<sup>th</sup>.

#### Reminders:

- Barefoot Yard Sale will be held on April 23<sup>rd</sup>, rain or shine. Chelsea McLoughlin is in charge of the single-family home registrations and the Lifestyle Committee is in charge of registering multi-family communities. An Eblast from the Lifestyle Committee went out to the multi-family communities on Thursday, March 24<sup>th</sup> with info on how to register.
- Howl at the Moon Party is scheduled for Sunday, May 15<sup>th</sup> at the Beach Cabana from 6:00 p.m. until 8:30 p.m. This is a bring your own food and drink event. Remember NO GLASS. Music has been approved from 6:00 p.m. until 8:00 p.m.
- The Caring Council plans to have a Blood Drive in April and a Food Drive in April or May. Dates for the 2 events will be forthcoming.
- Pelicans Baseball: Sun Lee would like to remind residents that suites are \$400 and can accommodate 20 people. The Lifestyle Committee Beach Party at Pelicans Stadium is scheduled for Saturday, June 18<sup>th</sup>, at 6:05 p.m. The gates open at 5:00 p.m. Tickets are \$25 per person, and includes the AYCE Buffet. Please see the website for info on reserving suites or getting tickets for the Beach Party.
- Barefoot Resort Walking Group: Bill and April Bragg announced that the group currently has 112 members. The group has held two formal events March 21<sup>st</sup> & 26<sup>th</sup> with 7 members attending each, walks started at the Market Café. A lot of people are excited to see we have a Walking group started, thanks everyone for supporting us.

Co-Chairperson,  
Barbara Anderson

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

**April 4, 2022  
Summary Report**

## **Website Committee Members:**

**Bobbi Reeves, Committee Chair**

**Pat Stelma and April Kelly, Committee Members**

**Michelle Mate, Website Manager**

**John McInerney, Board Liaison**

The Redesigned BRRR 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