

Barefoot Resort Residential Owners' Association, Inc.
Meeting of the Board of Directors Minutes
June 13, 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, Michael Atwood, John McInerney, and Ken Skelly.

Members Present Via Zoom: Steve Peregoy

Also Present: Kelly White and Brandy Reaves, 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—April 27, 2022

Upon a motion made by Ms. Castro, seconded by Mr. Atwood, and unanimously carried, it was: **MOVED: To approve the Special Meeting Minutes of April 27, 2022 as written and submitted.**

B. Regular Meeting of the Board—May 9, 2022

Upon a motion made by Mr. Witkin, seconded by Mr. McInerney, and unanimously carried, it was: **MOVED: To approve the Regular Meeting Minutes of May 9, 2022 as written and submitted.**

V. CONSENT TO ACTION ITEM LIST

Upon a motion made by Ms. Castro, seconded by Mr. Witkin, and unanimously carried, it was: **MOVED: To approve the May 9, 2022 through June 13, 2022 Consent to Action Item List as submitted and attached to these minutes as "Exhibit A".**

VI. TREASURER'S REPORT

A. April, 2022 Financial Update

Mr. Peregoy reported that the Cash and Cash Equivalents account balance was \$1,004,652.00. The Capital Reserve account balance was \$858,854.00. The 1% Fund account balance was \$735,475.00.

The 1% Fund has grown to approximately \$800,000.00 as of today. The Fund had income of \$139,575 in May, 2022 which is the largest standalone month ever recorded. Fund revenue is ahead of 2021 by 8%, which is all driven by the increase in sales prices in Barefoot Resort. We are averaging \$98,000 of revenue per month and our aggressive pay down of the loans on the Wall and Cabana is on track. The goal is to pay \$75,000 per month to Anderson Brothers Bank. We are well positioned to do that.

B. 2021 Audit

The BRRRA Audit has been finalized and posted to the website. The audit was prepared by Phillips, Currin & Company, CPA's LLC of North Myrtle Beach. We had a very clean audit with no issues or exceptions. I am very pleased with this firm as they demonstrated a strong skill set and knowledge on HOAs.

C. Beach Cabana

Expenses continue to be over budget due to the additional staffing required to monitor and maintain the parking lots and cabana. Violations have stabilized when compared to relative to earlier months of 2022. The Board engaged a vendor to identify units for short term rentals being advertised with Beach Cabana privileges. Other violations have subsided.

D. 2023 Budget

The time frame for the 2023 budget has been scheduled as follows for the single family neighborhoods: Mid July requests will be made to Voting Members to submit special project requests for their communities. August to mid-September the Board will prepare the initial Budget. Mid to late September the Board will schedule meetings with Voting Members on the Budget for their communities. Late September the Board will finalize and approve the 2023 budget. The major issues facing the 2023 budget are continuing impact of rising inflation on landscaping and insurance, Beach Cabana cost and violations, and it might not be the year for "nice to do" or discretionary special projects

VII. PONDEROSA MANAGEMENT, LLC

A. Oak Pointe Landscape Contract

Ms. White informed the Board of Directors that Odyssey Landscaping had tendered their resignation due to the close of business.

Upon a motion made by Ms. Castro, seconded by Mr. Witkin, and unanimously carried, it was: **MOVED: To approve the Jones Landscaping Proposal for the landscape contract for the remainder of 2022 for the amount of \$775.00.**

VIII. JOINT COMMITTEE REPORT

Mr. Atwood report that the dirt parking lot at the North Tower Pool had been graded. Due to the requirement of City Drainage Permits, the paving of the parking lot has been tabled until 2023. AP Security is monitoring the North Tower Pool facility Monday through Sunday from 9 a.m. until 10:00 p.m. There will be music at the North Tower Pool facility the first Sunday of each month. The guard house painting has been completed. The entrance monuments are in the process of receiving a reface by Sign Studio and Graphics.

IX. CITY LIAISON REPORT

Mr. Witkin's report is attached to these minutes as Exhibit "B".

X. UNFINISHED BUSINESS

A. Beach Cabana Violations

Upon a motion made by Mr. Atwood, seconded by Ms. Castro, and unanimously carried, it was: **MOVED: To uphold the Board of Directors decision to not remove fines or penalties for the Beach Cabana short term rental violations.**

The affected owners will be notified in writing of the Board of Directors decision.

XI. NEW BUSINESS

There is no new business at this meeting.

XII. COMMITTEE REPORTS

A. Architectural Review Committee

Upon a motion made by Ms. Castro, seconded by Mr. Skelly, and unanimously carried, it was: **MOVED: To approve the applications of Richard Furst, Edward Curran, and Robert Ramano.**

B. Neighborhood Watch Committee

Upon a motion made by Mr. Witkin, seconded by Mr. McInerney, and unanimously carried, it was: **MOVED: To approve the application of Steven Granger.**

C. Residents Club Committee

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

Upon a motion made by Mr. McInerney, seconded by Ms. Castro, and unanimously carried, it was: **MOVED: To approve the Renovia proposal in the amount of \$8,330.00 for the interior painting of the Residents Club.**

XIII. SCHEDULE NEXT MEETING

The July 11, 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 Mr. Skelly, seconded by Mr. Witkin, and unanimously carried, it was: **MOVED: To adjourn the meeting at 4:32 p.m.**

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

7/22/22
Date

Approved by:

Jerry Saxon
Jerry Saxon, President

7/22/2022
Date

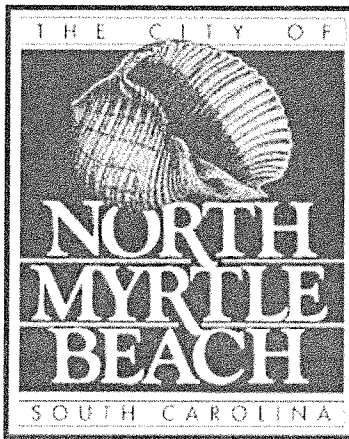


BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.

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May 9th through June 13th CONSENT TO ACTION ITEM LIST

1. June 2, 2022—Approval of Attorney Robert E. Lee's Invoice for April, 2022 \$8,954.00.
2. June 2, 2022—Repair of the Bridle Ridge fountain in the amount of \$545.45.
3. June 3, 2022—Replacement of the Brookstone fountain in the amount of \$2468 + Tax.
4. June 9, 2022—Approval of Attorney Robert E. Lee's Invoice for May, 2022 \$11,433.00.



CITY LIAISON REPORT, JUNE 2022

The city council only meets once per month on the third Monday of June, July and August. Since there was no meeting the first Monday, there is no city liaison report for June.

However, as the Barefoot City Liaison, I will be introducing the Barefoot Beach Sweep Committee and the Barefoot Caring Council to the city council at the June 20th meeting.

Sometimes Barefoot requests information from the city, sometimes we have concerns or complaints that need resolution.

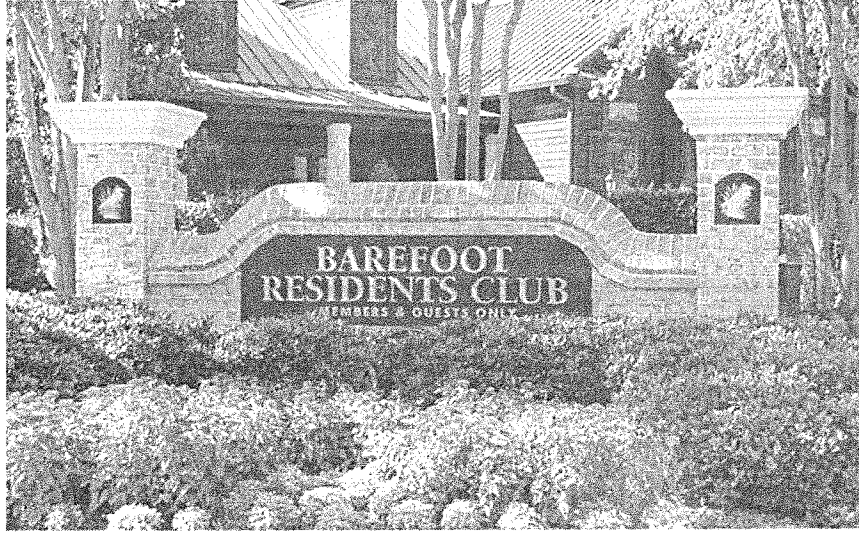
I am taking an opportunity to provide the council with good information regarding the many volunteer groups that Barefoot provides for community services.

Our beach cleanup committee gathers at the Windy Hill beaches twice a year to clean up the litter on the dunes, making our beaches safer and environmentally cleaner before and after the beach season.

The Barefoot Caring Council provides many charitable activities such as North Strand Helping Hands, North Strand Mobile Meals, NMB School Supply Drives, Teen Angel of North Myrtle Beach, Angel Christmas Tree, Christmas Wishing Tree, Blood Drives for the American Red Cross, Books for Summer Reading and Hawaiian shirts to active military personnel overseas to name a few of their volunteer programs.

City of North Myrtle Beach City Liaison,

Neal Witkin



RESIDENTS' CLUB COMMITTEE REPORT, June 13, 2022

The Residents' Club Committee held a meeting 6/6/22 and discussed the following:

- Minor repair of the fence in front of the Club will be done.
- Contractor quotes will be solicited to build the anticipated bocce ball court.
- Quotes for cameras at the pickle ball and tennis courts will be requested.
- Vendors are being researched to publish the 2022 directory.
- Hot tub contractors are not available until September to come to the Club to review the area and submit quotes. When the estimates are received, they will then be submitted to the Board for review.
- A simple design sketch and estimate is being requested from an architect for an extension from the pavilion to the Club.

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As of 4/30/22, the RCC budget is under budget \$13,502 YTD. LHT performed maintenance on all the HVAC units and the ice machine. Painting of entrance hallway, kitchen, arts and crafts room, gym and Lifestyle Director's office is being submitted to the Board for approval. Painting contractor is Renovia, the same painter who did the main room. Alice McLaughlin is out of town this week which is why I'm presenting the report. She has taken care of the library for the past four years and the Committee is reaching out to the Barefoot community for a volunteer to take over the library duties. Anyone interested can contact Chelsea McLoughlin at the Residents' Club. Also, there is an open spot on the Residents' Club Committee so if anyone is interested in serving on this committee, please reach out to Brandy Reaves for an application.

Committee Chairperson,

Alice McLaughlin