

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
October 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: Jerry Saxon, Anne Castro, Neal Witkin, Michael Atwood, and John McInerney.

Member Present Via Zoom: Ken Skelly

Member Absent: Steve Peregoy

Also Present: Kelly White & 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. CONSENT TO ACTION ITEM LIST

Upon a motion made by Ms. Castro, seconded by Mr. Witkin, and carried, it was: **MOVED: To approve the July 11, 2022 through October 10, 2022 Consent to Action Item List as submitted and attached to these minutes as "Exhibit A".**

V. TREASURER'S REPORT

A. September, 2022 Financial Update

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

VI. PONDEROSA MANAGEMENT, LLC

A. Beach Cabana Update

Ms. White reported that Grainger Metal Works picked up the front entrance gate and the back exit gate for repair. It is estimated to take three to four weeks for the repair to be completed.

B. Board of Director Ballots

Ms. White reported that the Ballots are in the process of being mailed.

C. Security Vision Proposal

Upon a motion made by Ms. Castro, seconded by Mr. Atwood, and carried, it was: **MOVED: To approve the Security Vision Proposal in the amount of \$8,489.68 for the replacement of the Beach Cabana Middle Lot Barrier Operator, Brivo Unit, and Battery Back Up to be paid from the Reserve Fund Line Item.**

VII. JOINT COMMITTEE REPORT

Ms. Castro reported that the Joint Committee has adopted the 2023 Operating Budget. Earthworks Group has been hired as the Engineer Firm for the North Tower parking lot.

VIII. NEW BUSINESS

A. 2023 Operating Budget

Upon a motion made by Mr. Atwood, seconded by Mr. Witkin, and carried, it was: **MOVED: To approve the 2023 Operating Budget.**

B. Meet the Candidates

Mr. Saxon stated that the Meet the Candidates would take place immediately following the Board of Directors Meeting.

IX. COMMITTEE REPORTS

A. Architectural Review Committee

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

B. Caring Counsel

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

C. City Liaison

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

D. Lifestyle Committee

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

E. Neighborhood Watch Committee

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

F. Residents Club Committee

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

G. Website Committee

Mr. McInerney reported that the website revision has been completed.

X. SCHEDULE NEXT MEETING

The next Board of Directors meeting will be held on November 14, 2022 at 4:00 p.m. via Zoom.

XI. ADJOURNMENT

Upon a motion made by Ms. Castro, seconded by Mr. Witkin, and carried, it was: **MOVED: To adjourn the meeting at 4:37 p.m.**

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

11/14/2022
Date

Approved by:

Jerry Saxon
Jerry Saxon, President

11/14/2022
Date



BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.

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July 11th through October 10, 2022 Consent to Action Item List

1. July 11, 2022—Approval to Amend Beach Cabana Hours from 5:00 a.m. until Midnight, Daily.
2. July 19, 2022—Approval of Robert E. Lee's June Invoice \$21,589.50.
3. July 28, 2022—Approval of Waccamaw Insurance 2022-2023 Insurance Policy Renewal.
4. July 29, 2022—Approval to Waive Fine and Suspension for Dye Estates Owner. The Rules and Regulations did not reflect the parking lot at the time of the violation. The Rules and Regulations will be updated to reflect glass in the parking lots.
5. August 30, 2022—Appointment Maryann Giroso as the Architectural Review Committee Chairperson.
6. August 12, 2022—Approval of McGee Brothers Company Inc. for the payment of the Retainage invoice for the Beach Cabana in the amount of \$26,322.01.
7. August 18, 2022—Approval for the Lifestyle Committee deposit in the amount of \$100.00 to the Night of a Thousand Candles at Brookgreen Gardens.
8. September 2, 2022—Approval of the Security Vision proposal to replace the LCD Screen with Keypad in the amount of \$2,990.40.
9. September 12, 2022—Approval of the Carolina Time invoice to replace the photo eye on the Oak Pointe gate in the amount of \$309.81.
10. September 14, 2022—Appointment of Jimmy West as River Crossing Alternate Voting Member.
11. September 14, 2022—Approval of Robert E. Lee August invoice in the amount of \$21,108.50.



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1. Balance Sheet

Cash & Cash Equivalents	\$849,605
Capital Reserves	\$896,631

The Cash on Hand and Capital Reserve position of the BRRA is very strong. We made great progress establishing an Operating Contingency Reserve, which can only be used for unforeseen emergencies. This reserve is a safeguard to mitigate the possibility of resident assessments due to emergency expenses.

2. 1% Fund

Current Balance: \$633,839.00.

Income: YTD August \$768,321.00, which is 9% higher than 2021. Average monthly income is \$98,500.

3. 2023 Budget

The BRRA Budget for 2023 has been completed and approved by the Board. It was presented to Voting Members on September 21st, with the exception of Oak Pointe and Somerset. Inflation has impacted fee increases in 2023, which was expected. The most significant increases impacted by inflation and the economy are Landscaping and Insurance. Key components of the 2023 BRRA Budget are:

Insurance: Premiums have increased 55%. General Liability is up 90%. It is critical that the Board does everything possible to control issues that expose the Association to Liability.

Landscaping: 2023 cost has increased significantly which was expected. Mainscape has been selected as the BRRA Landscaper for the BRRA in 2023.

HTC: Increased \$3 per door, per month.

BRRA Association Fee: Increase of \$3 per month due to increased cost of insurance and onsite maintenance staff.

Beach Cabana: Increase of \$1 per month due to insurance and cost of staffing.

Residents Club: Increase of \$2 per month all due to insurance and maintenance costs.

Joint Committee: Reduction of \$1 per month.

Barefoot Resort Master Association Board of Directors Treasurer,

Steve Peregoy



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ARCHITECTURAL REVIEW COMMITTEE REPORT

The ARC committee has reviewed 170 applications from Jan. 1 until Sept. 21 with an approximate approval rate of 99 percent.

During August we were busy with inspections that focused on exterior painting. We are currently wrapping up the September inspections, which focused on exterior decorative objects, like yard signs, flags, and mailbox covers. Plus we looked at shields around pool equipment, generators, and trash cans. The committee will continue to inspect all neighborhoods at least once a month.

ARC Chairperson

Maryann Giroso

PRESENTATION TO NORTH MYRTLE BEACH CITY COUNCIL

SEPTEMBER 19, 2022

Good evening Mayor Hatley and members of the City Council.

On behalf of Linda Ort and Maureen O'Callaghan, the Co-Chairpersons of the Barefoot Caring Council, thank you for allowing me to speak with you tonight about this neighborhood organization.

The Barefoot Caring Council has been quietly helping the NMB community for about 10 years. We are a group of Barefoot residents who identify and implement fundraising events to support NMB charities and non-profit organizations.

We do a food Drive to benefit North Strand Helping Hand in the spring and fall. Barefoot residents donate an average of about 3,000 pounds of food each drive.

We participate in Mobile Meals. Barefoot residents volunteer to deliver meals every 8 weeks. They deliver approximately 30-40 meals.

We collect books for NMB elementary school children to enjoy over summer break. We collaborate with the schools who supply us with titles of books they would like to see the children read.

We collect school supplies for NMB elementary school children.

We collaborate with the American Red Cross to sponsor blood drives. The blood mobile comes to Barefoot twice a year. Since 2018, the Barefoot Blood Drives have collected over 230 pints of blood for the American Red Cross. Our blood drives in 2023 are scheduled for January and June.

During the holiday season, we participate in several fundraising events.

In early November, we put on our annual holiday bazaar to benefit Teen Angels. In 2019 caring council donated \$10,000 to Teen Angels. The Bazaar was canceled in 2020 due to Covid. In 2021 the council chairs still did not feel comfortable enough to have an in-person bazaar. Caring council members Marilyn and Ann who run the silent auction part of the bazaar were determined to find a way to have the bazaar so that we could continue to help Teen Angels. They found a way to do a virtual

fundraiser using the Biddingowl.com website. It was a huge success and we were able to donate \$6,500 to Teen Angels in 2021. Because of the success of the on-line bazaar, we plan to continue with this format in the future. Over the last 10 years, Barefoot residents have donated almost \$100,000 to Teen Angels.

We also collect Christmas gifts for needy NMB elementary school children who have been identified by the school's guidance counselors.

We also collect clothes and toys, individually wrapped desserts and water bottles for the Annual Community Christmas dinner at St. John the Baptist Greek Orthodox church.

Up until Covid, Barefoot residents organized a holiday party for the Residents of Summit Place of NMB, which is an assisted and memory care facility.

Two of our newest initiatives are geared towards servicemen and women. The Quilts of Valor Foundation awards quilts to service members and veterans touched by war. We volunteer at ceremonies; our residents cut and sew the quilts. The ladies of Barefoot have made over 100 quilts.

Hawaiian Shirts for Deployed Soldiers is our newest initiative. Started in 2017 by a mom from Easley, SC whose son was deployed overseas. To date, they have sent over 32,000 shirts overseas to active service men and women.

We collected Hawaiian shirts at the our Annual Barefoot Golf Cart Parade on July 3. This year's theme was "Barefoot Resort Salutes our Troops and Veterans."

We were honored to have Mayor Hatley, Councilwoman Fontana and Councilmen J.O. Baldwin and Trey Skidmore participate in this year's parade. We truly appreciated your support.

We collected over 90 shirts at the Golf Cart Parade, and since working with the Hawaiian Shirts for Deployed Shirts organization in 2020, we have collected almost 200 shirts for this worthwhile cause.

Barefoot is a very caring and generous community. Our residents love living here and want to do anything we can to make it a better community for all of us.

We are always looking for additional opportunities to help our community. If you are aware of a specific need, please feel free to contact us at barefootcaringcouncil@gmail.com.

Thank you.



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CITY LIAISON REPORT

Last month the city of North Myrtle Beach had a single meeting on the 19th of September at which time I provided a report to the council regarding our volunteers in the Caring Council and which I will read to everyone in just a moment.

The most recent city council meeting was held on October 3rd and at that meeting, there was a first reading of the Lauret Associates Tract Development Agreement regarding 221.4 acres off Water tower Road and Long Bay Road. This planned development will have 546 units consisting of rental units. The Rental Agreement reads as follows: "Minimum term of any rental agreement shall be 6 months, provided that following any such initial 6-month period, residential leases may be extended for periods of less than 6 months to the same tenant, provided such extensions are for successive periods of not less than 30 days."

The onsite amenities will include a swimming pool of not less than 2,500 square feet together with not less than 3,500 square feet of pool deck with a clubhouse and restrooms. Construction of the amenities will begin on or before the issuance of the 120th building permit for residential units and shall be completed with a CO prior to the issuance of a building permit for the 150th residential unit.

I believe this item was postponed by the council until the October 17th meeting.

Jerry Saxon and myself met with the mayor on September 19th to discuss the dirty sidewalks and bridge in Barefoot and asked the city if they would approach the builder of the Sea Glass Cottages to see if they might support Barefoot with pressure washing the dirt and grime build up due to the truck traffic in our community.

Having taken photos of the Brookstone and Longbridge sidewalks and the R31 bridge; I passed them on to the city Manager for his inspection and hopefully support in getting some cleanup assistance. At this time, I have not heard back from the city manager but will follow up with him at the next council meeting on October 17th.

Now the caring council report that was given at the September 19th city council meeting.

Neal Witkin
BRRA Board Secretary
City Liaison

LIFESTYLE COMMITTEE

OCTOBER REPORT

Meeting started at 11:00 am at Ponderosa Meeting Room. Someone from Caring Council came to the meeting to speak how we can help with the baskets that will be auctioned off for Teen Angels.

Meeting minutes from previous meeting was voted and passed. The following items were discussed:

1. CARING COUNCIL: Linda Ort gave her report on the Men's Luncheon and Caring Council.
2. PELICANS: Son Lee stated that we were done for the year
3. MEET AND GREET: Linda Kyser is out of town but everything is on time.
4. MURDER MYSTERY DINNER: 15 people attended. Show was great.
5. BEACH SWEEP: Date changed to October 22nd
6. HALLOWEEN PET COSTUME CONTEST: Flier is ready to go to Michelle.
7. CHARLOTTE BUS TRIP: Not many has signed up. Will send out one more e blast
8. BROOKGREEN LIGHTS: Flier ready to go out to Michelle.
9. PHOTOS WITHSANTA

OTHER IDEAS FOR NEXT YEAR:

Ice cream social, friendsgiving, game night at the Cabana, corn hole tournament



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NEIGHBORHOOD WATCH COMMITTEE REPORT

It has been a long hot summer here in Barefoot. July saw a few car accidents on Barefoot Resort Bridge Road and Village Crossing Blvd. The two accidents that I witnessed were between small compact type cars. A contributing factor could be the size of the grasses planted on the median. Currently those grasses have been trimmed down to an acceptable and safe height so a driver's field of vision has increased. I will make a point of having those grasses trimmed back during next year's growing season.

A representative from the mayor's office reached out to me and said that between July and the first two weeks of August 80% of the traffic summonses the NMB Police Dept. issued were inside or just outside our gates on 17.

On August 10, 2022, the NW held its quarterly meeting at Putters Pub. At this meeting, we were introduced to our new Police liaison Detective Joe Kiester. He answered many questions and briefly described the incident that caused the NMB Police to get into a shooting inside Barefoot. The matter was resolved with no police officers injured and the perp captured after being shot by the NMB police.

The next open NW meeting has been changed from Oct 18, 2022 to October 25, 2022. The meeting will be held inside the firehouse meeting room.

Stay safe and enjoy the Fall season.

Neighborhood Watch Committee Chairperson

Mike Waters



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RESIDENTS CLUB COMMITTEE REPORT

- Brick chips have been refreshed at the Club.
- All chairs have been reupholstered.
- The directory is in the process of being updated and printed. We are using a new vendor and should have the final product before end of year.
- Resident's Club Committee is not meeting in October but will meet in November; date to be determined.

Residents Club Committee Chairperson

Alice McLaughlin