

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
March 12, 2024

I. OPENING OF MEETING

An Open Meeting of the Barefoot Resort Residential Owners' Association, Inc. Board of Directors was called to order by Ms. Baltuskonis at 4:03 p.m. The meeting was held in person at Barefoot Resort and Golf Clubhouse located at 4980 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582 and via Zoom.

Member(s) Present: Eric Zimmerman, Maggie Szabo, Alan Simeon, Dara Baltuskonis, Marie Chaisson, and Blake Prichard

Member Absent: John McInerney

Also Present: Kelly White, Lauren Cobb, 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. MINUTE APPROVAL

A. February 13, 2024 Regular Meeting of the Board of Directors

Upon a motion made by Mr. Zimmerman seconded by Mr. Simeon, and carried, it was: **MOVED: To approve the February 13, 2024 Regular Meeting Minutes of the Board of Directors as written and submitted.**

IV. TREASURER'S REPORT

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

Mr. Prichard reported that the Water Tower Road Loan has been paid in full with Anderson Brother's Bank.

The monthly financials are posted online at www.barefoothoa.com.

V. UNFINISHED BUSINESS

There was no unfinished business from the February 13, 2024 regular meeting.

VI. NEW BUSINESS

A. Oak Pointe Landscape Proposal

Ms. White presented a proposal from Jones Landscaping and Maintenance, LLC to hard prune all wetland areas inside and outside of the Oak Pointe community; as well as, hard prune the Oak trees growing over the Stonegate Drive at the Oak Pointe entrance and into the wetlands. The proposal amount is \$8,800.00. Ms. White reported that the Oak Pointe Voting Members, John Karpovich and Bill Schulz polled their community and the approvals have been received by Ponderosa Management, LLC.

Upon a motion made by Ms. Baltuskonis, seconded by Mr. Simeon, and carried, it was: **MOVED: To approve the proposal from Jones Landscaping and Maintenance, LLC in the amount of \$8,800.00. This invoice will be paid from the Oak Pointe contingency line item with the 2023 overage funds.**

B. Residents Club Tennis and Pickleball Courts Resurfacing and Expansion

Mr. Simeon reported that the Residents Club tennis and pickleball courts are in need of resurfacing. Carolina Sport Surfaces, Inc. has provided a proposal to resurface the tennis and pickle ball courts; as well

as, supply and install two sets of new steel pickleball posts with nets, straps, and anchors in the amount of \$47,600.00.

Upon a motion made by Mr. Simeon, seconded by Mr. Prichard, and carried, it was: **MOVED: To approve the proposal from Carolina Sport Surfaces, Inc. in the amount of \$47,600.00. This invoice will be paid from the Residents Club reserve line item and the contingency line item.**

C. Residents Club Rental Fee Increase

The Residents Club Committee would like to increase the owner rental fee from \$200.00 to \$250.00 to cover the cost of Ponderosa Maintenance & Construction, LLC retrieving the tables and chairs from the Residents Club shed.

Due to the resident questions, the Board of Directors tabled this discussion until more information is received from Chelsea McLoughlin, Lifestyle Director.

D. Residents Club Pool Hours Revision

Upon a motion made by Mr. Simeon, seconded by Mr. Zimmerman, and carried, it was: **MOVED: To close the Residents Club pool for swimming at sunset. This is in accordance with the DHEC light guideline.**

E. North Tower Pool Hours Revision

Ms. White reported that the North Tower pool facility will close daily at sunset in accordance with the DHEC light guideline. The DHEC light guideline was emailed to the membership via the website, www.barefoothoa.com on

F. Resolution RE Communication with Legal Service Advisor

Ms. White provided a Resolution to the Board of Directors regarding communication with Legal Service Advisors. Per the Resolution, The Board of Directors agrees communication that requires legal advice, opinion, input, etc., is to be provided to the managing agent for dissemination to Legal Service Advisor, i.e., Attorney, Engineer, Architect, etc. Communication from the Legal Service Advisor received in response should be provided to the managing agent for dissemination to the Board of Directors. The Board of Directors agrees that communication relative to a pending litigation matter to which the managing agent is not a party that requires Board decision, discussion, etc.; such communication will be provided to the Board President and Board Vice President for proper dissemination.

Upon a motion made by Ms. Baltuskonis, seconded by Ms. Szabo, and carried, it was: **MOVED: To approve the Resolution of Communication with Legal Service Advisor. Mr. Zimmerman and Mr. Prichard opposed the Resolution. The motion carried by voice vote 4 to 2.**

G. Ponderosa Management, LLC Monthly Report

Ms. White's report is attached to these Minutes as Exhibit "B".

VII. COMMITTEE REPORTS

A. Architectural Review Committee

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

B. Beach Cabana Committee

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

C. Lifestyle Committee

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

Upon a motion made by Mr. Prichard, seconded by Mr. Zimmerman, and carried, it was: **MOVED: To approve the Lifestyle Committee to reserve two gymnasiums with six pickleball courts for May 29, 2024 from 3:00 p.m. until 5:00 p.m. with North Myrtle Beach Parks and Recreation for the pickleball tournament in the amount of \$100.00.**

D. Neighborhood Watch Committee

Mr. Karpovich's report is attached to these minutes as Exhibit "F".

Mr. Karpovich reported that the April Neighborhood Watch Committee Meeting will center on golf carts.

It was reported that the camera on Par Avenue is not reading license plates at night time. Ponderosa Management, LLC will work with Security Vision on upgrading.

E. Residents Club Committee

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

VIII. SCHEDULE NEXT MEETING

The April meeting will be held on Tuesday, April 9, 2024 at 4:00 p.m. via Zoom.

IX. ADJOURNMENT

Upon a motion made by Mr. Zimmerman, seconded by Ms. Baltuskonis, and carried, it was: **MOVED: To adjourn the meeting at 5:44 p.m.**

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

Approved by:

[Signature]
Dara Baltuskonis, President

4/9/24
Date

4/9/24
Date

March 12th Treasurer's Report:

January:

Cash Operating	\$57,041.98
Operating ICS	\$534,109.64
Operating CDARS	\$515,814.74
Total Operating	\$1,106,965.79

Reserves \$1,099,830.00

1% Balance

ICS	\$444,933.35
Checking	\$7,363.29
ABB	\$145,680.79
Total 1%	\$597,977.43

Collected in January \$67,484.00

Collected in February \$61,330.39 this number is approximate as "books" have not been closed.

February Anderson Brothers Line of Credit payment remittance:

Beach Cabana:	\$25,094.79 paid - \$905.21 was applied towards interest.
Remaining Balance Due	\$241,357.43
Water Tower Road Wall	\$19,278.73 paid – 115.72 was applied towards interest.
Remaining Balance Due	\$14,334.66

March Anderson Brothers Line of Credit payment remittance:

Beach Cabana:	\$30,000.00 paid - \$740.60 I was applied towards interest.
Remaining Balance Due:	\$212,098.03

Water Tower Road Wall: \$14,334.66 paid - \$43.99 was applied towards interest

Remaining Balance: \$43.99 (note: a payment in excess of the principal balance was not allowed causing the small balance when attempting to pay off the loan)

2024 Blu Water Legal Expenses through Jan. - \$0 2023 Blu Water Legal Expenses - \$45,598.00

2024 Cabana Litigation through Jan. - \$0 2023 Cabana Litigation - \$94,436.65

Ponderosa Management, LLC

4876 Barefoot Resort Bridge Rd., N. Myrtle Beach, SC 29582

BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.

MANAGEMENT REPORT FOR THE MONTH OF

FEBRUARY 14, 2024-MARCH 11, 2024

- February 6th: Inspected Beach Cabana, generated necessary work orders and attended Beach Cabana Committee Meeting.
- February 13th: Board of Directors Regular Monthly Meeting.
- February 14th: Met with Oak Pointe Voting Member and Mr. D's Tree Removal for common area proposal.
- February 15th: Met with DHEC regarding night swimming at the North Tower Pool.
- February 20th: Board of Directors Financial Review Meeting.
- February 26th & 27th: Ponderosa Maintenance & Construction, LLC sealed the beach walkover.
- February 27th: Water Tower Road LOC paid in full with Anderson Brother's Bank.
- February 27th: Met with Best Engineering, Electrical Engineer, regarding night swimming at the North Tower Pool and Resident's Club.
- March 1st: Met with Mainscape regarding Single Family Home monument upgrades.
- March 5th: Beach Cabana Committee Meeting.
- Association's Insurance Policy renews August 1st. Specifications will be sent to:
 - Waccamaw Insurance – Incumbent
 - Accrisure Insurance
 - Tilghman Insurance
 - McGriff Insurance
- 2024 Reserve Schedule provides for the following:
 - Oak Pointe roadway - Crack Repair, Patch, and Seal Coat – Will obtain proposals
 - Resident's Club – Court Resurfacing, Pool Furniture Replacement – Chelsea is meeting with Committee at the end of the month to discuss
- February 23rd: Provided January 2024 Financial, Work Order, and CCR Reports to the Board of Directors.
- Sent approximately 55 emails to the website manager.

Ponderosa Management, LLC

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- Approximately 21 emails were received/sent to the Board of Directors.
- Entered 37 work orders for various vendors.
- Entered 6 ARC letters.
- Met with the Lifestyle Director on a regular basis for social events, maintenance items, and owner concerns.
- Communication with Engineering firm, JC Board, and vendors regarding Outfall #2.





BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.

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North Myrtle Beach, SC 29598
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www.barefoothoa.com

ARC Committee Report
March, 2024

Since January 1, 2024 the Architectural Review Committee has reviewed 23 applications. So far, all applications have been approved or conditionally approved.

The committee met on February 16, 2024. During the meeting we discussed inspections for homes along the Western Boundary Wall. It was decided that inspections for the wall compliances would be done on a quarterly basis with the first inspection being between April 1st through the 15, 2024.

Within the month, we will be doing a regular monthly inspection of the single-family home communities. We look forward to seeing all the beautiful curb appeal throughout Barefoot Resort.

Sincerely,

Maryann Giroso
ARC Chairperson



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Beach Cabana Committee Report **March 12, 2024**

The Barefoot Resort Residential Owners Associate Beach Cabana Committee met on Tuesday, March 5, 2024 at the Cabana.

Kelly White provided an update on the Beach Cabana maintenance. Ponderosa Maintenance and Construction is working diligently to prepare the facility for the summer season.

Registration has begun for the spring 2024 Corn hole Tournament to be held on April 14, 2024 from 2 – 4 p.m. at the Cabana. Seven teams are signed up for the double-elimination tournament. It is not too late to register. Another e-blast will be coming out in early April.

The Committee is planning a DJ Happy Hour on the Cabana sundeck on May 16, 2024. More information to come on that event.

Keep your eye out for the new beach toy lending library at the Cabana in early May.

The Committee regretfully accepted the resignation of member Kathy Diebel. We want to thank her for her service on the Beach Cabana Committee.

Judy May
Chairperson



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Lifestyle Committee Report **March, 2024 Meeting**

The Lifestyle Committee met on Wednesday, March 6th.

Dawn Formo, a guest speaker from the new Greg Rowles Legacy Theater, spoke to the committee regarding group sales for the Legacy Shows. She also gave us info on dinner trips, an Eco-Trip in Murrells Inlet, and other possible outings for Barefoot. We will be discussing all this information and hopefully making some plans.

Linda Ort reported that 8 men came to the February Men's Luncheon at Bully's. The next Men's Luncheon will be on Friday, March 29 at Carolina Seafood & Steak in Myrtle Beach.

The Barefoot Caring Council is currently running their Summer Book Drive to benefit children at our local elementary schools. They will collect new books only, through March 31st. There is a box in the lobby at the Ponderosa offices to drop off your donations.

Bill Bragg reported that the Walking Group is working to finish the designs for Walking Group t-shirts.

Glenn Anderson reports the following for Pelicans Baseball. He has sold 7 individual suites, 32 individual suite tickets, and 25 BBQ Picnic tickets. A suite for Saturday, July 13th has been reserved for a Men's Night Out. Get your tickets soon, only \$25.70 per person.

The Annual Barefoot BBQ Picnic at the Pelicans Stadium is set for Saturday, June 15th. Cost is \$37.63 per person, including an AYCE BBQ dinner, tea, lemonade and water, and a reserved stadium seat for the game. And we're in the shade!! This is the day before Father's Day, what a great way to celebrate dads!! Come to the BBQ!!

Our next event is a Bingo Pizza Party on Friday, April 5th, 5:00pm, at Putter's Pub. Cost is \$17.50 per person, includes an all you can buffet – variety of pizza, tossed salad, baked ziti, lemonade, iced tea, soda, and water. There will be a vegan option (Putter's choice) that must be ordered at the time you RSVP. Cash bar. Info for registering is on the website and an e-blast will be coming out this week. Register soon, we are limited to 75 guests.

The Spring Yard Sale will be held on Saturday, April 20th. The Lifestyle Committee handles registrations for the Dye and all multi-family units.

The Annual Barefoot Golf Cart Parade is set for Saturday, July 6th. Our theme this year is "Home Sweet Home, Celebrating U.S." We are celebrating U.S.! The USA!! Specifically, your home state!! Barefoot is a community of folks from all over the United States. Decorate your cart to represent your home state. New this year, there will be prizes given for first place in each category, in addition to 1st, 2nd, and 3rd place ribbons. We will ask each entry to donate non-perishable food items to be donated to local food pantries, as well as asking those watching along the route to also donate. All Info will be in the April Newsletter.

Sun Lee is looking into doing a Barefoot Pickleball event at the J Bryan Floyd Rec Center. More info will be forthcoming as plans are solidified.

As a reminder, please read the website and the Newsletter when it comes out. We hear so many people say, oh I didn't know about this or that. It's always on the website and 99% of the time, the info goes out in an e-blast. And if you're not registered on the barefoothoa.com website, get registered.

Sincerely,
Barbara Anderson
Single-Family Co-Chair Lifestyle Committee



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Neighborhood Watch Committee Report
March, 2024 Meeting

The Neighborhood Watch Committee held its first open meeting on February 22, 2024 at Putters Pub.

Members of the North Myrtle Beach Police Department addressed many concerns of those in attendance.

The next open meeting will be held on April 16, 2024 at 4 p.m. at Putters Pub.

Sincerely,
Mike Waters
Chairperson



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Residents Club Committee Report **March, 2024**

The Resident Club Committee met on February 21, 2024 and the Pickleball Task Team met on February 22, 2024.

Key items are as follows:

- The Committee recommended to the Board of Directors that they approve the proposal from Carolina Sport Surfaces in the amount of \$47,600.00 to resurface the courts, complete any needed crack repair, and install the permanent sleeves and nets for two additional Pickleball courts bringing the total number of Pickleball courts to five with one remaining tennis court.
- Relative to the issue raised by DHEC regarding pool lighting, the Committee recommended that the Resident Club pool be closed at sunset and the outer pool gates be secured and a sign posted. Access to the pool deck would still be available through the Resident Center building doors.
- The Committee is also in the process of selecting replacement pool furniture. Recommendations will be made in the next several weeks.

We want to give a shout out to Mary Ellen Maffucci who painstakingly organized the kitchen cabinets, Mary Ann Sacharov who maintains the Club library continuously, and Eileen Roddy who kindly helped Chelsea organize the closets in the Club. Let's show them our appreciation by continuing to follow their lead by keeping these areas in order.

Alice McLaughlin
Chairperson