

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
April 9, 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 4:01 p.m. The meeting was held via Zoom in the Ponderosa Management, LLC conference room located at 4687 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582 and via Zoom.

Member(s) Present: Maggie Szabo, Alan Simeon, Dara Baltuskonis, Marie Chaisson, and John McInerney

Member(s) Present Via Zoom: Eric Zimmerman and Blake Prichard

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. MINUTE APPROVAL

A. March 12, 2024 Regular Meeting of the Board of Directors

Upon a motion made by Mr. Zimmerman seconded by Ms. Szabo, and carried, it was: **MOVED: To approve the March 12, 2024 Regular Meeting Minutes of the Board of Directors as written and submitted.**

Mr. Prichard and Mr. McInerney denied the motion.

IV. TREASURER'S REPORT

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

Upon a motion made by Mr. McInerney seconded by Ms. Chaisson, and unanimously carried, it was: **MOVED: To approve the Financial Audit Report as provided by Wayne Fussaro CPA. The Financial Audit Report will be posted online at www.barefoothoa.com.**

V. UNFINISHED BUSINESS

There is no unfinished business at this time.

VI. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

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

B. Oak Pointe Community Road Sealing

Upon a motion made by Ms. Baltuskonis, seconded by Mr. Simeon, and unanimously carried, it was: **MOVED: Based on the Oak Pointe owner responses, it was denied to approve the proposals received to seal the Oak Pointe roads based on the Reserve Study, as the community did not approve the expenditure at this time.**

VII. COMMITTEE REPORTS

A. Beach Cabana Committee

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

Ms. Chaisson reviewed the Beach Cabana Rules and Regulations to remind all owners of the following sections: parking, short term renters, smoking, pets, glass, and cleaning. The Beach Cabana parking decals will be changed for 2025.

Upon a motion made by Ms. Chaisson, seconded by Ms. Baltuskonis, and unanimously carried, it was: **MOVED: To approve the Assurant Insurance proposal for the Beach Cabana Flood Insurance in the amount of \$17,042.00 to renew on May 22, 2024.**

B. Lifestyle Committee

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

C. Neighborhood Watch Committee

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

D. Residents Club Committee

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

Upon a motion made by Mr. Simeon, seconded by Mr. McInerney, and unanimously carried, it was: **MOVED: To approve the Residents Club rental fee change to the amount of \$250.00.**

Upon a motion made by Mr. Simeon, seconded by Mr. McInerney, and unanimously carried, it was: **MOVED: To approve the Crescent Crafts pool deck furniture replacement proposal in the amount of \$46,685.77 for the following: 60 sling chairs, 8 sling bar stools, 70 sling lounges, and 12 umbrellas. The expense will be paid from the Reserve Account and Contingency Account.**

VIII. SCHEDULE NEXT MEETING

The May meeting will be held on Tuesday, May 14, 2024 at 4:00 p.m. via Zoom.

IX. ADJOURNMENT

Upon a motion made by Ms. Baltuskonis, seconded by Mr. Simeon, and unanimously carried, it was: **MOVED: To adjourn the meeting at 5:08 p.m.**

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

Approved by:

Dara Baltuskonis
Dara Baltuskonis, President

May 14, 2024
Date

May 14, 2024
Date

Treasurer Report for April, 2024 BRRR Board Meeting

As of February 29, 2024

Operating Cash - checking \$92.6K

Operating Cash - ICS \$415,400

Operating Cash - CDARS \$517,500

Total Operating Cash - \$1,025,000

As of February 29

1% Fund total **\$612k**

March additions to 1% Fund - \$60.6K

April 2 ABB payment Cabana Loan - \$40k

Cabana Loan Balance - \$172.8K

Reserves - \$1,216,000

Total BRRR cash as of February 29 - **\$2,854,000**

The BRRR continues to have an excellent/strong cash position both for operations and reserves.

Net income gain/loss as of February 29, 2024

Net income - **\$56,285**

After two months, costs are tracking below income as expected. As we move into the warmer weather, costs will increase because of the need for more services, e.g. landscaping, Cabana staffing, etc. . The BRRA Objective at end of year is to have net income be as close to zero as possible.

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

MARCH 12TH- APRIL 8TH 2024

- March 12th Board of Directors Regular Monthly Meeting.
- March 18th Prepped for and Attended the Park Hill Irrigation Meeting.
- March 20th Prepped the Residents Club for opening and Easter Weekend.
- March 22nd February Financial, Work Order, and CCR Reports to the Board of Directors.
- March 22nd Community Inspections for Somerset.
- April 1st ensured Resident's Club and NTP were prepared for opening.
- April 2nd Inspected Beach Cabana, generated necessary work orders and attended 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 –
Proposals received from Turner Asphalt, Weaver Construction, Coastal Asphalt
 - Resident's Club – Court Resurfacing, Pool Furniture Replacement – Chelsea met with the Committee at the end of March.
- Sent approximately 109 emails to the website manager.
- Approximately 272 emails were received/sent to the Board of Directors.
- Entered 37 work orders for various vendors.
- Entered 78 ARC and CCR letters.
- Met with the Lifestyle Director on a regular basis for social events, maintenance items, and owner concerns.



BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.

P.O. Box 1706
North Myrtle Beach, SC 29598
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www.barefoothoa.com

Beach Cabana Committee Meeting Report **April 9, 2024**

The Barefoot Resort Residential Owners' Associate Beach Cabana Committee met on Tuesday, April 2nd at the Ponderosa Management Office.

Kelly White provided an update on the Beach Cabana maintenance. Ponderosa Management, LLC will clean the ice machines; as well as, painting timers. The monthly inspection was completed and miscellaneous work orders will be completed by Ponderosa Maintenance and Construction, LLC.

Registration continues for the spring 2024 Corn hole Tournament to be held on April 14th from 2 – 4 p.m. at the Beach Cabana. As of Thursday, April 4th, nine (9) teams and one (1) single are signed up for the double-elimination tournament. It is not too late to register as either a team or an individual. Another e-blast was sent on April 5th as a reminder. The winners will receive a gift card to Big Chill – the new restaurant opening at Barefoot Landing in April.

The Committee is planning a DJ Happy Hour on the Beach Cabana sundeck on May 16th. Due to capacity limitations at the facility, we will be asking for registrations in an e-blast that will come out closer to the day of the event.

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

The Committee discussed the parking issues at the Beach Cabana over Easter weekend and made several recommendations to our BRRRA Board liaison, Marie Chaisson, for her to take back to the Board.

A request for recycling at the Beach Cabana was discussed. The Committee agreed that this was a logistical problem for the Cabana staff. Owners are encouraged to use the recycling containers on the beach provided by the City of North Myrtle Beach or to carry their recyclables home to recycle.

Submitted By:
Judy May, Chairperson



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Lifestyle Committee Meeting Report **April 9, 2024**

The Lifestyle Committee met on Wednesday, April 3rd.

Linda Ort reported that 12 men attended the March 29th Men's Luncheon at Carolina Steak and Seafood. The April Men's Luncheon will be held on Friday, April 26th at the Grumpy Monk. The May Men's Luncheon will be held on Friday, May 31st at the Crooked Hammock.

Linda Ort reported that the Barefoot Caring Council collected more than 80 books for the Summer Reading Program. Thanks to all who donated. Next Caring Council event will be a semi-annual food drive benefitting North Strand Helping Hands on Friday, April 26th, from 9-11am.

Glenn Anderson, Pelicans Liaison, reports that he has sold 9 suites, 42 individual suite tickets, and 31 tickets for the Barefoot BBQ. Please read the website to purchase suites or tickets. Men's Night at the Pelicans is scheduled for Saturday, July 13th. This is in lieu of the July Men's Luncheon.

Bill Bragg, Walking Group Liaison, designed and ordered "Barefoot Walking" t-shirts. They should arrive in the next couple of weeks. Don't worry, if you didn't get one, I'm sure we'll be ordering more!!

Linda Kyzer reported on the Friday, April 5th Bingo Pizza Party at Putter's Pub. We have 52 people registered.

Claire Nemes reports that we have 11 residents, representing 8 multi-family communities, signed up for the Spring Yard Sale on April 20th. Please remember the Lifestyle Committee only registers those in the BRRA multi-family communities and The Dye, Chelsea registers those in the single-family communities.

Who's ready for some Pickleball??? Sun Lee is announcing the first Barefoot Round Robin Pickleball Tournament to be held on Wednesday, May 29th from 3-5pm. Location is the J. Bryan Floyd Community Center, cost is \$10 per player. Only 40 spots open. We have reserved 6 indoor courts, open to men and women of all playing levels. Pickleballs, water, snacks, and awards will be provided. Sign-up information is in the April Newsletter. If this is successful, it may become an annual event!! Registration closes on May 22nd or when we reach 40 players.

Let's Celebrate U.S.!!! The Annual Barefoot Golf Cart Parade will take place on Saturday, July 6th. The Theme this year is "Celebrating U.S.". Barefoot has a diverse population from all over the United States (and everywhere else!). Let's decorate our carts to represent our home states, or home countries!! New this year, prizes will be presented to the first-place winners in each of the three categories, in addition to ribbons. Sign-up information is available on the website, it was also announced in the April Newsletter.

Other events coming up or being looked into:

- A possible day trip to Charleston.
- Murder Mystery at the House of Blues in September.
- A group outing to the New Greg Rowles Theater.
- October: the online Pet Costume Contest.
- November: Friendsgiving at the Cabana.
- December: Santa at the Cabana.
- December: Friday, December 6th, Brookgreen Gardens, Night of a Thousand Candles.

As always, I encourage you to get registered on the website and read the Newsletter when it comes out. Information on how to register for all Lifestyle Events is always available on the website. We also send e-blasts, so make sure your email address is set to receive emails from the website.

Submitted By:

Barbara Jo Anderson, Co-Chairperson



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Neighborhood Watch Committee Meeting Report
April 9, 2024

The next Neighborhood Watch Committee Meeting will be held on April 16, 2024 at 4:00 p.m. at Putters Pub.

The topic of discussion will be golf cart safety and awareness.

Light snacks and refreshments will be provided.

Submitted By:
Mike Waters, Chairperson



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Residents Club Committee Meeting Report **April 9, 2024**

The Residents Club Committee met on March 27, 2024 at the Residents Club and discussed the following:

Each member reported on their area of responsibility. The playground ladder needs repaired due to a hole in it per Maureen O'Callaghan. Chelsea will place a work order for the repair.

Neil Why suggested that the basketball court needs to be sealed, not paved, and re-striped. The gazebo gets power washed annually. We discussed possibly replacing the red stone with mulch which is less expensive. Chelsea will check pricing and get back to the Committee.

A resident asked about some specific additional equipment in the Fitness Room but the Committee decided what we have now is sufficient. Another resident asked about an outdoor kitchen. This topic was raised in previous years but because of the high cost, it was decided against.

The Residents Club Rules, Guidelines, & Policies were reviewed and amended and will eventually be published on the Barefoot HOA website.

The pool furniture was once again discussed. We received bids which were forwarded to the Board for consideration. Once the Board's approval is received, the furniture will be ordered.

At this time, the next meeting has not been scheduled.

Submitted By:
Alice McLaughlin, Chairperson