

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
June 11, 2024

I. OPENING OF MEETING

A Regular Meeting of the Barefoot Resort Residential Owners' Association, Inc. Board of Directors was called to order by Ms. Baltuskonis at 4:04 p.m. The meeting was held in the Barefoot Resort and Golf Meeting Room located at 4980 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582 and via Zoom for owners.

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

Member(s) Present Via Zoom: Blake Prichard

Member (s) Absent: Eric Zimmerman

Also Present: Kelly White and Brandy Reaves, Ponderosa Management, LLC
Councilman Baldwin and Councilwoman Fontana

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. COUNCILMAN, JAY BALDWIN

Councilman Baldwin provided the owners an update of the Barefoot Resort swing bridge sidewalk repair; as well as, the replacement of the swing bridge. Councilman Baldwin's report is attached to these minutes as Exhibit "A".

More information will be provided to the Barefoot Resort owners as received.

IV. MINUTE APPROVAL

A. May 14, 2024 Regular Meeting of the Board of Directors

Upon a motion made by Ms. Baltuskonis, seconded by Mr. Simeon, and carried, it was: **MOVED: To approve the May 14, 2024 Regular Meeting Minutes of the Board of Directors as written and submitted.**

V. RESIGNATION OF OFFICERS

Mr. McInerney provided a notice of resignation from Mr. Zimmerman, effective immediately. Exhibit "B".

Mr. Prichard announced his resignation effective immediately. Exhibit "C".

VI. TREASURER'S REPORT

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

VII. UNFINISHED BUSINESS

A. Beach Cabana Litigation Update

Ms. Baltuskonis reported the Board of Directors were waiting for a mediation date to be scheduled.

B. Blu Water Development Update

Ms. Baltuskonis reported that The City of North Myrtle Beach has tabled this item.

C. Outfall #2 Litigation Update

Ms. Baltuskonis reported that this item is tabled until a design packet is received from Bolton and Menk.

VIII. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

Ms. White’s report is attached to these minutes as Exhibit “E”.

B. Security Vision Proposal

Ms. White provided a proposal to replace the cameras at the entrance of Links Drive and Barefoot Resort Guardhouse.

Upon a motion made by Ms. Szabo, seconded by Ms. Baltuskonis, and carried, it was: **MOVED: To approve the Security Vision proposal in the amount of \$3113.92. Ms. Baltuskonis requested that the invoice be submitted to the Joint Committee for payment.**

IX. COMMITTEE REPORTS

A. Architectural Review Committee

Ms. Giroso’s report is attached to these minutes as Exhibit “F”.

B. Beach Cabana Committee

Ms. May’s report is attached to these minutes as Exhibit “G”.

C. Lifestyle Committee

Ms. Anderson’s report is attached to these minutes as Exhibit “H”.

D. Residents Club Committee

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

Upon a motion made by Mr. McInerney, seconded by Ms. Baltuskonis, and carried, it was: **MOVED: To approve the Residents Club Charter revision.**

E. Neighborhood Watch Committee

Mr. Water’s report is attached to these minutes as Exhibit “J”.

X. SCHEDULE NEXT MEETING

There will be no July meeting.

The August meeting will be held on Tuesday, August 13, 2024 at 4:00 p.m. The meeting will be held via Zoom.

XI. ADJOURNMENT

Upon a motion made by Ms. Baltuskonis, seconded by Ms. Chaisson, and carried, it was: **MOVED: To adjourn the meeting at 5:45 p.m.**

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

8/13/24
Date

Approved by:

[Signature]
Dara Baltuskonis, President

8/13/24
Date

Subject: City Response Regarding Swing bridge and Sidewalk



Brandy Reaves <breaves@pm-llc.com>

to Web Manager, Kelly White ▾

Thu, Jun 13, 2:10 PM

Dear Barefoot Resort Owner,

Please find Mr. Baldwin's report below from the Barefoot Resort monthly meeting that was held on Tuesday, June 12th.

If you have any questions, please contact the City of North Myrtle Beach at 843-280-5555.

Ride IV Fixed span bridge/Sidewalk repair:

I was appointed by council and the mayor to serve on the Ride IV transportation tax committee. In doing this we were able to include funding in the amount of \$130 million that is to be used to replace the old draw bridge with a fixed span bridge. There is concern due to the age of the current bridge and its life expectancy including the threat of the bridge being damaged or destroyed by a barge or a hurricane which could in effect take years to repair or replace. This was placed in the high priority list of projects to begin immediately after the tax passes in November. Ride IV is not a new tax, it is a continuation of three previous rides that have been in place for 21 years. It is a 1% tax or penny tax equivalent to one penny per dollar and is generated through accommodations, retail sales, and prepared food and beverages. It is estimated that nearly 60% of this revenue is generated from tourist with the remaining amount coming from us, the residents of Horry County. There were other projects approved in the city including US Hwy 17 widening in Windy Hill including at 46th Ave South in both directions, Possum Trot Road extension which consist of creating new access from Hwy 17 to Madison Drive, Robert Edge Parkway/Sand Ridge Road Connector and traffic signal, Widening Hwy 90 from Little River to East Cox Ferry Road. There are many other projects included in Ride IV all of which are to help with traffic flow throughout the county which ultimately helps the city as well. Funding was included for the portion of I-73 in Horry County. The funding for I-73 is subject to state and federal funding being added. If this funding is not added the length of the tax would be shortened. The sidewalk repair is scheduled to be bid in July with an anticipated start date in November. The city is working with the US Coast Guard to determine agreeable opening times. The following times are being considered. The bridge is to remain closed to navigation from 12:01 AM to 11:59 PM. Openings will be provided at 9 AM, 11 AM, 2 PM and 4PM daily. Openings will also be provided with a 2 hour notice.

*Budget:

Council recently passed the 2025 budget at \$207,832,115 with a mileage rate of 48 mils, which is a 3 mil increase over the previous fiscal year. This amounts to approximately \$60 per year for a \$500,000 home. The increase is primarily due to increased cost for public safety. The city still has the lowest tax of any city in the state for a full service city.

*Army Corp of Engineers:

The city met with the Army Corp the next day after Hurricane Ian had caused damage to our coast. The Army Corp agreed to begin study's to determine the amount of damage incurred and we anticipate they will start sometime this fall pumping new sand to replace the areas that were eroded. Beach re nourishment is important not only to protect our structures but also to protect our tourism. Tourism makes up close to 82% of the city's revenue keeping our taxes low.

*Storm water outfalls:

We are in the process of finishing our 5th storm water outfall at a cost of \$30 million. We have 4 more to go. Storm water outfalls also protect our revenue generated from tourism. Many years ago when D.O.T. paved Ocean Boulevard they installed storm drainage pipes that dumped out directly on the beach. Sometimes during heavy rains this can cause bacteria levels to rise and DHEC will ultimately shut down small sections of the beach for swimming. This results in bad press and loss of tourism due to news agencies exaggerating the situation.

We have been very successful working with our state and federal representatives for funding for these outfalls.

*Paid parking:

With the rapid growth surrounding our city we saw we did not have enough parking for our residents if we didn't buy more land. We did not think it was fair for our residents to pay for this expense so we instated paid parking where our residents park for free. The revenue generated from paid parking has allowed the city to purchase close to \$30 million of properties which otherwise would have been developed. We included \$7.5 million in the 2025 budget to purchase more land.

*Waites Island:

We have been working with the Governor and the head of S.C. Parks and Recreation to protect this land from being developed by making it a state park. Some properties have already been purchased and the others are in negation. This is the last barrier Island on the S.C. coast.

*Short term rentals:

Short term rentals have become a problem in some areas of the city. We have been working close with the S.C. Municipal Association to determine what legal avenues we have to regulate them. We are discussing adding verbiage that would require a short term rental owner to have a local contact in case an issue arises. We are also looking into adding overlays in certain areas where short term rentals would not be allowed. We have instituted an ordinance that requires a property limit the number of vehicles allowed and staff determines the final count before issuing a business license.

*Closing:

The city is very well off financially, there is no outstanding general obligation or revenue bonds at this time. The revenue bond for the Aquatic center was paid off in November. The city operates on a balanced budget. In addition every city budget includes an ample fund balance for emergencies that may effect the cities revenues.

FOR THE BOARD OF DIRECTORS

DATE: June 11, 2024

TO: BRRRA Board President and Directors, BRRRA Members, Ponderosa Management

SUBJ: board service

I am unable to be present at the June 11 meeting due to a business trip, but I have requested that John McNerney present this letter to the Board and Association on my behalf.

For the last six months I have attempted to find common ground to collaborate with the 2024-2025 board members, but it has become clear that we do not share the same views on what is best for the Association, and I can no longer lend credibility to the board leadership by appearing to support their direction through my active participation in Board workshops and meetings.

In accordance with the BRRRA by-laws, section 4.5, I am providing this written notice of my resignation from the role of Board Secretary.

Separately and concurrently, although written notification of a director's resignation is not required by the by-laws, I take this opportunity to notify you of my resignation from the Board as a representative of the multi-family Village.

Both notices are effective immediately. Please remove me from all Board correspondence and email distributions.

Eric Zimmerman

I have worked with and for several Boards of Directors for 30 years. I have served on Boards of Directors for 20 years and have chaired Boards for 5 years.

In my judgment, the BRRRA Board elected for this year is not capable of managing in the best interests of owners and are not up to the duties of Directors. I am exhausted trying to influence the Board to work constructively as a team.

Effective immediately, I join Eric Zimmerman in resigning from the BRRRA Board. You should know that Eric has been one of the best Directors ever to serve on the BRRRA.

Blake Pritchard

Treasurer Report for June, 2024 BRRA Board Meeting

As of April 30, 2024

Operating Cash - checking \$121k

Operating Cash - ICS \$601k

Operating Cash - CDARS \$521.8k

Total Operating Cash - \$1,243,800

As of April 30

1% Fund total \$685.5k

May additions to 1% Fund - \$108,400

June 3 ABB payment Cabana Loan - \$50k

Cabana Loan Balance - \$83.8K

Reserves - \$1,208,000

Total BRRA cash as of April 30 - \$3,137,400

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

Net income gain/loss as of April 30, 2024

Net income - \$130,017

After four months, costs are tracking below income as expected. This trend will continue because of conservative 2024 budgeting and the application of accounting practices (GAAP). During the 2025 budget process, positive net income will be factored into this budget to potentially reduce 2025 HOA fees.

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 May 9TH- June 7TH 2024

- May 8th Ponderosa Maintenance & Construction began the process of addressing the brackets installed on the Water Tower Road Wall. Project was completed May 24th.
- May 8th Ponderosa Maintenance & Construction inspected the Water Tower Road Wall with the Board President.
- May 13th Attended Regular Monthly Meeting of the Board.
- May 14th Attended BRRR Monthly Meeting.
- May 15th Entire BRRR Community Inspection.
- May 15th Attend Meeting with Accrisure Insurance regarding upcoming insurance policy renewal.
- May 23rd Attended Meeting with Waccamaw Insurance regarding upcoming insurance policy renewal.
- May 24th April Financial, Work Order, and CCR Reports to the Board of Directors.
- May 24th Community Inspection for upcoming holiday weekend.
- May 31st Community Inspection of all BRRR properties with Mainscape.
- June 6th Attended Board Workshop.
- Association's Insurance Policy renews August 1st.
- Sent approximately 204 emails to the website manager.
- Approximately 155 emails were received/sent to the Board of Directors.
- Entered 119 work orders for various vendors.
- Entered 51 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
Phone: 843-399-9888
Fax: 843-399-1761
www.barefoothoa.com

Architectural Review Committee Meeting Report **June 11, 2024**

Yard waste is continuing to be an issue in Barefoot Resort. While we're happy that homeowners are working to make their properties look beautiful, there are a few issues that need to be addressed.

First, there is to be absolutely no yard waste placed in the street. This is in violation of the ARC Guidelines and North Myrtle Beach Code. The yard waste can cause the storm drains to clog or pose a driving hazard.

Also, no yard waste is to be visible from the street before Wednesday. This is a violation of the ARC Guidelines.

As a reminder, if a homeowner is using a landscaper to maintain their property, please make sure the landscaper removes any debris when they leave. North Myrtle Beach requires landscape and tree service contractors to remove any yard waste they generate.

The ARC and the Board are working to ensure these guidelines are followed. In the future, a violation will be sent for any yard waste visible from the street before Wednesday, whether placed there by the homeowner or a landscaper. A fine of \$25 will be imposed.

These are only a few of the yard waste guidelines. All of the guidelines for yard waste can be found on the BRRA website member page. Let's all continue working together to keep Barefoot Resort beautiful.

Submitted By:
Maryann Giroso, Chairperson



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Beach Cabana Committee Meeting Report **June 11, 2024**

The Beach Cabana Committee will not meet in June. Our next scheduled meeting will be July 17th at 9 a.m.

The DJ Happy Hour on the Cabana sundeck on May 11th was a great success! Attendees really enjoyed the music by Jerry Capone; as well as, the beautiful weather. The sun was out and the ocean was a stunning blue – it looked like we were in the Caribbean! The event was so successful that we are planning another for September 19th. Watch your email as the date gets closer for more information!

The new beach toy lending library is full of toys are ready for all your children/grandchildren/nieces & nephews! A big thank you to all who have donated toys.

Reminder that the Beach Cabana Committee will be sponsoring a Fall Corn hole Tournament on Sunday, October 27th from 2 – 4. More information to come closer to the date of the event.

Reminder to all to enjoy the Beach Cabana this summer – and please thank our staff who work tirelessly to keep it a first-class amenity for all of us!

Submitted By:
Judy May, Chairperson



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Lifestyle Committee Meeting Report June 11, 2024

The Lifestyle Committee met on Wednesday, June 5th.

Linda Ort reported the Men's Luncheon at Crooked Hammock on May 31 was attended by 9 men. The next luncheon will be Friday, June 28th, location TBD.

Linda reported that the next Barefoot Caring Council event will be a School Supplies Drive for elementary school children of NMB. This will take place in late July/early August.

Glenn Anderson reported on Pelicans baseball. To date he has sold 15 suites and 88 BBQ Picnic tickets. One suite is still available for September 1 (cost is discounted at \$514), 1 individual ticket left for June 28th, and 8 individual tickets left for August 16th. (the cost of each of the individual suite tickets is \$25.70). Reach out to Glenn Anderson, glennpelicans@gmail.com.

The BRRA contract is for \$8,735.88/year. To date, we are at \$11,113.26.

Bill Bragg reported for the Barefoot Walking Group. 286 members on the Facebook page, he will be getting more Barefoot Walking shirts in to sell.

Sun Lee reported on the first ever Barefoot Pickleball Round Robin Tournament. Was very well received, had 30 participants. Everyone had a great time. Sun is going to try to do this on a regular basis. Watch the website and emails for the next tournament.

Barbara Anderson reported on the Barefoot Golf Cart Parade which will take place on Saturday, July 6th. Cole Coggins, Ol' Soul Cole, DJ for 94.9 The Surf radio will be the Grand Marshal. The Mayor and City Council will also be participating, along with our Barefoot Station #5 fire truck. Not too late to register. Check the website for details, or the last emails that came out on May 23rd.

Claire Nemes is working on a 3-night bus trip to the Biltmore for November 2025. Yes, you need to book that far in advance! It will be decorated for Christmas. Watch for details to come out probably in January.

Claire is also looking to do a fun evening of bowling in January or March.

The House of Blues Murder Mystery Theater did not work out, so we are working on other options for September.

As always, if you're not registered on the website, go barefoothoa.com and get registered!! If you are not receiving emails announcing Lifestyle activities, check with Ponderosa and make sure your email is correct and set to receive emails.

Submitted By:

Barbara Jo Anders, Co-Chairperson



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Residents Club Committee Meeting Report
June 11, 2024

The tennis and pickleball courts have been resurfaced and relined. Of the two tennis courts, one has been converted to a pickleball court and the other one remains. All work was completed Sunday, 6/2/24, and the courts were open for play Monday morning, 6/3/24.

Please remember play is reserved for single-family homeowners and their guests only and are open 7:00 a.m. to 10:00 p.m. Please review the Rules or check with Chelsea if in doubt.

Two tiles in the pool were replaced without disrupting everyone's enjoyment of the pool.

We're investigating prices and possibilities for a bocce ball court near the gazebo. This is ongoing.

The landscape lighting at the front of the Club was repaired.

The new pool signs stating the new hours have been installed except for one.

Chelsea continues to plan and schedule a variety of June activities at the Resident Club for all single family residents. The key activities were highlighted in her email of May 28th and all activities are noted on the Resident Club Calendar which are available at the entry to the Residents' Club as well as online.

The next Residents Club Committee meeting is scheduled for August 5, 2024 at 3:30 p.m.

Submitted By:
Alice McLaughlin, Chairperson



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Neighborhood Watch Committee Meeting Report
June 11, 2024

The NW will host an open meeting on Tuesday June 18 at 4 pm in putter's pub.

The topic is to be determined and will be announced a week prior to the meeting.

Submitted By:

Michael Waters, Chairperson