

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
August 13, 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 4:00 p.m. The meeting was held in the Ponderosa Management office located at 4876 Barefoot Resort Bridge Road, Suite C, North Myrtle Beach, SC 29582 and via Zoom for owners.

Member(s) Present: Maggie Szabo, Alan Simeon, Dara Baltuskonis, Dennis Stamey, Marie Chaisson, and Jack Haines.

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. June 11, 2024 Regular Meeting of the Board of Directors

Upon a motion made by Ms. Szabo, seconded by Mr. Stamey, and unanimously carried, it was: **MOVED: To approve the June 11, 2024 Regular Meeting Minutes of the Board of Directors as written and submitted. Mr. Haines abstained.**

B. June 11, 2024 Executive Meeting of the Board of Directors

Upon a motion made by Ms. Szabo, seconded by Mr. Stamey, and unanimously carried, it was: **MOVED: To approve the June 11, 2024 Executive Meeting Minutes of the Board of Directors as written and submitted. Mr. Haines abstained.**

C. July 8, 2024 Voting Member Meeting

Upon a motion made by Ms. Szabo, seconded by Mr. Stamey, and unanimously carried, it was: **MOVED: To approve the July 8, 2024 Voting Meeting Minutes of the Board of Directors as written and submitted.**

IV. TREASURER'S REPORT

Mr. Haines report is attached to these minutes as Exhibit "A".

V. UNFINISHED BUSINESS

A. Beach Cabana Litigation Update

Ms. Baltuskonis reported the Board of Directors held a mediation meeting. This item is tabled until an agreement is reached.

B. Outfall #2 Litigation Update

Ms. Baltuskonis reported the mediation date has been scheduled for October 31, 2024.

C. Blu Water Development Update

Ms. Baltuskonis reported this item is being discussed with The City of North Myrtle Beach and Attorney Guyton for The City of North Myrtle Beach to purchase the land. Until a decision has been made, this item is tabled.

D. Supplemental Documents

Ms. White has been directed to send the documents to Attorney O'Conner to proceed with the finalization of the documents to add the Townes at Barefoot and Dye Townhomes to the multifamily village.

E. Vendor Payment Remittance Policy

Upon a motion made by Mr. Simeon, seconded by Mr. Haines, and unanimously carried, it was: **MOVED: To approve the Vendor Payment Remittance Policy as written and submitted.**

VI. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

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

B. Spann Roofing Proposal RE Beach Cabana

Ms. White reported that Spann Roofing will install rubber roof shims at perimeter to prevent movement on the 2nd level pavers in the amount of \$1332.00.

Ms. White reported that Spann Roofing will clean debris and existing sealant from gutter joints and reseal with new flashing grade silicone sealant on the front gutter joint in the amount of \$0.00.

C. 2024 Call for Candidates Notice

Ms. White reported that Mr. Stamey and Mr. Haines term will expire on December 31, 2024; as well as, the vacant seat for the Single Family Village. Notification for Call for Candidates will be sent via USPS within the next thirty (30) days.

Ms. White reported that the Governing Documents state that a Nominating Committee can be formed for the 2025 elections. The Board of Directors denied a Nominating Committee, allowing all owners the opportunity to run for the Board of Directors.

D. Cedar Creek Request for Funds

Ms. White informed the Board of Directors that Cedar Creek will spend \$400.00 on seasonal decorations. These funds will be spent from the Cedar Creek budget.

VII. COMMITTEE REPORTS

A. Beach Cabana Committee

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

B. Lifestyle Committee

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

Upon a motion made by Ms. Szabo, seconded by Mr. Simeon, and unanimously carried, it was: **MOVED: To approve committee request for funds for the September 19, 2024 for the Medicare event.**

C. Residents Club Committee

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

Mr. Simeon reported that proposals have been received from Window World and Custom Exteriors. The committee is waiting on a proposal from Procon. At this time, this item is tabled until all proposals are received. The process has to meet the IBC codes and go through The City of North Myrtle Beach permitting process.

Mr. Simeon reported that he has contacted four (4) electricians. At this time, this item is tabled until proposals are received. When proposals are received, the process must go through DHEC and The City of North Myrtle Beach permitting process.

D. Neighborhood Watch Committee

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

VIII. OWNER QUESTIONS

The Board of Directors reviewed and responded to the questions received from the Voting Members and owner's via zoom.

IX. SCHEDULE NEXT MEETING

The September meeting will be held on Tuesday, September 10, 2024 at 4:00 p.m. The meeting will be held at the Barefoot Resort Golf Clubhouse.

X. ADJOURNMENT

Upon a motion made by Mr. Haines, seconded by Ms. Chaisson, and unanimously carried, it was:
MOVED: To adjourn the meeting at 5:30 p.m.

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

9/10/2024
Date

Approved by:

[Signature]
Dara Baltuskonis, President

9/10/24
Date

Treasurer Report for August 13, 2024 BRRA Board Meeting

As of June 30, 2024:

Operating Cash - checking \$52,058.64

Operating Cash - ICS \$721,690.79

Operating Cash - CDARS \$526,049.85

Total Operating Cash - \$1,299,799.28

As of June 30, 2024

1% Fund total **\$774,627.73**

June Collection of 1% Fund - \$79,049.00

July Collection of 1% Fund - \$50,339.00 – This amount could change with the

Beach Cabana Loan Paid off \$34,261.17

Reserves - \$1,196,026.65

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 JUNE 8TH-AUGUST 5TH 2024

- Prepared for busy 4th of July Holiday. Ensured that the Beach Cabana, Residents Club Facility, and North Tower Pool Facility was properly stocked, had the proper employees on site, sent several reminders via email, and completed any necessary work orders.
- July 8th Preparation for Voting Members Meeting – attended meeting.
- Contacted Six Engineering Firms and nine contractors to view the Water Tower Road wall. Scheduled a number meetings with an engineering firm and several contractors to meet with the board at the wall. Met with several contractors and an engineering firm. Waiting for further information.
- Dealt with several icemaker issues at the Beach Cabana. Met Lance Restaurant Supply on site regarding the current icemakers.
- Met with Hardwick's Restaurant Supply – anticipate a quote for new makers.
- BRRA's Insurance renewed August 1st – numerous phone calls with agent throughout the month. Held two meetings with two different insurance carriers to review the current policies and proposals. Insurance was bound August 1st with Waccamaw Insurance.
- June 24th May Financial, Work Order, and CCR Reports to the Board of Directors.
- July 18th held meeting with Michelle Mate, Sea Server to review the website functions.
- July 19th met with Horry Telephone Cooperative (HTC) regarding modem updates to single family homes.
- July 24th June Financial, Work Order, and CCR Reports to the Board of Directors.
- July 26th completed the Water Tower Road Easement Agreement signing with three owners. Completed Agreements were sent to Attorney Lee to file.
- August 1st Tropical Storm Debby preparation for the Beach Cabana, North Tower Pool Facility, and Residents Club Facility.
- Conducted regular community inspections. Detailed inspections completed for Longbridge I and Longbridge II.
- Sent approximately 140 emails to the website manager.

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- Approximately 158 emails were received/sent to the Board of Directors.
- Entered 212 work orders for various vendors.
- Entered 150 ARC and CCR letters.
- Met with the Lifestyle Director on a regular basis for social events, maintenance items, and owner concerns.
- Completed the Beach Cabana monthly inspection and completed the appropriate work orders.
- Scheduled with Weaver Construction to clean out the Beach Cabana drains to remove the sand build up.
- Started the budget process for 2025.





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

Beach Cabana Committee Meeting Report **August 13, 2024**

The Barefoot Resort Residential Owners Associate Beach Cabana Committee met on Monday, August 12th at the Ponderosa Management Office.

Kelly White provided an update on Cabana maintenance. The Cabana weathered Debby well! The Committee discussed other maintenance topics and possible solutions.

We have a Fall DJ Happy Hour on the Cabana sundeck scheduled for Thursday, September 19th from 4 to 6 p.m. Once again, we will have DJ Jerry Capone playing everyone's favorites. We will be taking reservations for the upper sundeck (limited to 75 to allow for a dance floor), but you are also welcome to join us on the 1st floor, the ground floor, or on the beach. Watch your email for more information.

The Fall Cornhole Tournament at the Cabana is scheduled for Sunday, October 27th from 2 to 4 p.m. More information to come closer to the event.

The Beach Toy Lending Library continues to be a popular attraction for children. Thank you to all who helped stock it with toys. We have plenty for now but will let you know if we need more. The Committee agreed to keep the toys out and available during the off-season for those nice days when it would be fun to play in the sand. The toys will be removed in the event of a weather event.

The Committee had another discussion concerning the parking situation at the Cabana lots. Ponderosa Management has sent reminder emails prior to each busy summer holiday (Memorial Day, Fathers' Day, July 4, etc.) with parking lot rules, the availability of parking in the City lots, and the use of the shuttle. At this time, there will be no changes to the existing parking lots.

The Committee continues to review suggestions to improve the Barefoot Beach Cabana experience for all our owners. Next month, we will be meeting with Laura Simeon. Laura will be providing us with a report for the 2024 summer season.

We hope you enjoy the remainder of the summer season!

Respectfully submitted,

Judy May
Chairperson



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Lifestyle Committee Meeting Report **August 13, 2024**

The Lifestyle Committee met on Wednesday August 7th, despite TS Debby. We met by Microsoft Teams Online.

Linda Ort reported that the Men's Luncheon was held on Friday, July 26th at Pittsburgh Pizza Pub. Total of 9 attendees. The August Men's Luncheon will be held on Friday, August 23rd at Taco Mundo.

Linda reported that the Caring Council collected school supplies through August 11th. The next Caring Council Event will be a rescheduled Red Cross Blood Drive on Thursday, August 21st, each donor will receive a \$20 Amazon gift Card.

Glenn Anderson reported a very successful year for the Pelicans games. Sold a record breaking 18 suites, in addition to 90 BBQ picnic tickets. The 2024 contract was for \$8,735.88. Total ticket sales were \$12,844.30. Glenn wants to thank Brandy Reaves and Michelle Mate for all their help with the Pelicans games.

Bill Bragg reported for the Walking Group. Unfortunately, with the heat, not too many walks have been taking place. The Walking Group t-shirts are almost gone. Just a few left.

Sun Lee reported for the Pickleball Subcommittee. Next Barefoot Pickleball Round Robin is scheduled for September 4th, 3-5pm, at J Bryan Floyd Rec Center. Currently 16 signed up, an email should go out this week.

The Annual Barefoot Golf Cart Parade took place on Saturday, July 6th. We had 29 registered, 9 cancelled, 20 golf carts participated in decorating – in addition we had one fire truck, one convertible with our Grand Marshal, and 2 additional golf carts carrying City Council members. Three gift cards, one each from Marina Bar and Grill, Bagel Dock Express, and Sweet Girlz Bakery were given to the 3 first place winners. Ribbons were given to all 1st, 2nd, and 3rd place winners. We collected several boxes of non-perishable foods for Our Lady Star of the Sea food pantry. We handed out coffee, 12 dozen donuts, and 80 bottles of cold water. Huge thank you to our Grand Marshal, Cole Coggins, Ol' Soul Cole, from The Surf radio station. Despite the very uncomfortable heat and humidity, all participants had a good time and once again, I'm amazed at the creativity of our residents. We had many residents reach out with words of encouragement and a thank you. We had a few residents reach out with some constructive suggestions for next year, all of which will be taken into consideration when planning starts.

Claire Nemes reported on the Biltmore Trip for November 2025. The dates will be November 3-6. Details and registration will be coming in the next few months.

Fall Yard Sale is scheduled for October 19th. The Lifestyle Committee is only responsible for registering multi-family residents and residents of the Dye Estates. Chelsea does the single family homes. Registration info will be in the September and October Newsletters, and by email.

We will once again hold an online Pet Costume Contest in October.

Linda Kyzer will be chairing a Friendsgiving at the Cabana on Saturday, November 9th, 1-4pm. This event will honor Veterans and we will be collecting items for the Tiny Homes at the Veterans Welcome Home Resource Center. Details to come.

Margaret Ann DeMarzo will be heading the Santa at the Cabana Event on Sunday, December 1st, 2-4pm. We will be collecting new toys for Toys for Tots.

Sarah Burgan is heading up the Night of A Thousand Candles at Brookgreen Gardens on Friday, December 6th.

NEW EVENTS –

The Lifestyle Committee will be hosting a Medicare Information meeting in September. An agent from Medicare will be speaking about Medicare A to Z, Medicare fraud, and any other items that go along with Medicare. This will be for those currently on Medicare and those just starting out. Date, time, and location will be provided in the September Newsletter and by email. There will be no charge for this, but we will ask for registration as the Medicare agent will be bringing packets of information.

Claire Nemes is planning a Bowling outing at 810 bowling in January. Details to come.

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.

Respectfully submitted,

Barbara Anderson
Single Family Co-Chairperson

COMMITTEE REQUEST FOR FUNDS

DATE: 8/12/24

COMMITTEE: Lifestyle Committee

The Committee hereby request that the Barefoot Resort Residential Association Board of Directors approve funds in the amount of \$ 125.00/xx to be used for

The Lifestyle Committee is requesting \$125.00 to rent the Barefoot Resort Golf Club Banquet room to host a medicare information ^{meeting} for all Barefoot residents,

The meeting is scheduled for Thursday September 26th 1-3pm.

Ms. Samantha McClary, a Medicare Specialist with the Waccamaw Regional Council of Governments, will speak about anything and everything Medicare.
(located at 1230 Highmarket St, Georgetown, SC)
843-436-6252

I have not yet received an Invoice from Dave Bennett at the Golf Club, but attached is his email stating the room is available, and the cost.

Signed: Barbara Anderson
Committee Chairperson Co-Chair

Please be send your request to Kelly White, Ponderosa Management, at least 2 days in advance of the scheduled Board meeting so that the Board will have time to review in order to render a decision. You may fax your request to 843-399-9888 or email to kwhite@pm-llc.com or deliver to the Ponderosa office.

Please include any proposal, photograph, drawing etc.

From: Dave Bennett dbennett@barefootgolf.com
Subject: RE: Use of Resort Golf Club in September
Date: Aug 11, 2024 at 11:03:29 AM
To: Barbara Anderson barbarajoanderson777@gmail.com
Cc: DeMarzo Margaret mademar@aol.com, Szabo Maggie
gold.maggie@gmail.com, martinginger547@gmail.com

Hi Barbara the 26th at the resort clubhouse banquet room is available on the 26th and 1-3pm should be fine. It would be \$125 for the room.

David Bennett

Food & Beverage Director
Barefoot Resort & Golf
4980 Barefoot Resort Bridge Road
North Myrtle Beach, SC 29582
843-390-3204
DBENNETT@BAREFOOTGOLF.COM

-----Original Message-----

From: Barbara Anderson [<mailto:barbarajoanderson777@gmail.com>]
Sent: Saturday, August 10, 2024 2:01 PM
To: Bennett Dave
Cc: DeMarzo Margaret; Szabo Maggie
Subject: Use of Resort Golf Club in September

Hi Dave,

Barbara Anderson, reaching out as the co-chair of the BRRR Lifestyle Committee. Alan Simeon suggested I contact you.

The Lifestyle Committee was asked to facilitate a Medicare Information meeting in September. We feel it's important for those of Medicare age to have good information as we go into Open Season in October.

The committee was hoping we could use space at the club.

We simply need space, would not be serving any food or drinks - although attendees could purchase those items individually. I can't believe we'd have more than 25-30 people.

Our first choice would be Thursday, September 26th, 1-3pm (or could adjust for 2-4pm). Second choice September 19th. Same time frame.

An agent from Medicare would be coming to speak for approximately an hour, hand out literature, and answer questions.

If this is a possibility, could you please let me know cost and which date.

Thank you,
Barbara Anderson

Sent from my iPhone



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Residents Club Committee Meeting Report **August 13, 2024**

The Residents' Club Committee met Monday, 8/5/24, at the Residents' Club. Following are items we discussed:

Shrubs have been removed by the gazebo and it was power washed. New plants are being considered.

Bathrooms at the pickleball and tennis courts are in good working condition. There are a number of lights at the courts that are not working. An electrician is scheduled to investigate next week. If it's not a minor problem or just a matter of replacing bulbs, then replacement with LED bulbs will be investigated. The lock on the gate at the courts is problematic and replacement of the lock that can be changed often is being investigated.

The new pool furniture was delivered and looks great.

The Residents' Club was power washed last week.

Bocce ball courts were discussed to be installed on the green space by the gazebo. After considering many options that were quite expensive, the committee decided to have the designated lawn area mowed very low and roped off to create a 12' X 60' court and see if there is interest in the community.

Pricing for installation and new fans for the outdoor pavilion will be investigated.

Benches with shades for the playground area and pickleball courts were discussed and pricing is being researched.

Respectfully submitted,

Alice McLaughlin
Chairperson



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Neighborhood Watch Committee Meeting Report **August 13, 2024**

The next Neighborhood Watch meeting is scheduled for Tuesday, October 15th at 4:00 p.m. at Putter's Pub. The topic will soon be announced.

There has been increased enforcement of speed violators on Watertower Road, so residents beware. This is as a result of complaints from Barefoot Resort residents.

A request will be made with our police liaison for an increase of police presence throughout Barefoot Resort when school is back in session. A serious issue is motorists passing stopped school busses that are loading or unloading students.

A couple of golf carts have been recently stolen in our neighboring community of Windy Hill. Be mindful as to how you secure yours.

IF YOU SEE SOMETHING SAY SOMETHING! Call North Myrtle Beach non-emergency number (if not of emergent nature) 843-280-5511.

Respectfully submitted,

John Karpovich
Member