

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
October 8, 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. Chaisson at 4:03 p.m. The meeting was held in the Ponderosa Management Conference Room, located at 4876 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582 and via Zoom for owners.

Member(s) Present: Marie Chaisson, Jack Haines, John Karpovich, Alan Simeon, Dennis Stamey, and Maggie Szabo

Member(s) Absent: Dara Baltuskonis

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. September 10, 2024 Regular Meeting of the Board of Directors

Upon a motion made by Ms. Szabo, seconded by Mr. Simeon, and carried, it was: **MOVED: To approve the September 10, 2024 Regular Meeting Minutes of the Board of Directors as written and submitted.**

B. September 10, 2024 Executive Meeting of the Board of Directors

Upon a motion made by Ms. Szabo, seconded by Mr. Karpovich, and carried, it was: **MOVED: To approve the September 10, 2024 Executive Meeting Minutes of the Board of Directors as written and submitted.**

C. Minute Ratifications

Upon a motion made by Ms. Szabo, seconded by Mr. Stamey, and carried, it was: **MOVED: To approve the following minute ratifications:** October 1, 2024 to appoint John Karpovich as a Director At Large until December 31, 2024.

IV. TREASURER'S REPORT

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

V. UNFINISHED BUSINESS

A. Beach Cabana Litigation Update

Ms. Chaisson reported a mediation has been scheduled for November.

B. Blu Water Development Update

Ms. Chaisson reported this item is under the control of The City of North Myrtle Beach.

C. Water Tower Road Wall Update

Ms. Chaisson reported this item is postponed until a repair proposal is received.

D. Supplemental Documents

Ms. White reported that the documents had been sent 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. There is no update 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. Barefoot Election Notice & Proxy

Ms. White reported the Notice and Proxy have been mailed to the membership. Applications were received from Cindy Peppers for Director At Large, Stewart Snowden for Director At Large, Jack Haines for Multi Family Village, Danny Piggie for Multi Family Village, and John Karpovich for Single Family Village, who will be elected by Acclamation.

VII. COMMITTEE REPORTS

A. Beach Cabana Committee

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

Upon a motion made by Ms. Chaisson, seconded by Mr. Simeon, and carried, it was: **MOVED: To approve the Crescent Crafts proposal in the amount of \$4,133.28 for the installation of eight Sunbrella Seville Season #5608 Champagne umbrellas with crank. This expense will be paid from the Beach Cabana Excess Contingency Line item.**

Upon a motion made by Ms. Chaisson, seconded by Ms. Szabo, and carried, it was: **MOVED: To approve the Crescent Crafts proposal in the amount of \$10,148.14 for the installation of twenty-four mesh lounge chairs in the color of Madras Tweed Surf Phifetex Plus. This expense will be paid from the Beach Cabana Excess Contingency Line item.**

B. Joint Committee

❖ Outfall #2

Ms. Szabo reported there was no update at this time.

❖ North Tower Pool Parking Lot

Ms. Szabo reported there was no update at this time.

❖ North Tower Pool Lighting

Ms. Szabo reported there was no update at this time.

C. Lifestyle Committee

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

D. Neighborhood Watch Committee

Mr. Water’s reported that the next open meeting would be held on October 15, 2024 at 4:00 p.m. The topic of discussion will be Computer Scam/Computer and Bank Fraud.

E. Residents Club Committee

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

VIII. OWNER QUESTIONS

The Board of Directors responded to the questions received from audience members.

Mr. Karpovich reported that a disaster supply drop off would be provided at the Residents Club and the Ponderosa Management office.

Mr. Karpovich introduced himself and addressed the residents of Barefoot of his background and mission statement.

IX. SCHEDULE NEXT MEETING

- The Meet the Candidates night will be held on October 17th at 4:00 p.m. in the Residents Club.
- The Voting Members Meeting will be held on October 22nd at 4:00 p.m. in the Residents Club.
- The November Board of Directors Meeting will be held on November 12th at 4:00 p.m. via Zoom.

X. ADJOURNMENT

Upon a motion made by Mr. Haines, seconded by Mr. Simeon, and carried, it was: **MOVED: To adjourn the meeting at 4:51 p.m.**

Respectfully submitted by:

Brandy Reaves

Brandy Reaves, Recording Secretary

11.26.24
Date

Approved by: *Marie Chaisson*

Marie Chaisson, Vice President

11/26/2024 | 08:52 PST
Date

Treasurer Report for October 8, 2024 BRRA Board Meeting

As of August 31, 2024:

Operating Cash - checking \$77,082.28

Operating Cash - ICS \$437,844.10

Operating Cash - CDARS \$530,311.18

Total Operating Cash - \$1,045,237.56

Reserves - \$1,240,019.15

1% Fund total \$831,140.29

August Collection of 1% Fund - \$104,362.00

September Collection of 1% Fund - \$76,846.00 – This amount could change with the finalization of the September financial statement.

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 SEPTEMBER 11TH – OCTOBER 3RD

Completed Projects

- Prepared and completed the 1st draft of the 2025 Budget for the September 18th BRRA Budget Meeting.
- September 24th Generated August Financial, Work Order, and CCR Reports to the Board of Directors.
- Entered 26 work orders for various vendors.
- Sent 58 emails to the website manger.
- September Inspection of the Beach Cabana.
- Emailed and responded to 156 emails with the Board of Directors.
- September Inspection of the Residents Club.
- Meeting preparation for the October 8th Board of Directors meeting.
- Received proposals from Hardwicks and Quench for the Beach Cabana ice maker replacement.
- Icemakers repaired at the Beach Cabana. All ice makers have been repaired and are working.
- Entered, emailed, and mailed 9 CCR letters.
- An owner hit the Beach Cabana exit gate with a golf cart. The repairs have been completed and the owner was invoiced.
- An owner defecated at the Beach Cabana. Had Belfor complete a bio hazard clean and invoiced the owner.
- September community inspections.
- Contacted the following with regards to possible repairs to the WTR Wall.
 - Benton Precast Concrete – no response
 - Concrete Designs Inc. – no response
 - Faddis Concrete Products – no response
 - Lindsay Precast LLC – no response
 - Easi-Set World Wide - unable to assist
 - Tindall - unable to assist.
 - Stone Restoration will require a scope of repair. Contacted SKA, for a scope of work

Meetings

- September 18th: Phone conference with Attorney Clarkson regarding the Water Tower Road wall.
- September 19th: Met with Watkins Services regarding the installation of a bump out over beach crossover and entry gate.
- September 23rd: Prepared for the Beach Cabana Happy Hour.
- September 24th: Met with Gator Strong regarding Beach Cabana entry gate.
- September 24th: Met with Superior Fence regarding Beach cabana entry gate.

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Ongoing Projects

- Working to complete the Water Tower Road Easement Agreement signing with owners. Completed Agreements were sent to Attorney Lee to file. As of September 30th, there are 5 agreements that remain to be signed.
- Met with the Lifestyle Director on a regular basis for social events, maintenance items, and owner concerns.



Barefoot Resort Residential Owners Association Beach Cabana Committee Meeting Report

October 1, 2024

The Barefoot Resort Residential Owners Association Beach Cabana Committee met on Tuesday, October 1 at 1:30 p.m. at the Ponderosa Management Offices. All committee members were in attendance either in-person or by phone.

Kelly White provided estimates for updated items at the Cabana. The Committee reviewed the items and asked our Board Liaison, Marie Chaisson, to recommend purchasing the items with available funds from the 2024 Beach Cabana Budget. Once the expenditures are approved, we will be excited to share with the membership.

The Fall DJ Happy Hour on the Cabana sundeck scheduled for Thursday, September 19 was moved to Monday, September 24 due to forecasted rain. Even with the date change, we had about 40 in attendance on the upper sundeck with more on the beach, and everyone had a marvelous time. DJ Jerry Capone provided the entertainment, and the attendees brought many yummy snacks and beverages. The dance floor was a busy place, and it was so nice to see residents getting to know one another. We are in the early planning stages for a Spring 2025 Happy Hour at the Cabana.

The Fall Cornhole Tournament at the Cabana is scheduled for Sunday, October 27 from 2 to 4 p.m. An e-blast is coming out soon (if it hasn't already) with registration information, and info will also be posted on the Barefoot website. Even if you aren't a cornhole pro, this is a fun event. Come out and try this popular game or cheer on the competitors!

We reported last month that the Committee was going to conduct a parking study to see if there was any possibility of significantly increasing parking spaces in our current three lots. We had a consultant look at the parking lot plats (at no charge to the residents). His conclusion was that unless we removed gates or designated spots for certain types of vehicles - neither of which we are willing to recommend – our parking capacity is maxed out.

Keep an eye out in the Beach Cabana area of the BRRA website for a new addition. There will be a link to an app/site for tide chart data.

We hope you will continue to enjoy the Beach Cabana this Fall! There are so many beautiful days this time of year!

We also want to remind everyone that we'd love to have you join us on the Beach Cabana Committee next year! Please consider applying to be a member.

Submitted by Judy May, Chair

Lifestyle Committee Report
BRRRA Zoom Board Meeting
October 8, 2024

The Lifestyle Committee met on Wednesday, October 2nd.

Linda Ort reported that the September Men's Luncheon at Carolina Ale House had 8 men in attendance. The next Men's Luncheon will be held on Friday, October 25th. Location to be decided.

The Barefoot Caring Council Food Drive will be held on Friday, October 18th, 9-11am.

Glenn Anderson reported as the Pelicans Liaison that the dates for next year's suites and BBQ Picnic have been selected. Those will be released soon. Last year he sold out by June. Make sure you book early!!

Sun Lee reported for Pickleball. A Round Robin Tournament was held on September 4th, with 29 residents participating. He still has several pickleball shirts available for purchase.

Barbara Anderson reported the Medicare Information Seminar on September 26th, was a big success. We had 45 residents in attendance. Our speaker, Samantha McClary, was very informed and interactive. We've received many positive responses.

The Fall Yard Sale is coming up on October 19th. If you live in the multi-family communities, the Dye Estates, Blackwater Townhomes, or the Townes at Barefoot, please contact me as soon as possible to be added to the list. No later than Thursday October 10th. Info is on the website.

Please see the website for more information on the Online Pet Costume Contest.

Friendsgiving at the Cabana will take place on Saturday, November 9th from 1-4pm. Attendees will be asked to donate items for veterans living at the Little Houses for Homeless Veterans. Information is available on the website.

Santa at the Cabana will be on Sunday, December 1, 2-4pm. We will be collecting Toys for Tots at the the event. Registration will be announced in the November 1st Newsletter.

Night of A Thousand Candles at Brookgreen Gardens will take place on Friday, December 6th. Tickets will be available in November, the dates and contact information will be in the November Newsletter. Price will be \$29.00 per person.

Thank you, Barbara Anderson, Lifestyle Committee Co-Chair

RESIDENTS' CLUB COMMITTEE

OCTOBER 7, 2024 REPORT

The Residents' Club Committee met Monday, 9/23/24, and Monday, 10/7/24 at the Residents' Club. The replacement of the windows in the Residents' Club was discussed and, although the committee decided on one vendor, we still had questions for them which Maureen O'Callaghan and Chelsea will ask of the candidate. There are lights in the Residents' Club that flicker and Chelsea will have an electrician check to see what the issue is. Glenn Anderson agreed to assume the pickleball courts as his area of responsibility. The new locks should be installed within a week at the pickleball courts and will allow Chelsea to change the code at will. This is a short-term fix until the ability to use key fobs for entry is possible. The ceiling in the Club near the kitchen is scheduled to be painted where there was water damage. And a complete inspection of the roof was done and we're awaiting the roofer's assessment. The 2025 tentative budget was discussed. The Barefoot Directory is in the works. It was decided the plants/shrubs by the gazebo will be postponed till spring. Next meeting is scheduled for Monday, 11/4/24, at

10:30 a.m.