

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
January 8, 2025

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 5:00 p.m. The meeting was held in the Barefoot Resort Golf Clubhouse, located at 4980 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582 and via Zoom for owners.

Member(s) Present: Dara Baltuskonis, Marie Chaisson, Jack Haines, John Karpovich, Alan Simeon, Cindy Peppers, and Maggie Szabo

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. MOMENT OF SILENCE

Mr. Stamey opened with a prayer to honor Officer Best and all fallen heroes.

IV. ORGANIZATION OF THE 2025 BOARD OF DIRECTORS

Ms. Baltuskonis reported the Board of Directors seats are as follows:

A. President—Dara Baltuskonis

B. Vice President—Marie Chaisson

C. Treasurer—Jack Haines

D. Secretary—John Karpovich

E. Director At Large—Maggie Szabo, Alan Simeon, and Cindy Peppers

F. Joint Committee Board of Directors—Dara Baltuskonis and Maggie Szabo

V. TREASURER'S REPORT

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

VI. UNFINISHED BUSINESS

A. Beach Cabana Litigation Update

Ms. Baltuskonis reported the Board of Directors released 84 Lumber from the lawsuit.

B. Blu Water Development Update

Ms. Baltuskonis reported The City of North Myrtle Beach passed Barefoot Lakes with 49 homes approved.

C. Water Tower Road Wall Update

Ms. Baltuskonis stated that a possible inspection could be scheduled for Thursday.

D. Paving of Village Crossing Boulevard

Ms. White reported The City of North Myrtle Beach stated proposals would be received for paving in 2025.

VII. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

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

B. Voting Member Meeting

Mr. Karpovich reported the Board of Directors would hold a Voting Members' Meeting by early February.

C. Community AED Program from 1% Fund

Mr. Karpovich would like AED units to be installed in various locations throughout Barefoot Resort. Mr. Karpovich will work with Ms. Livezey to provide a proposal to the Board of Directors.

D. Community Maintenance

Mr. Karpovich reported The City of North Myrtle Beach would not allow for the Highway 31 Bridge Overpass walls to be cleaned.

Ms. Reaves reported Ponderosa Maintenance and Construction completes all signs inspection and repairs.

E. United Land Services

Ms. Chaisson reported Mainscape Landscaping's contract has been terminated effective January 31, 2025. Upon a motion made by Ms. Chaisson, seconded by Mr. Simeon, and unanimously carried, it was **MOVED: To approve the contracts as provided by United Land Services for the landscape and irrigation contract for Beach Cabana, Residents' Club, Bridle Ridge, Brookstone, Cedar Creek, Coquina Pointe, Longbridge, Park Hill, Somerset, and Sweetbriar effective February 1, 2025 through December 31, 2025.**

VIII. COMMITTEE REPORTS

A. Organization of the 2025 Board of Director Liaisons

Ms. Baltuskonis reported the Board of Directors seats are as follows:

- Architectural Review Committee—John Karpovich
- Beach Cabana Committee—Marie Chaisson
- City Liaison—Jack Haines
- Landscape Committee—Marie Chaisson
- Lifestyle Committee—Cindy Peppers
- Neighborhood Watch Committee—John Karpovich
- Residents' Club Committee—Alan Simeon
- Website Committee—Maggie Szabo

B. Architectural Review Committee

Upon a motion made by Mr. Karpovich, seconded by Ms. Chaisson, and unanimously carried, it was **MOVED: To approve Eileen Roddy, David Mehle, and Peter Hoffman to the ARC for a 2 year term effective January 1, 2025.**

C. 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. Haines, and unanimously carried, it was **MOVED: To approve Annette Rauzi, Carol Stamey, Diane Shimborske, Lucy Tsoukalas, and Rich Zandaowicz to the Beach Cabana Committee for a 2 year term effective January 1, 2025.**

Upon a motion made by Ms. Chaisson, seconded by Mr. Haines, and unanimously carried, it was **MOVED: To approve the Beach Cabana Rules and Regulations revision effective January 8, 2025.**

D. City Liaison

Mr. Haines reported The City of North Myrtle Beach is in discussions regarding parking ordinances within the multifamily communities. More information will follow as received.

E. Landscape Committee

Upon a motion made by Ms. Chaisson, seconded by Ms. Szabo, and unanimously carried, it was **MOVED: To approve Gayle Moran and Hank Celestino to the Landscape Committee for a 2 year term effective January 1, 2025.**

F. Lifestyle Committee

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

Upon a motion made by Ms. Peppers, seconded by Ms. Chaisson, and unanimously carried, it was **MOVED: To approve Anne Marie Sfarra, Barbara Jo Anderson, Charlotte Hulkan, and Gayle Moran to the Lifestyle Committee for a 2 year term effective January 1, 2025.**

G. Residents' Club Committee

Upon a motion made by Mr. Simeon, seconded by Mr. Haines, and unanimously carried, it was **MOVED: To approve Maureen O'Callaghan and Neil Why to the Residents' Club Committee for a 2 year term effective January 1, 2025.**

H. Website Committee

Upon a motion made by Ms. Szabo, seconded by Ms. Chaisson, and unanimously carried, it was **MOVED: To approve Greg Snow, Leigh Hottel, Mick Kirven, and Rick Heiges to the Website Committee for a 2 year term effective January 1, 2025.**

IX. OWNER QUESTIONS

Ms. May (Brookstone) stated she is concerned that the meetings have been moved to Wednesday as many people attend church.

Mr. Bowe (Clearwater Bay) stated he would like a committee started for the usage of the 1% funds. Ms. Baltuskonis reported that the Board is looking to reinstate the Strategic Planning Committee.

Mr. Hutton (Brookstone) requested the number of votes received for each candidate. Ms. Chaisson stated the totals of Muti family Director at Large with Peppers at 1006 and Snowdon at 101. Multifamily Representative with Haines at 609 and Pigge at 162.

Mr. Hutton (Brookstone) posed a question regarding outfall #2. Ms. White and Ms. Reaves were excused from the meeting.

X. SCHEDULE NEXT MEETING

The Monthly Meetings will be held on the 2nd Wednesday of each month at 5:00 p.m. The meetings will be held in person at the Barefoot Resort Golf Clubhouse, located at 4980 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582 and via Zoom. The February meeting will be held on Wednesday, February 12th.

XI. ADJOURNMENT

Upon a motion made by Ms. Szabo, seconded by Mr. Haines, and unanimously carried, it was: **MOVED: To adjourn the meeting at 6:21 p.m.**

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

2/12/25
Date

Approved by:

[Signature]
Dara Baltuskonis, President

2/12/25
Date

Treasurer Report for January 8, 2025 Board Meeting

As of November 30, 2024:

Operating Cash - checking \$100,384.51

Operating Cash - ICS \$549,289.56

Operating Cash - CDARS \$536,628.29

Total Operating Cash - \$1,186,327.83

Reserves - \$1,289,727.58

November Collection of 1% Fund - \$78,989.00

Total 1% Fund Collect through November \$913,354.79

1% Fund total \$1,104,376.58

December Collection of 1% Fund - \$29,808.00 –

Total 1% Fund Collect through December \$943,162.79

1% Fund Total \$1,131,536.96

The December amounts could change with the finalization of the December 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 DECEMBER 8th – JANUARY 6th

Completed Projects

- December 23rd Generated November Financial, Work Order, and CCR Reports to the Board of Directors.
- Entered 9 work orders for various vendors.
- Sent 47 emails to the website manager.
- Emailed and responded to 24 emails with the Board of Directors.
- Inspection of the Residents Club.
- Inspection of the Beach Cabana.
- Entered, emailed, and mailed 7 CCR letters.
- Advertised the sale of the Beach Cabana icemakers. One confirmed purchase/awaiting confirmation from second purchaser.
 - New icemakers are scheduled to be installed the week of January 13th
- Met with Mainscape Landscape.
- Sent contract cancellation notice to Mainscape effective January 31st.
- Met with United Landscape on several occasions.
- Obtained proposals to repair Coquina Pointe pond erosion issue.

Meetings

- December 3rd. Attended Beach Cabana Committee Meeting.
- December 10th. Attended Annual Members Meeting
- December 12th. Met with Renovia regarding repairs to the Beach Cabana.
- Met with the Lifestyle Director on a regular basis for social events, maintenance items, and owner concerns.

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 is 1 agreement that remain to be signed.
- Beach Cabana Front entry gate replacement.

Barefoot Resort Residential Owners Association Beach Cabana Committee Meeting Report

January 8, 2025

The Barefoot Resort Residential Owners Association Beach Cabana Committee last met on Tuesday, December 3 at 1:30 p.m. at the Ponderosa Management Offices. All committee members were in attendance either in-person or by phone except for one. Our next meeting will be held on Wednesday, January 15th at 1:30 p.m. at the Ponderosa Management offices.

I'd like to take this opportunity to once again thank outgoing Beach Cabana Committee member Diana Byle. Diana's term on the committee ends on December 31. Diana served as our secretary last year and was a very dedicated member of the committee. Diana, we will miss you very much!

The Committee is looking forward to working with our new members beginning in January. Marie will be presenting our applicants to the BOD for appointment.

The Committee held one final event at the Cabana last year – a New Year's Eve DJ Happy Hour with DJ Jerry Rapone. We were limited to a total of 80 people due to fire regulations and had full registration early on. However, we had quite a few last-minute cancellations and some no-shows. There were a total of about 40 people in attendance. All who were there enjoyed the fun!

We hope you will continue to enjoy the Beach Cabana this winter! It's such a fun place to meet with neighbors this time of year!

Submitted by Judy May, Chair

Lifestyle Committee Report for
BRRRA Meeting
January 8th, 2025

The Lifestyle Committee met on Wednesday, January 8th, 2025.

Men's Luncheon: Linda Ort

A Men's Luncheon was held on Friday, November 22nd at Clark's Seafood & Chop House. There was no luncheon in December. The January luncheon will be held on Friday, January 31st at Crave NMB.

Barefoot Caring Council: Linda Ort

The Wishing Tree benefitting needy elementary school children in North Myrtle Beach was a resounding success. All gifts on the list were purchased, as well as the gifts for the residents at Myrtle Beach Manor.

Our other initiative this Christmas was collecting desserts for the Annual Community Christmas dinner. This year, we collected 1,400 desserts!

Upcoming Initiatives:

1. Food Drive to benefit Helping Hand North Strand will be held on Friday, January 24 from 9-11am.
2. Children's Summer Reading Book Drive to benefit NMB Elementary Schools will be held in March.
3. Silent Auction – normally held in December, but this year will be held from April 29-May 2.

Pelicans Baseball – Glenn Anderson, Liaison

The 2025 cost for suites with the Barefoot discount is \$514.00.

Individual Tickets prices are \$27.50pp and the June 15th BBQ Picnic tickets are \$37.63pp. Glenn has selected the dates for the 2025 suites and the BBQ Picnic. To date Glenn has already sold 2 suites.

Don't miss out on suites or tickets!! Suites were sold out by June last year.

Veteran's Day Happy Hour – Linda Kyzer

We hosted a Veteran's Day Happy Hour at the Cabana on Saturday, November 9th. It was well attended, and a huge amount of items were collected for the veteran's living in the tiny homes.

Cookies and Cocoa with Santa at the Cabana – Margaret Ann DeMarzo

Santa arrived at the Cabana on Sunday afternoon, December 1st. Cookies, cocoa, and gifts were enjoyed by all. We had several children and adults, and a number of doggies too!

Night of a Thousand Candles at Brookgreen Gardens – Sarah Burgan

Sarah reported 90+ tickets were sold for Friday evening, December 6th. This is always a very popular event!

We are already planning many events for 2025. Just a few –

Repeat of Pizza Party Bingo

Karaoke at the Cabana

Golf Cart Parade

BBQ Picnic at Pelicans Stadium

Spring and Fall Yard Sales

Repeat Medicare Info Meeting

A fall bus trip to the Biltmore to see the Christmas decorations

Right now our best method for communicating is by e-blast. Please make sure you are set up with Ponderosa to receive e-blasts.

(Brandy, this next part may change)

At today's meeting, the Committee endorsed the following applications:

Barbara Anderson (reapplying)

Ann Marie Sfarra (reapplying)

Charlotte Hulgán (new)

Gayle Moran (new)

The committee also confirmed Barbara Anderson as Single-family Co-Chair and Margaret Ann DeMarzo as Multi-family Co-Chair.

We elected _____ as Secretary. (I will give you the name on Wednesday after our meeting)

Ann Marie Sfarra has stepped down as Secretary. The Committee would like to thank her for her years in this position and the excellent work she did! She will be remaining on the Committee.

Sun Lee has resigned from the Committee effective November 9th, 2024. Again, we thank Sun for his time serving as the Pelicans Liaison, training Glenn to take that over, and for working at setting up Pickleball Tournaments.

Respectfully submitted,
Barbara Anderson, Lifestyle Committee