

**Barefoot Resort Residential Owners' Association, Inc.**  
**Regular Meeting of the Board of Directors Minutes**  
**February 12, 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 Fire Station No 5., located at 4740 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.

**IV. MINUTE APPROVAL**

Upon a motion made by Ms. Baltuskonis, seconded by Mr. Simeon, and unanimously carried, it was **MOVED: To approve the January 8, 2025 Minutes as written and submitted.**

Ms. Baltuskonis informed the owners the Minute Ratification line item had been removed from the Agenda.

**V. CERTIFICATE OF APPRECIATION**

Ms. Baltuskonis presented Certificates of Appreciation to prior committee members, Glenn Anderson, Residents Club, Claire Nemes, Lifestyle, Diana Byle, Beach Cabana, and Richard Zdanowicz, ARC.

**VI. TREASURER'S REPORT**

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

**VII. UNFINISHED BUSINESS**

**A. Beach Cabana Litigation Update**

Ms. Baltuskonis reported there are no new updates.

**B. Beach Cabana Front Gate**

Ms. Chaisson presented to the Board and owners a sample of the gate, as provided by Grainger Metal Works.

Upon a motion made by Ms. Chaisson, seconded by Mr. Haines, and unanimously carried, it was **MOVED: To approve the proposal received from Grainger Metal Works in the amount of \$9,743.80 to install the gate design as provided on December 11, 2024.**

**C. Beach Cabana Bump Out**

Ms. Chaisson informed the owners that proposals had been received to install a bump out on the walkway leading from the Beach to the facility. This would allow owners to use the area to wash off beach furniture, etc.

Upon a motion made by Ms. Chaisson, seconded by Ms. Baltuskonis, and unanimously carried, it was **MOVED: To approve the CRM proposal in the amount of \$6,644.16 to install a 3 x 8 bump out on the Beach Cabana walkway.**

D. Beach Cabana 2025-2027 Decal

Ms. Chaisson provided the sample of the 2025-2027 decal. She informed the owners the new decal will be valid as of April 1, 2025 and all prior decals need to be removed from the vehicle before affixing the new decal.

Upon a motion made by Ms. Chaisson, seconded by Mr. Haines, and unanimously carried, it was **MOVED: To approve the 2025-2027 Coral decal.**

E. Beach Cabana Redesign Middle Lot Pedestrian Walking Path

Mr. Karpovich provided a design as related to the installation of a pedestrian walking path for the middle lot. The Board directed Ms. White to obtain a proposal to install the pathways as outlined by Mr. Karpovich; as well as, the cost of city permits. This item is tabled until the proposals and city permit information is received.

F. Water Tower Road Wall Update

Ms. Baltuskonis stated this item is tabled until a proposal is received from the vendor.

G. Landscape Committee Charter

Upon a motion made by Ms. Chaisson, seconded by Mr. Haines, and unanimously carried, it was **MOVED: To approve the Landscape Committee Charter.**

H. Anderson Brothers Bank Pre-Qualification Letter

Ms. White informed the Board that Anderson Brothers Bank sent a pre-qualification letter for a loan in the amount of \$1,000,000.00 for the Outfall #2 Repair Project.

I. Voting Member Meeting Recap

Mr. Karpovich provided an overview of the Voting Member meeting. This information was sent to all owners via [www.barefoothoa.com](http://www.barefoothoa.com).

J. Community AED Program

Mr. Karpovich reported that one hundred owners will need to complete the CPR training class in order for the AED program to be installed. Ms. Szabo will work with Sea Server to provide a survey to obtain owner interest. This item is tabled until the survey is provided to the Board.

K. Residents Club Window World Proposal

Mr. Simeon provided the proposal to the Board for the replacement of the Residents Club windows. These windows will be IMPACT glass.

Upon a motion made by Mr. Simeon, seconded by Mr. Haines, and unanimously carried, it was **MOVED: To approve the Window World of Myrtle Beach Inc. proposal in the amount of \$72,221.00.**

L. Robert E Lee Invoice

Ms. White reviewed the invoice received for the services provided from July 24, 2024 until December 31, 2024.

Upon a motion made by Ms. Chaisson, seconded by Mr. Simeon, and unanimously carried, it was **MOVED: To approve payment in the amount of \$21,700.50.**

M. Mainscape Invoices

Upon a motion made by Ms. Chaisson, seconded by Mr. Simeon, and carried, it was **MOVED: To approve the Mainscape December invoices in the amount of \$3,938.39 and January invoices in the amount of \$18,617.94. Ms. Szabo denied the motion.**

**VIII. NEW BUSINESS**

A. Ponderosa Management, LLC Monthly Report

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

**IX. COMMITTEE REPORTS**

A. Beach Cabana Committee

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

B. City Liaison

Mr. Haines reported on the status of the Barefoot Resort swing bridge repair; as well as, the replacement of a pump due to low water pressure.

C. 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.**

D. Lifestyle Committee

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

E. Neighborhood Watch Committee

Mr. Waters reported on the 2025 meeting schedule. Information will be sent from [www.barefoothoa.com](http://www.barefoothoa.com).

F. Residents' Club Committee

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

G. Website Committee

Mr. Heiges report is attached to these minutes as Exhibit "F".

**X. SCHEDULE NEXT MEETING**

The Monthly Meetings will be held on the 2<sup>nd</sup> 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 March meeting will be held on Wednesday, March 12<sup>th</sup>.

**XI. ADJOURNMENT**

Upon a motion made by Ms. Chaisson, seconded by Ms. Szabo, and unanimously carried, it was: **MOVED: To adjourn the meeting at 6:50 p.m.**

Respectfully submitted by:

Brandy Reaves  
Brandy Reaves, Recording Secretary

March 12, 2025  
Date

Approved by:

[Signature]  
Dara Baltuskonis, President

3/12/25  
Date

## Treasurer Report for March 12, 2025 Board Meeting

As of January 2025:

Operating Cash - checking \$74,367.44

Operating Cash - ICS \$644,906.41

Operating Cash - CDARS \$540,459.84

**Total Operating Cash - \$1,262,408.69**

**Reserves - \$1,327,434.85**

January Collection of 1% Fund - \$117,291.02

**1% Fund total \$1,253,300.21**

February Collection of 1% Fund - \$81,567.49

Total 1% Fund Collect through February \$198,858.51

The February amount could change with the finalization of the February 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 February 6<sup>th</sup>-March 5<sup>th</sup>**

### **Completed Projects**

- February 25<sup>th</sup> Generated January Financial, Work Order, and CCR Reports to the Board of Directors.
- Entered 55 work orders for various vendors.
- Sent 35 emails to the website manager.
- February Cabana Inspection.
- Emailed and responded to 94 emails with the Board of Directors.
- Inspection of the Residents Club.
- Meeting preparation for the March 12<sup>th</sup> Board of Directors meeting.
- February community inspections.

### **Meetings**

- Joint Committee Board Meeting January 13<sup>th</sup>.
- BRRA Board Workshop February 12<sup>th</sup>.
- March 4<sup>th</sup> Beach Cabana Committee Meeting.

### **Ongoing Projects**

- Prepared and sent specification for the installation of a sidewalk in the Longbridge Community
  - Bolton-Menk
  - G3
  - Earthworks
- Prepared and sent specification for the installation of sidewalks at the Beach Cabana 2<sup>nd</sup> lot
  - Bolton-Menk
  - G3
  - S&ME
  - Mead Hunt
- Met with the Lifestyle Director on a regular basis for social events, maintenance items, and owner concerns.
- Met with Blackwater Dredging & Maintenance regarding installation of wrp wrap on eroded pond bank.
- Stayed in contact with Dara Baltuskonis March 1<sup>st</sup> & 2<sup>nd</sup> due to wildfires; as well as Michelle Mate, Sea Server, for the dissemination of information to the membership.
- Scheduled pressure washing of Beach Cabana for March 10<sup>th</sup>.
- Beach Cabana Bump Out
- Beach Cabana Replacement gate – front entrance and beach side entrance.



## 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](http://www.barefoothoa.com)

### **Beach Cabana Committee Meeting Report** **March 12, 2025**

The Barefoot Resort Residential Owners Association Beach Cabana Committee met on Tuesday, March 4 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 Tuesday, April 1st at 1:30 p.m. at the Ponderosa Management offices.

Kelly White reported that CRM has submitted a proposal to build the boardwalk bump-out for hosing off chairs, feet, etc. The building will be pressure washed on March 10, 2025. A new front gate has been ordered and the BRRA Board has approved replacement of the rear gate, as well. The front wall of the entrance will be repaired again. The committee discussed how to help mitigate the risk of additional accidents where vehicles damage the wall. We asked Kelly to get prices for a parking bumper to be installed in the front lot.

The new parking stickers should be mailed out soon. Along with the stickers, there will be a letter detailing the proper location of the stickers and a copy of the Beach Cabana Rules and Regulations. This is a reminder to remove all old stickers from your vehicles and only display the current one. Stickers must be adhered to the vehicle on the rear window on the driver side or on the windshield on the driver side for convertibles. Old blue stickers will no longer be valid beginning April 1, 2025. There will be no change this year to the golf cart stickers.

Ponderosa Management has been working with the City of NMB to investigate the possibility of adding middle parking lot pedestrian walkways. This is a complex process, and we hope to have more updates in future reports.

The spring 2025 Corn hole Tournament will be Sunday, March 30 from 2 to 4 p.m. Keep an eye out for an eblast to register your team. To help with this event and future corn hole tournaments, the Committee is requesting up to \$50 to obtain 2 sets of scoring stands for the corn hole tournaments.

The spring 2025 DJ Happy Hour will be held April 10. Keep your eye out for email blasts as the date gets closer.

Also watch for an email for our Summer Kick-off celebration. Mr. Softee will be at the Cabana on May 3 to serve cones or cups!

We're so excited to think that the summer season will be here soon at the Beach Cabana! We hope to see you there!

Submitted by,

Judy May, Chair



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### **Lifestyle Committee Meeting Report** **March 12, 2025**

The Lifestyle Committee met on Wednesday, March 5<sup>th</sup>, 2025.

Linda Ort reported that the Men's Luncheon was held on Friday, February 28<sup>th</sup> at Hamburger Joe's. 19 men attended. The next luncheon will be Friday, March 28<sup>th</sup> at a location TBD.

Linda also reported for the Barefoot Caring Council. Notices for the Caring Council's Annual Silent Auction have gone out. The online auction will be held from April 29-May 3<sup>rd</sup>.

The Caring Council's drive for Books for Summer Reading will take place March 17-April 7<sup>th</sup>. Books will be collected for students at the three elementary schools in North Myrtle Beach. Watch for information in an e-blast and on the website.

Glenn Anderson reported as the Pelicans Liaison. He has sold 9 full suites, only 2 remaining. He has sold 23 individual suite tickets (plenty left!), and 9 BBQ Dinner tickets. Please don't hesitate, get your tickets!!

Barbara Anderson reported that the Valentine's Happy Hour at the Cabana was lots of fun with approximately 45 attendees. DJ Michael did a great job with music!

Linda Kyzer reported on the Bingo Happy Hour at Putter's Pub to be held on Friday, March 28<sup>th</sup> at 5:00pm. Eblasts have gone out and info is available on the website. Come and join us!! Cost is \$22.10 per person. Buffet dinner, prizes for each round of Bingo, DJ Michael will provide music. Registration ends on March 15<sup>th</sup>.

The Annual Barefoot Golf Cart parade is scheduled for Saturday, July 5<sup>th</sup>. This year's theme is Music across America – Celebrating America's Patriotic Music. Registration will start on April 1<sup>st</sup>. Watch for an Eblast and check the website on April 1<sup>st</sup>. Cole Coggins, Ol' Soul Cole, DJ with 94.9 The Surf Radio, will return as our Grand Marshal.

The Barefoot Community-Wide Spring Yard Sale is scheduled for Saturday, April 12<sup>th</sup>. Please remember, the Lifestyle Committee only registers and puts out signs for the multi-family communities, The Townes at Barefoot, the Dye Estates, and Blackwater Townhomes. All single-family homes under the BRRA will register with Chelsea. The Lifestyle Committee will be sending information to register to the four areas mentioned.

Respectfully submitted,

Barbara Anderson  
Lifestyle Committee Single-Family Co-Chair





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### **Residents Club Committee Meeting Report** **March 12, 2025**

Security Vision of Myrtle Beach, one of the vendors for the key fob installation at the tennis and pickleball courts, spoke to the committee at our meeting Monday, 3/10/25, and fielded questions.

After discussion, the committee voted to go forward with Security Vision and recommended this to the Board for their approval. Their estimate to do the work at the courts is \$9,565.04. The work and parts are guaranteed for one year and it is a one year contract.

A mantle has been ordered for the fireplace in the Club. A fireplace screen and tools are being priced out as well.

On Wednesday, March 12<sup>th</sup>, a few tiles in the pool are being replaced.

Chelsea is waiting for responses to an RFP that was issued for fan replacements in the pavilion

The response to the bocce ball court survey proved there is not enough interest to spend roughly \$15K for a bocce ball court. The survey was sent out to all single-family homeowners and only 151 responded with 38% (58 people) saying they would definitely play. There is a bocce ball set in the Club that can be used by anyone who has an interest in playing.

The next meeting is scheduled for Monday, 4/7/25, at 10:30 a.m.

Submitted by,

Alice McLaughlin, Chair



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### **Website Committee Meeting Report** **March 12, 2025**

We have the following actions that are in progress:

- Revamp committee charter and will submit to BRRA BoD for approval
- Determine Single Point of Failure for website updates and propose actions to avoid that
- Review Initial FREE/Basic vulnerability assessments and actions going fwd
- Continuous updates for website membership authentication (compare tax records with registered users)

Respectfully submitted,

Rick Heiges  
Member