

**Barefoot Resort Residential Owners' Association, Inc.**  
**Regular Meeting of the Board of Directors Minutes**  
**March 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 5:02 p.m. The meeting was held in the Barefoot Resort Clubhouse, located at 4980 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582 and via Zoom.

**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. CAROLINA FOREST WILD FIRE**

Ms. Baltuskonis thanked the North Myrtle Beach Police and Fire Departments, Horry County Police and Fire Department, and Michael Waters of the Neighborhood Watch for their hard work and dedication to the Carolina Forest Wild Fire.

**V. UNITED LAND SERVICES INTRODUCTION**

Chris Leahy, Business Development Manager and Kyle Floyd, Operations Manager, introduced themselves and United Land Services to the owners. After introductions, no questions were posed and Mr. Leahy and Mr. Floyd exited the meeting at 5:14 p.m.

**VI. MINUTE APPROVAL**

Upon a motion made by Mr. Haines, seconded by Mr. Simeon, and unanimously carried, it was **MOVED: To approve the February 12, 2025 Regular Meeting Minutes as written and submitted.**

Upon a motion made by Mr. Haines, seconded by Mr. Simeon, and unanimously carried, it was **MOVED: To approve the February 12, 2025 Executive Meeting Minutes as written and submitted.**

**VII. MINUTE RATIFICATION**

Upon a motion made by Mr. Haines, seconded by Ms. Peppers, and unanimously carried, it was **MOVED: To ratify the Meeting Minutes to reflect the following email approvals:**

- February 22, 2025—Engineer Approval for Temporary Repair to Displaced Wall Panel in the amount of \$8,403.00 paid from the 1% Fund.
- March 4, 2025—Grainger Metal Works Oceanside Gate Replacement at Beach Cabana in the amount of \$9,400.00.
- March 5, 2025—Oak Pointe CDARS Renewal for 4 weeks with an interest rate of .70%.
- March 6, 2025—Engineer Invoice for the Water Tower Road Wall in the amount of \$15,072.19.

**VIII. TREASURER'S REPORT**

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

**IX. UNFINISHED BUSINESS**

**A. Beach Cabana Litigation Update**

Ms. Baltuskonis reported at this time, the presiding Judge has granted a continuance due to the illness of a witness.

B. Beach Cabana Redesign Middle Lot Pedestrian Walking Path

Mr. Karpovich stated at this time, this item is tabled until all proposals are received and reviewed.

C. Water Tower Road Wall Update

Mr. Karpovich reported the Board is waiting on the final report from the Engineer, which could take an additional thirty days to receive. This item is tabled until the Engineer report is received. An emergency repair to one panel has been approved.

Ms. Vance, Sweetbriar, stated a portion of her wall is crumbling. Ms. Baltuskonis informed Ms. Vance that she and Ms. White toured the wall on her property; however, no issues were noted. Ms. Baltuskonis will schedule an onsite visit of the wall with Ms. Vance.

D. Community AED Program

Mr. Karpovich reported a Survey is available on the website at [www.barefoothoa.com](http://www.barefoothoa.com) until March 31, 2025. At the conclusion of the Survey, the responses will be revised to see if there is enough interest in the program. This item is tabled until the April 9<sup>th</sup> Board of Directors Meeting.

**X. NEW BUSINESS**

A. Ponderosa Management, LLC Monthly Report

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

B. Joint Committee Update

Ms. Baltuskonis reported that Ms. Chaisson and Mr. Staats are working with Mainscape on the condition of the Joint Committee landscape overlay.

Ms. Baltuskonis reported the Outfall #2 repair is tabled until a proposal is received from Bolton & Menk.

Ms. Baltuskonis reported the radar signs on Club Course Drive and Barefoot Resort Bridge Road would be removed and not replaced. The Board felt these signs provided no assistance with speeders.

C. City Liaison Report

Mr. Haines reported on the status of the swing bridge repairs. He was informed the repairs should be completed by May, 2025.

**XI. COMMITTEE REPORTS**

A. Architectural Review Committee

Mr. Karpovich reported the 2025 revised ARC Guidelines have been tabled while corrections are made.

B. Beach Cabana Committee

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

Ms. Chaisson reported the Beach Cabana facility will reopen Friday at Noon due to the pressure washing of the facility. The front and back gates have been approved for replacement with Grainger Metal Works. The fabrication of the gates are scheduled to begin in April, 2025. The walkway bump out has been tabled while the permitting process is resolved.

C. Landscape Committee

Ms. Chaisson presented Mr. Slater's application to join the Landscape Committee.

Upon a motion made by Ms. Chaisson, seconded by Mr. Haines, and unanimously carried, it was **MOVED: To approve Scott Slater to the Landscape Committee for a 2 year term effective March 12, 2025.**

D. Lifestyle Committee

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

E. Residents' Club Committee

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

Upon a motion made by Mr. Simeon, seconded by Mr. Haines, and unanimously carried, it was **MOVED: To approve the Security Vision proposal to install four (4) Brivo Readers on the pickleball and tennis courts; as well as, the restrooms at a cost of \$9565.04. The monthly Brivo service cost is \$65.00 per month. This item would be paid from the Contingency Fund account.**

F. Website Committee

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

Ms. Baltuskonis reported that the website only reached 54% of the owners during the active wild fire. She urged all owners to register for the website.

**XII. OWNER QUESTIONS**

- Mr. Mehle requested the Board seek approval from Voting Members on any revised documents before they are published. The Board agreed with this request.
- Mr. Hutton requested information on the Residents Club reserves and contingency funds. Ms. Baltuskonis informed Mr. Hutton that all information has been sent to him and future questions can be found online through the monthly financial reports.
- Mr. Kirven requested Voting Member quarterly meetings. Ms. Baltuskonis stated quarterly meetings will not be held. Any Voting Member can reach out to her anytime with any questions.

**XIII. 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 April meeting will be held on Wednesday, April 9<sup>th</sup>.

**XIV. ADJOURNMENT**

Upon a motion made by Mr. Haines, seconded by Ms. Chaisson, and unanimously carried, it was: **MOVED: To adjourn the meeting at 6:17 p.m.**

Respectfully submitted by:

BRANDY REAVES

Brandy Reaves, Recording Secretary

APRIL 9, 2025

Date

Approved by:

Dara Baltuskonis, President

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 wrip 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



## 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)

### **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



## 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)

### **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



**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)

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

We have the following actions that are in progress:

- Revamp committee charter and will submit to BARRA 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