

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
May 14, 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.

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

Member Present Via Zoom: 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. MOMENT OF SILENCE

Mr. Stamey opened with a prayer.

IV. MINUTE APPROVAL

Upon a motion made by Mr. Karpovich, seconded by Ms. Baltuskonis, and unanimously carried, it was **MOVED: To approve the April 9, 2025 Regular Meeting Minutes as written and submitted.**

Upon a motion made by Mr. Karpovich, seconded by Ms. Baltuskonis, and unanimously carried, it was **MOVED: To approve the April 10, 2025 Executive Session Meeting Minutes as written and submitted.**

V. MINUTE RATIFICATION

Upon a motion made by Mr. Karpovich, seconded by Mr. Simeon, and unanimously carried, it was **MOVED: To approve the April 22, 2025 Conference Center proposal for the May 12, 2025 Town Hall proposal in the amount of \$1,952.00.**

Upon a motion made by Mr. Karpovich, seconded by Mr. Simeon, and unanimously carried, it was **MOVED: To approve the April 25, 2025 Security Vision proposal for the Oak Pointe Entry Telephone System Upgrade in the amount of \$9,221.76.**

VI. TREASURER'S REPORT

Mr. Simeon's report is attached to these minutes as Exhibit "A".

VII. UNFINISHED BUSINESS

A. Water Tower Road Wall Update

Ms. Baltuskonis reported an update was provided at the May 12, 2025 Town Hall meeting. The meeting video will be posted online for owners to view.

B. 2024 Final Audit Approval

Upon a motion made by Mr. Simeon, seconded by Mr. Karpovich, and unanimously carried, it was **MOVED: To approve the 2024 Final Audit as provided by Wayne Fussaro, CPA.**

VIII. 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 the next Joint Committee meeting will be held on May 22, 2025. There is no update at this time.

IX. COMMITTEE REPORTS

A. Architectural Review Committee

Mr. Mehle's report is attached to these minutes as Exhibit "C".

Upon a motion made by Mr. Karpovich, seconded by Ms. Chaisson, and unanimously carried, it was **MOVED: To approve the Flag Revision for the ARC Guidelines, as attached to these minutes as "Exhibit D".**

B. Beach Cabana Committee

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

Ms. Chaisson reported Grainger Metal Works has begun the fabrication on the front and back gate. More information to be provided when the install date is received. This item is tabled.

Ms. Chaisson reported CRM is awaiting permits from The City of North Myrtle Beach for the Beach Cabana bump out on the walk over. As soon as information is received, it will be provided. This item is tabled.

Ms. Baltuskonis reported there is no update on the Beach Cabana litigation. This item is tabled.

Mr. Karpovich reported Elite Coastal Landscaping has scheduled May 22, 2025 for the install date of the sidewalk installation for the Beach Cabana middle lot. This item is tabled.

C. Lifestyle Committee

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

D. Neighborhood Watch Committee

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

Mr. Karpovich reported he received one proposal for the Alert Messaging System. This item is tabled until the other two proposals are received.

E. Residents Club Committee

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

Ms. Simeon provided an update on the tennis court and pickleball court entry system. Ms. Baltuskonis reported the 2nd gate, that is rusted will be removed and not replaced.

Mr. Simeon provided an update on the window replacement. This item is tabled until the wood trim is inspected.

Mr. Simeon reported for the 2026 budget, the Board would review an additional line item of a Capital Improvement Fund for the Residents Club. This would assist with costs for the upgrades to the Residents Club.

F. Website Committee

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

X. OWNER QUESTIONS

Questions were posed and answered by the Board.

XI. SCHEDULE NEXT MEETING

The June meeting will be held on Wednesday, June 11th.

XII. ADJOURNMENT

Upon a motion made by Ms. Peppers, seconded by Ms. Szabo, and unanimously carried, it was: **MOVED: To adjourn the meeting at 6:04 p.m.**

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

8/22/25
Date

Approved by:

[Signature]
Dara Baltuskonis, President

8/22/25
Date

Treasurer Report for May 14, 2025 Board Meeting

As of April 2025:

Operating Cash - checking \$99,320.52

Operating Cash - ICS \$645,522.63

Operating Cash - CDARS \$544,097.36

Total Operating Cash - \$1,288,940.51

Reserves - \$1,330,002.74

April Collection of 1% Fund - \$85,033.00

1% Fund total \$1,503,986.31

May Collection of 1% Fund - \$83,230.00

Total 1% Fund Collect through May \$367,121.51

The May amount could change with the finalization of the 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 April 9th – May 8th

Completed Projects

- April 24th Generated January Financial, Work Order, and CCR Reports to the Board of Directors.
- Entered 56 work orders for various vendors.
- Sent 64 emails to the website manager.
- Emailed and responded to 92 emails with the Board of Directors.
- Inspection of the Residents Club May 6th
- Meeting preparation for the May 14th Board of Directors meeting.
- Prepared for Beach Cabana Happy Hour May 2nd
- Beach Cabana parking bumpers installed.
- Beach Cabana Walkways to the Beach – stair treads have been replaced.
- April 22nd - Met with Mainscape regarding Longbridge Berm plant material replacement. Tentatively scheduled for May 22nd.
- Resident's Club pool furniture cleaned May 8th- 12th.
- Community Inspections conducted.

Meetings

- April 1st Beach Cabana Committee Meeting.
- April 10th meeting with BRRRA Board Members, Stantec Consulting Services, and Robert E. Lee.
- April 17th Joint Committee Board Meeting.
- April 21st met with members of the Lifestyle Committee regarding New Owner Welcome Letter.
- April 22nd met with John Karpovich at the Conference Center in preparation of May 12th Town Hall Meeting.
- April 23rd met with Dara Baltuskonis and Robert Lee.
- May 6th meeting with Conserva Irrigation at Harbour Cove.

Ongoing Projects

- Board directed information be sent to the Longbridge Voting Members in order to survey the property owners.
- May 1st and May 7th Water Tower Road Wall weekly inspections conducted.
- Elite Coastal Landscaping awarded contract to install sidewalks at the Beach Cabana 2nd parking lot. Permits have been approved. Installation if tentatively scheduled for the week of May 22nd.
- Beach Cabana Bump Out working with CRM to obtain necessary permits from the City of NMB.
- Beach Cabana Replacement gate – front entrance and beach side entrance waiting for completion of fabrication.
- Beach Cabana umbrella stands – waiting for delivery date.
- Met with the Lifestyle Director on a regular basis for social events, maintenance items, and owner concerns.



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Architectural Review Committee Meeting Report
May 14, 2025

All numbers are year-to-date as of April 30, 2025.

The ARC received 61 applications. 98% applications were approve with 38 applications approved, 22 conditionally approved, and 1 denied application.

There are currently 30 outstanding open CCR violations.

The number of CCR violations issued in 2025 thus far is 38.

Amounts Receivable for fines related to violations is \$100.00, the amounts of fines collected or waived. There is a negative amount of \$1,388.00. In 2025, there were \$1,413.00 of fines waived related to 2023. Collected fines in 2025 were \$25.00. That's why there was a negative received of \$1,388.00.

Note: There were **\$7,638 of fines waived** related to fines issued in 2023 and 2024. I understand under GAAP (Generally Accepted Accounting Principles) that Ponderosa Management accrues on behalf of Barefoot for fines on our financial statements. With this volatility, perhaps for this item we should consider the cash basis or establish an allowance for waived fines.

Submitted By,

Dave Mehle
Chairperson

Proposed ARC change:

Flags and Flag Poles: An ARC application is not required, providing the below Guidelines are met. This section will only apply to the single-family homes. Multi-family Units should refer to their specific CC&Rs.

- One American flag and one decorative flag may be attached to the home. The flags must be displayed from a rod attached to the house. The flag rod may not exceed 6 feet in length and are to be attached at an angle with the upper end nearest to the sky to the structure of the home.
- Or the American Flag, and ONLY the American Flag, size 3 feet x 5 feet (described as the traditional 50 stars and 13 stripes) can be displayed affixed to the resident's mailbox post with a dedicated bracket and rod. The mounting rod may not exceed 6 feet in length and shall be positioned at an angle with the upper end nearest to the sky. The flag and rod shall not interfere and/or impede vehicular traffic.
- Proper American Flag flying etiquette dictates that the American flag should be illuminated when flying between the hours of dusk and dawn. A flag light shall not shine in the direction of motorists and/or neighboring residents.
- On holidays when it is common practice to display the American flag, small flags on a stick or similar decorations may be placed around the property. These flags or similar decorations must not be allowed to touch the ground when in place and they must be removed by the end of the holiday.
- A free standing flagpole displaying ONLY the American Flag may be placed in the rear property of the home, not to exceed the height of the roof line.

Current ARC rule:

Flags and Flag Poles: An ARC application is not required, providing the below Guidelines are met. This section will only apply to the single family homes. Multi-family Units should refer to their specific CC&Rs.

1 American flag and 1 decorative flag may be attached to the home.

- The flags must be displayed from a flag pole attached to the house. If the American flag is left out to fly in inclement weather it must be made of an all-weather material.
- If the American flag is left out at night it must be properly illuminated. This illumination must be directed away from neighboring properties and must not shine into neighboring residences.
- On holidays when it is common practice to display the American flag, small flags on a stick or similar decorations may be placed around the property. These flags or similar decorations must not be allowed to touch the ground when in place and they must be removed by the end of the holiday.

- Flagpole staffs may not exceed 6 feet in length and are to be attached at an incline to the wall or pillar of the home.
- A free standing flag pole may be placed in the back of the home, not to exceed the height of the roof line.



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Beach Cabana Committee Meeting Report **May 14, 2025**

The Beach Cabana Committee met on Tuesday, May 6th at 1:30 p.m. in the Ponderosa Management conference room. A quorum was present.

Ponderosa Management reported the boardwalk bump-out is waiting for City permits, there should be an update on the gates replacement around the middle of May, and the permits are in and work should begin on the middle parking lot pedestrian walkways around May 22nd by Elite Coastal Landscaping. The parking bumpers have been installed in the front lot.

The Welcome to Summer Ice Cream Social held on Saturday, May 3rd was a big success! Mr. Softee served a total of 194 ice cream treats to residents and guests at the Cabana.

The Fall 2025 DJ Happy Hour will be held Thursday, September 25th from 4:00 p.m. until 6:00 p.m. Once again, DJ Jerry Capone will be entertaining us. Watch your emails for registration info as the event gets closer.

The Fall Cornhole Tournament will be on Sunday, October 19th from 2:00 p.m. until 5:00 p.m.

We're so excited now that the summer season has arrived at the Beach Cabana! We look forward to seeing you there! Remember to thank our Beach Cabana employees when you see them – they are so important in keeping the Cabana operating smoothly!

The Beach Cabana Committee does not meet in the summer months, so our next meeting will be held on Tuesday, September 9th at 1:00 p.m. at the Ponderosa Management office.

Submitted By,

Judy May, Chairperson



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Lifestyle Committee Meeting Report May 14, 2025

The Lifestyle Committee met on Wednesday, May 7th, in the Residents Club Arts and Crafts Room.

Linda Ort submitted a report for the Men's Luncheon and Barefoot Caring Council. The Men's Luncheon was held on April 25th, at Main Street Taphouse with 18 men in attendance. May Men's Luncheon will be held on Friday, May 30th, at Local on the Water. An e-blast went out last Friday at noon. The Barefoot Caring Council reported they collected 175 books during the Book Drive, that were distributed to the 3 NMB elementary schools. Preliminary results of The Caring Council online auction to benefit Teen Angels, shows they raised \$6,500.00. The Spring Food Drive on April 25th netted a collection of approximately 1,000 pounds of food. Up next for the Caring Council is the Blood Drive on June 24th.

Glenn Anderson submitted a report for Pelicans Baseball. The Following suite tickets are still available - Tuesday, June 17th – Taco Tuesday, 4 tickets left (wanna gift dad for Father's Day?), Tuesday, September 2nd - Taco Tuesday, 12 Tickets left Sunday, and September 7th – Sunday Fun Day, pregame catch on the field, 16 tickets left

Saturday, June 14th, the Annual AYCE BBQ at the Pelicans!! Take dad for a super Father's Day Celebration!!!! Tickets are \$37.63 per person. Includes AYCE buffet (chicken, hamburgers, hotdogs, baked beans, coleslaw, chips, cookies, tea, lemonade, and water, and a ticket to the game with reserved seating on the first base line. Don't make Dad sad, get him a ticket!!!!!! Contact Glenn Anderson, at 757-755-1764 or glennpelicans@gmail.com for more information.

Bill Bragg submitted a report for the Barefoot Resort Walking Group. The walking group is alive and well!! Although not well posted, a small group has been walking most every day around 9 am out of Willow Bend. These walks are slower paced and 3.25 miles in length. There are three loops each over a mile so the distance can be adjusted as needed. Members are from Clearwater Bay, Tanglewood, the Havens, and other communities depending on who's in town. Many join the walk in progress. All are welcome and you may park in Willow Bend. Please contact Bill Bragg or Diana Rotenberry Slevin via FaceBook for more information and times.

As many know, the Swing Bridge Walkway officially opened on April 12th after being closed since June 2023. The Barefoot Resort Walking group and many from all our communities were in attendance for the grand opening and first walk over the ICW. Many thanks to all that showed up, including BRRA board members and those from North Myrtle Beach City who worked to get the Walkway opened.

On Saturday, April 19th we held our first official group walk, in a long time, out of Barefoot Market, over the ICW, past the Cabana and back! So nice to walk the bridge again. The Barefoot Resort Walking Group can be found on FaceBook by searching for “Barefoot Resort Walking Group” and is free to join.

Barbara Anderson reported on the Spring Yard Sale – we had 3 families from the Dye Estates, 5 families from Harbor Cove, 3 from The Woodlands, 1 from Tanglewood, and numerous families from Greenbriar and Clearwater Bay. The weather was absolutely perfect!

Barbara reported on the Annual Golf Cart Parade, Saturday, July 6th. To date we have 11 registrations. Please don't put off registering if you're thinking about it!!! We need to plan for how many donuts, water bottles, and coffees are needed. The theme this year is “Music Across America – Celebrating America's Patriotic Music”. HOWEVER, we just want you involved!! If you can't think of something to do with music, do something else!! We just want you there!!!! Registration information is on the website and has also been sent out by eblast.

Barbara also reported that the Lifestyle Committee will be hosting an afternoon matinee at the Greg Rowles Theatre for their Music and Memories show, on Tuesday, September 23rd. We have reserved 50 seats. Discounted price will be \$34 per person, HOWEVER, if you are currently Legacy Members, you will get your 50% Legacy discount. Information will be in the June Newsletter, with registration beginning June 15th.

Barbara reported that Medicare and Insurance Seminars are in the works.

Charlotte Hulgan has been diligently working on a Welcome to Barefoot Brochure. Brandy Reaves with Ponderosa has been a great help. Charlotte hopes to have it ready for disbursement to Voting Members by the end of this month. This brochure will be sent electronically to new residents.

Dates for the Fall Friendsgiving Meet and Greet, and Santa at the Cabana have been selected. The Committee has been disheartened at the lack of participation in the Santa at the Cabana event the last two years. We will try once more, but if we don't get the interest or participation, it will be our last one.

Thank you,

Barbara Anderson, Lifestyle Committee Co-Chair



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Neighborhood Watch Committee Meeting Report **May 14, 2025**

The next open meeting of the Neighborhood Watch Committee will be held on Wednesday, May 21, 2025 at 4:00 p.m. at Putters Pub.

The topic of discussion will be on the recent wildfires that encroached our neighborhood last month

Light snacks and refreshments will be served.

Submitted By,

Michael Waters, Chairperson



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Residents Club Committee Meeting Report
May 14, 2025

- . Installation of the key fobs was scheduled and was in process when the Board stopped the job. It is being decided by the BRRA if one or two new gates are needed.
- . The mantle for the fireplace in the Club was delivered and installed. Seasonal decorations will be added.
- . The fan replacements for the pavilion by the pool have been ordered and will be installed.
- . New tables with umbrellas and benches or chairs are being researched which would eliminate the tent. For now, the tent will be rented and up for Memorial Day.
- . Chelsea will have two tiles replaced in the pool.
- . The clubhouse will be power washed after the window situation is resolved and NMB has done inspection.
- . The pool furniture on the deck has all been cleaned.
- . A new computer with Windows 11 replaced the old computer in the library.
- . An RCC meeting is to be determined.

Submitted By,

Alice McLaughlin, Chairperson



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Website Committee Meeting Report **May 14, 2025**

The Website Committee continues to clean up the membership list matching with Ponderosa Management list.

We have submitted a request for budget for a professional firm to test the security of our website.

The content for the Clubs and Leagues tab has been refreshed.

The most viewed pages on the website is the Cabana Cam, the Directory, and then the news.

Respectfully Submitted By,

Rick Heiges, Chairperson