

**Barefoot Resort Residential Owners' Association, Inc.**  
**Regular Meeting of the Board of Directors Minutes**  
**June 11, 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. Chaisson at 5:03 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:** Marie Chaisson, John Karpovich, Alan Simeon, and Cindy Peppers

**Member Present Via Zoom:** Dara Baltuskonis and Jack Haines

**Member Absent:** 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 Mr. Simeon, seconded by Ms. Peppers, and carried, it was **MOVED: To approve the May 14, 2025 Regular Meeting Minutes as written and submitted.**

**V. TREASURER'S REPORT**

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

**VI. UNFINISHED BUSINESS**

A. Water Tower Road Wall Update

Ms. Chaisson reported a Voting Members Meeting would be forthcoming. This item is tabled until a date is scheduled.

B. Outfall #2 Update

Ms. Chaisson reported the Board of Directors is waiting on proposals for the Harbour Cove pond relocation by building four and five. This item is tabled until proposals are received.

**VII. NEW BUSINESS**

A. Ponderosa Management, LLC Monthly Report

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

**VIII. COMMITTEE REPORTS**

A. Architectural Review Committee

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

B. Beach Cabana Committee

There is no report at this time.

Ms. Chaisson reported Grainger Metal Works has begun the installation of the front and back gate. This item is tabled.

Ms. Chaisson reported CRM is has begun the installation of the bump out. This item is tabled.

Mr. Karpovich reported Elite Coastal Landscaping has completed the sidewalk installation in the middle lot. This item is complete.

C. Lifestyle Committee

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

The Lifestyle Committee presented a Certificate of Appreciation, due to the sale of her unit, to Linda Carco Kyzer for her service to the committee.

D. Neighborhood Watch Committee

Mr. Water's reported the next meeting will be held on September 17, 2025 at 4:00 p.m. at Putters Pub. Information will be sent via website.

Mr. Karpovich reported the Alert Messaging System has been tabled at this time.

E. Residents Club Committee

There is no report at this time.

Ms. Simeon reported the window replacement project has been tabled until proposals are received from the contractor. Until the job is completed, the window stickers cannot be removed. He stated the window rot is a separate issue that is being investigated. This item is tabled.

F. Website Committee

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

**IX. OWNER QUESTIONS**

Questions were posed and answered by the Board.

**X. SCHEDULE NEXT MEETING**

The August meeting will be held on Wednesday, August 13<sup>th</sup> at the Barefoot Resort Clubhouse at 5:00 p.m. There will be no meeting for July, 2025.

**XI. ADJOURNMENT**

Upon a motion made by Mr. Karpovich, seconded by Mr. Simeon, and carried, it was: **MOVED: To adjourn the meeting at 5:53 p.m.**

Respectfully submitted by:

Brandy Reaves  
Brandy Reaves, Recording Secretary

8/22/25  
Date

Approved by:  
Marie Chaisson  
Marie Chaisson, Vice President

8/22/25  
Date

## Treasurer Report for June 11, 2025 Board Meeting

As of April 2025:

Operating Cash - checking \$118,850.19

Operating Cash - ICS \$682,772.45

Operating Cash - CDARS \$545,956.32

**Total Operating Cash - \$1,347,578.96**

**Reserves - \$1,349,745.62**

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

**1% Fund total \$1,520,430.36**

May Collection of 1% Fund - \$103,590.00

Total 1% Fund Collect through May \$470,711.51

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 May 14<sup>th</sup> – June 10<sup>th</sup>**

### **Completed Projects**

- Entered 32 work orders for various vendors.
- Sent 52 emails to the website manager.
- Emailed and responded to 41 emails with the Board of Directors.
- May 8<sup>th</sup>- 12<sup>th</sup> Resident's Club pool furniture cleaned.
- May 14<sup>th</sup>, 21<sup>st</sup>, 28<sup>th</sup> and June 3<sup>rd</sup> Water Tower Road Wall weekly inspections conducted.
- May 21<sup>st</sup>, Longbridge, Coquina Pointe, and Bridle Ridge Community Inspections conducted.
- May 24<sup>th</sup> Generated January Financial, Work Order, and CCR Reports to the Board of Directors.
- June 2<sup>nd</sup>, Coquina Pointe fences were pressure washed.
- June 3<sup>rd</sup>, inspection of the Residents Club.
- June 4<sup>th</sup>, Park Hill fences were pressure washed.
- June 6<sup>th</sup>, Mainscape replaced the Longbridge Berm plant material replacement.
- June 11<sup>th</sup>, meeting preparation for the Board of Directors meeting.
- Beach Cabana Sidewalk Installation.

### **Meetings**

- May 16<sup>th</sup> Met with Dara Baltuskonis, JR Watkins and Chelsea McLoughlin regarding Resident's Center siding, paint and windows.
- June 4<sup>th</sup> ARC Meeting.
- Met with the Lifestyle Director on a regular basis for social events, maintenance items, and owner concerns.

### **Ongoing Projects**

- Beach Cabana umbrella stands – waiting for delivery date.
- Board directed information be sent to the Longbridge Voting Members in order to survey the property owners. Waiting on survey report from the Voting Members.
- June 2<sup>nd</sup>, 3512 Club Course Drive wall repair.
- June 10<sup>th</sup>, Beach Cabana Bump Out scheduled with CRM.
- June 10<sup>th</sup>, Beach Cabana Replacement gate replacement with Grainger Metal Works.
- June 10<sup>th</sup>, Beach Cabana Walkway Sealant with Ponderosa Maintenance.



**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)

**Architectural Review Committee Meeting Report**  
**June 11, 2025**

As of May 29, 2025 there were 74 new Applications, with an approval rate of 99%.

As of the same date, there are 50 Open Violations. Starting Friday June 6th, the ARC Volunteers will be following up.

The new 2025 ARC Guidelines have been approved, a blast email of the changes from 2024 has been sent to all Barefoot Owners.

Submitted By:

Dave Mehle, Chairperson



## 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** **June 11, 2025**

The Lifestyle Committee held its June meeting on Wednesday, May 28th, at the Resident's Club.

#### **Pelicans Baseball - Glenn Anderson**

The Tuesday, May 27th game was rained out. Glenn had three suites and 62 people affected. The Pelicans were able to reschedule those 3 suites. To date, 58 BBQ tickets have been sold and there are still tickets available for the September 2nd and September 7th games.

#### **Biltmore Bus Trip**

After committee discussion, we voted to table the Biltmore Bus Trip, which was on hold with Diamond Tours for November 16-19, 2026. We will look into and discuss an alternate day trip to Georgetown, Charleston, or possibly Wilmington.

#### **Golf Cart Parade - Barbara Anderson**

Barbara Anderson reports there are currently 15 registrations. This year are once again asking participants to bring food for Our Lady Star of the Sea Catholic Church Food Pantry. Another Eblast will be sent out in early June. If you have not yet registered, please do so soon. Instructions are on the website.

#### **Greg Rowles Legacy Theatre Matinee - Barbara Anderson**

The 1:00pm Matinee will be on Tuesday, September 23rd, and the cost is \$34/per person. Those that have a membership will be able to get their own tickets and request to sit with the Barefoot Resort Group. The "Save the Date" will go in the June Newsletter. Registration will probably begin on June 16th.

#### **Welcome Packages – Charlotte Hulkan**

Charlotte Hulkan provided a draft of the Welcome Package for review. Charlotte did an amazing job on the Welcome Package. The Committee suggested a few minor changes. We hope to have this ready to go this month.

#### **Santa @ the Cabana - Margaret Ann DeMarzo**

Chelsea had advised us that she is planning the Kid's Christmas Party at the Resident's Club on December 6th. The Committee decided to move Santa @ the Cabana from Sunday, December 7th to Sunday, December 14th from 2:00 – 4:00 p.m.

#### **NEW BUSINESS**

Linda Kyzer submitted a letter to the Co-chairs indicating that she deeply regrets that she must resign her position on the Lifestyle Committee. She has sold her property in Barefoot Resort and will close on June 18, 2025 and as of that date she will no longer be eligible to be a committee member. She stated she very much enjoyed the many years she has been part of our amazing team. Linda has chaired our 3 Bingo parties at Putter's Pub, and has planned and hosted the Veterans Day Meet & Greet at the Cabana. We have had so much great feedback from residents regarding their attending these events. All Committee members thanked her for her service over the years and expressed that she will be missed.

Submitted By:

Barbara Anderson, 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)

### Website Committee Meeting Report June 11, 2025

The website committee met via Teams on May 20, 2025. Topics discussed included:

- Upgrade to website server (Upgrading Old or migrating to New)
- Zoom video Single Sign-on (SSO) integration with BRRA website to secure videos
- Investigating webcam feed from Guard House to website for awareness of current Bridge status
- Activating "Calendar of Events" feature
- Granting Committee members limited and fully logged access to assist with Data Entry of Events
- How other communities leverage their websites (What works well for others)

The next meeting is slated for June 17, 2025.

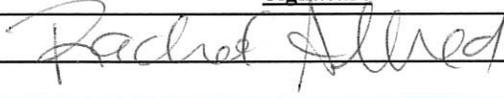
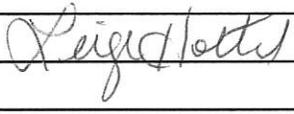
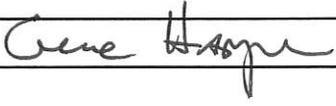
Respectfully Submitted,

Rick Heiges, Chairperson

BAREFOOT RESORT 2025 VOTING MEMBERS

<u>Community</u>	<u>Name</u>	<u>Signature</u>
Arbor Trace	Cynthia "Cindy" Peppers	<i>Cindy Peppers</i>
Blackwater Townhomes	John Wicks	<i>J Wicks</i>
Bridle Ridge	Victoria Karol	
Brookstone	David Mehle	<i>David Mehle</i>
Cedar Creek	Beverly Livezey	
Clearwater Bay	Jim Bowe	<i>Bowe</i>
Coquina Pointe	Scott Slater	
Cypress Bend	John Tomasko	
Dye Estates	Jeanette Gilliland	
Dye Townhomes	Nancy Mickleberry	
Edgewater	Lisa Owen	
Greenbriar	Deborah Guber	
Harbour Cove	Rick Heiges	<i>Rick Heiges</i>
Havens	David Sweigart	
Heron Bay & Egret Run	Robert Simon	
Ironwood	John Tomasko	
LeatherLeaf	Jim D'Arcy	
Longbridge	Michael "Mick" Kirven	
Oak Pointe	John Karpovich	
Park Hill	James DiNapli	
River Crossing	Jimmy West	
Somerset	Thomas Zales	<i>th EZ / Gene Hagan</i>
Sweetbriar	Barbara Jo Anderson	<i>Barbara Jo Anderson</i>
Tanglewood	Chris Dunne	
Townes at Barefoot		
Wedgewood	Jeffrey Induddi	
Willow Bend	James Lambert	
Woodlands	Steve Saum	

**BAREFOOT RESORT 2025 ALTERNATE VOTING MEMBERS**

<u>Community</u>	<u>Name</u>	<u>Signature</u>
Arbor Trace	Rachal Allred	
Blackwater Townhomes	Patricia Martin	
Bridle Ridge		
Brookstone	Richard Zdanowicz	
Cedar Creek	Paul Stuart	
Clearwater Bay	Bruce Costner	
Coquina Pointe	Neil Why	
Cypress Bend	George Kovalick	
Dye Estates		
Dye Townhomes	Robert Brown	
Edgewater	Dr. Michael Principe	
Greenbriar	Michael Atwood	
Harbor Cove	Charles Krohn	
Havens	Mike Liccketto	
Heron Bay & Egret Run	Jim Santamarina	
Ironwood	Jack Haines	
LeatherLeaf		
Longbridge	Leigh Hottel	
Oak Pointe	William "Bill" Schulz	
Park Hill	Henry "Hank" Celestino	
River Crossing	Susan Adkins	
Somerset	Emmett Harper	
Sweetbriar	Kelly Vance	
Tanglewood	Linda Hendrson	
Townes at Barefoot		
Wedgewood	Brian Tacey	
Willow Bend	Laura Moyse	
Woodlands	Marinna Gamache	