

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
August 13, 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 #5, located at 4740 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582 and via Zoom.

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

Member Absent: Cindy Peppers

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

A. June 11, 2025, Regular Meeting Minutes

Upon a motion made by Mr. Haines, seconded by Mr. Karpovich, and carried, it was **MOVED: To approve June 11, 2025, Regular Meeting Minutes as written and submitted.**

B. June 11, 2025, Executive Meeting Minutes

Upon a motion made by Mr. Haines, seconded by Mr. Karpovich, and carried, it was **MOVED: To approve June 11, 2025, Executive Meeting Minutes as written and submitted.**

V. MINUTE RATIFICATIONS

Upon a motion made by Mr. Haines, seconded by Mr. Simeon, and carried, it was **MOVED: To approve the ratifications below:**

- Robert Lee invoice \$11,655.00.
- Insurance Policy Renewal of August 1, 2025, \$283,911.00.
- Replacement of Access Control System at the Residents Club with Security Vision \$6,128.00.
- Cancellation of Johnson Controls Contract Access Control System at the Residents Club

VI. TREASURERS REPORT

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

VII. UNFINISHED BUSINESS

A. Water Tower Road Wall Update

Ms. Baltuskonis reported the Board is waiting for the Stantec Report. This item is tabled until the report is received. She stated that removing the wall was not option due to the existing easements.

B. Outfall #2 Update

Ms. Baltuskonis stated that a Settlement Agreement was reached on the June 23, 2025, mediation, the documents are still pending, and information cannot be released until signed.

C. Residents Club Window Replacement Project

Ms. Baltuskonis reported the Board had discovered significant rot issues that were not previously discovered. The contractor will complete punch list of items before a final inspection can be conducted. Bids are being obtained for the necessary repairs and siding replacements. This item is tabled until all proposals are received.

D. Tennis Courts Gates

Ms. Chaisson reported the proposal for the upgrade has been signed. She provided an overview of the new gates and swipe card access. This item is tabled until the system is installed.

VIII. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

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

B. 2026 Call for Candidates

Upon a motion made by Mr. Haines, seconded by Ms. Chaisson, and carried, it was **MOVED: To approve the mailing of the Barefoot Resort Call for Candidates as written and submitted.**

C. Longbridge Sod Replacement

Upon a motion made by Mr. Simeon, seconded by Mr. Haines, and carried, it was **MOVED: To approve the proposal received from Jones Landscaping in the amount of \$2,750.00. This project is to be completed after irrigation is installed and is to be paid for by the contingency line item.**

D. Somerset Pond Erosion

Upon a motion made by Mr. Simeon, seconded by Mr. Haines, and carried, it was **MOVED: To approve the proposal received from Mainscape in the amount of \$3,814.00 and is to be paid from the contingency line item.**

E. Beach Cabana Rules Reminder

Ms. Chaisson reminded everyone of the Rules and Regulations for the Beach Cabana. Violations will result in suspensions.

F. Beach Cabana Ice Machines

Ms. Chaisson reported that no commercial exterior ice machines exist. While the Board tried to downsize the machines to improve airflow, the machines continue to malfunction due to humidity issues.

G. Beach Cabana Parking Spaces

Ms. Chaisson discussed parking issues at the Beach Cabana, explaining the first spot in the second lot is designated as a handicapped parking space and cannot be changed due to city ordinance. She reminded the residents to register their vehicles with the city for the free parking privileges.

H. Beach Cabana Parking Decals

Ms. Chaisson will work with the Beach Cabana Committee to create a temporary pass for owners who have more than two vehicles. This item is tabled until the Beach Cabana Committee provides a solution.

I. Vial of Life

Ms. White provided information on the Vial of Life. The Board requested to invite Ms. Vollmer to the September meeting.

IX. COMMITTEE REPORTS

A. Architectural Review Committee

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

B. Lifestyle Committee

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

Ms. Anderson will provide Lifestyle Committee events to the Website Committee for posting owner information.

C. Neighborhood Watch Committee

Mr. Karpovich's report is attached to these minutes as Exhibit "E."

D. Website Committee

Ms. Hottel's report is attached to these minutes as Exhibit "F."

Ms. Szabo reported a camera had to be added to the entry guard house so owners could view traffic conditions.

X. OWNER QUESTIONS

Questions were posed and answered by the Board.

XI. SCHEDULE NEXT MEETING

The September meeting will be held on Wednesday, September 10th at 5:00 p.m.

XII. ADJOURNMENT

Upon a motion made by Ms. Baltuskonis, seconded by Mr. Haines, and carried, it was: **MOVED: To adjourn the meeting at 6:03 p.m.**

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

9/10/25
Date

Approved by:

[Signature]
Dara Baltuskonis, President

9/10/25
Date

Treasurer Report for August 13, 2025 Board Meeting

As of June 2025:

Operating Cash - checking \$71,361.84

Operating Cash - ICS \$731,318.67

Operating Cash - CDARS \$549,755.82

Total Operating Cash - \$1,352,436.33

Reserves - \$1,389,276.84

June Collection of 1% Fund - \$63,678.99

1% Fund total \$1,710,933.82

July Collection of 1% Fund - \$108,181.00

Total 1% Fund Collect through July \$642,571.60

The July 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 June 10th – August 13th

Completed Projects

- June 12th—June 24th worked with Quench and Electrician regarding Beach Cabana Icemakers. June 24th new icemaker installed.
- June 19th—Water Tower Road Wall weekly inspections conducted.
- June 26th—Somerset, Bridle Ridge, Cedar Creek, and Coquina Pointe communities were inspected.
- June 23rd Generated May Financial, Work Order, and CCR Reports to the Board of Directors.
- Worked with Chelsea McLaughlin, Insurance Claim Adjuster, Johnson Controls regarding access control system for Resident's Club. Security Vision replaced system August 5th.
- July 16th—Resident's Club roof inspected by Spann Roofing, no issues found.
- July 28th—Longbridge survey concluded regarding the installation of a sidewalk at the end of Winding River Drive connecting to Club Course – installation of sidewalk was not approved.
- July 31st—Oak Pointe – Myq system installed at entry gate.
- August 1st—Conducted survey of Voting Members regarding frequency of meetings.
- August 1st—Bound insurance policy with Diamond Brothers Insurance (formerly Waccamaw Insurance) - \$283,911.00 expiring policy approximately \$312,000,000.00.
- August 4th and August 7th—Glasstec filled sinkholes behind building #1 at Harbour Cove
- August 5th—Water Leak Repaired on Pool Deck at the Resident's Club by Vine's Plumbing; Ponderosa Maintenance Reinstalled Pavers.

Meetings

- June 25th Met with Stantec, Board Members, Glasstec to view WTR Wall repairs to 3512 Club Course Drive, inspected other areas of concern, reviewed Harbour Cove sinkholes and retaining wall issues.
- July 14th Special Meeting of the Joint Committee Board of Directors.
- July 16th Met with Stantec, Bolton Menk, Glasstec, and members of the BRRR Board at Harbour Cove retaining wall behind building #1.
- July 22nd—Met with Diamond Brothers Insurance (Waccamaw Insurance) and members of the BRRR Board.
- August 6th—Met with two engineering firms at Outfall #2.
- August 7th—ARC Quarterly Meeting.

Ongoing Projects

- Contract signed with Superior Fence for Resident's Club tennis/pickle ball gate.
- Proposals for painting the Resident's Club Building and replacement of siding with Cementitious material received from the following:
 - Watkins Services
 - TH Construction Services
 - Coastal Construction
 - CRM

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Upcoming Items

- 2026 Call for Candidates to serve on Board of Directors
- 2026 Voting Member Applications
- 2026 Proposed Operating Budgets





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

Architectural Review Committee Meeting Report
August 13, 2025

ARC Applications through July 29th were 89 with 99% approved.

ARC Open Violations as of July 31st were 68, with a surge in mailbox violations.

The owner's website reflects the 2025 ARC Guidelines as approved by the board.

Respectfully Submitted,

Dave Mehle, Chairperson



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Lifestyle Committee Meeting Report **August 13, 2025**

The Lifestyle Committee met on Wednesday, August 6th at the Resident's Club Arts and Crafts Room. Barbara Anderson, co-chair, called the meeting to order. She then shared an email with the committee from member Charlotte Hulgán. Due to family commitments, Charlotte has tendered her resignation. We reluctantly accepted her resignation.

The minutes from our June meeting were approved. We did not meet in July.

Linda Ort reported for the Men's Luncheons and Caring Council.

Men's Luncheons:

- 13 men attended the July 25th luncheon at Mad Gator Grill and Sports Bar.
- 13 men attended the June 27th luncheon at Hickory Tavern.
- 7 men attended the May 30th luncheon at Local on the Water.

The next Men's Luncheon will be held on August 22nd at Oscar's. An e-blast to register was sent out on August 6th.

The Caring Council collected school supplies for NMB elementary schools. That collection ended on August 11th. Thank you to all who donated.

The next Blood Drive is scheduled for Wednesday, August 27th.

Glenn Anderson reported on Pelicans Baseball.

Tickets remaining:

- 5 tickets for the September 2nd suite night and 3 tickets for the September 7th suite night.
- Anyone who attended the June 14th BBQ at the Pelicans is reminded that your tickets are good for any future game, this year, next year, anytime in the future. You must exchange those tickets in person at the box office. You WILL NOT get another BBQ dinner, but you will get tickets to the game.
- The rain has definitely affected the Pelicans this season. Lots of rained out games, and having to reschedule.

There is no report from the Walking Group.

Barbara Anderson reported that the Golf Cart Parade was very successful, except for the monsoon that moved in for the last mile or so. From the City of NMB, we had our Barefoot Station 5 firetruck, a NMB police car leading the parade, Council members Trey Skidmore, Jay Baldwin, and Bubba Collins. Our Grand Marshal was once again Cole Coggins, Ol' Soul Cole, from radio station 94.9 The Surf. He was driven in a classic onvertible, which got swamped in the monsoon!

I was able to ride in the parade for the first time in chairing this for 5 years. I rode with Joe Gosiewski and had a lot of fun, even in the pouring rain! Thanks to all who participated.

Our next event is a matinee at The Greg Rowles Theatre on Tuesday, September 23rd at 1:30pm. I have currently sold 30+ tickets. Tickets are \$34.00 per person. Registration instructions are on the website or see me after this meeting and I'll get your info.

Our Welcome Brochure will be delayed slightly. Charlotte Hulkan was in charge of that so we need to revamp and have someone else take over. Hopefully will be soon.

Save the Date of Friday, December 5th, 2025 for Barefoot Night at Night of a Thousand Candles at Brookgreen Gardens. Registration will begin in October. Cost will be \$34.00 per person.

Coming up, we plan to repeat the Medicare Seminar from last year, looking into having a Q&A with Horry Electric Company, the fall Yard Sale, the Halloween On-line Pet Costume Contest, the Veterans Friendsgiving at the Cabana on November 8th, and Santa at the Cabana on December 14th.

We are looking into a Silent Disco, a Bubble Up Bubble show, and presentation by the NMB Rescue Squad where they will hand out free Vials of Life, small vials that store all your medical information where EMS can find it easily in your refrigerator.

Respectfully Submitted,

Barbara Anderson
Single Family Co-Chair
Lifestyle Committee



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Website Committee Meeting Report
August 13, 2025

The website committee met on July 8th. We have activated the Calendar of Events feature on the website and started to fill it with events like Music by the pool, blood drive, Music on Main, etc. We hope that members will find it a valuable resource to quickly find out what's happening in Barefoot Resort.

Other ideas for enhancing the website experience include a quick poll like "What is your favorite Season?" (Non-controversial stuff) and fun facts on a daily or weekly basis.

Respectfully Submitted,

Rick Heiges, Chairperson