

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
September 10, 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 5:01 p.m. The meeting was held in the Barefoot Resort Residents Clubhouse, located at 3100 Marsh Glen Drive, North Myrtle Beach, SC 29582 and via Zoom.

Member(s) Present: Cindy Peppers, Marie Chaisson, John Karpovich, Alan Simeon, 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. VIAL OF LIFE

Ms. Vollmer from North Myrtle Beach Rescue Squad provided information on their services to include ambulance response, water rescue, and safety education programs. Ms. Vollmer highlighted the "Vial of Life" program which provides emergency medical information for residents. Interested owners met with Ms. Vollmer.

V. MINUTE APPROVAL

A. August 13, 2025, Regular Meeting Minutes

Upon a motion made by Mr. Haines, seconded by Ms. Peppers, and carried, it was:

MOVED: To approve August 13, 2025, Regular Meeting Minutes as written and submitted.

B. August 13, 2025, Executive Meeting Minutes

Upon a motion made by Mr. Haines, seconded by Ms. Peppers, and carried, it was:

MOVED: To approve August 13, 2025, Executive Meeting Minutes as written and submitted.

C. August 25, 2025 Special Meeting Minutes

Upon a motion made by Mr. Haines, seconded by Ms. Peppers, and carried, it was:

MOVED: To approve August 25, 2025, Special Meeting Minutes as written and submitted.

VI. MINUTE RATIFICATIONS

Upon a motion made by Mr. Simeon, seconded by Mr. Karpovich, and carried, it was:

MOVED: To approve the ratifications below:

- August 6, 2025 Residents Club fence replacement with Superior Fence in the amount of \$4,447.53.
- August 7, 2025 Harbour Cove sink hole repairs with Glasstec in the amount of \$5,784.00.

VII. TREASURERS REPORT

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

VIII. UNFINISHED BUSINESS

A. Water Tower Road Wall Update

Ms. Baltuskonis reported this item is tabled until proposals are received.

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. Ms. Baltuskonis reported the Board is moving forward with the outfall repairs and the permits could take six (6) to twelve (12) months to receive due to permitting challenges across multiple jurisdictions.

C. 2026 Call for Candidates

Ms. Baltuskonis reminded owners of the upcoming board elections with four (4) positions open and the applications are due by September 30, 2025.

IX. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

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

B. Joint Committee Updates

Ms. Baltuskonis reported the Joint Committee has requested a proposal from Horry Electric to install two (2) additional light fixtures at the North Tower Pool facility. She also reported Horry Electric is replacing street lights to the proper LED lights.

X. COMMITTEE REPORTS

A. Architectural Review Committee

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

B. Beach Cabana Committee

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

C. Lifestyle Committee

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

D. Neighborhood Watch Committee

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

E. Residents Club

Mr. Simeon reported the Board is awaiting city permits to install the new gates for the pickleball and tennis courts. The window replacement project has been placed on hold. The siding replacement project has been sent out for RFP.

F. Website Committee

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

XI. OWNER QUESTIONS

Questions were posed and answered by the Board.

XII. SCHEDULE NEXT MEETING

The September meeting will be held on Wednesday, October 8th at 5:00 p.m.

XIII. ADJOURNMENT

Upon a motion made by Ms. Baltuskonis, seconded by Ms. Peppers, and carried, it was:

MOVED: To adjourn the meeting at 6:43 p.m.

Respectfully submitted by:

Brandy Reaves

Brandy Reaves, Recording Secretary

10/8/25

Date

Approved by:

[Signature]

Dara Baltuskonis, President

10/8/25

Date

Treasurer Report for September 10, 2025, Board Meeting

As of July 2025:

Operating Cash - checking \$31,727.69

Operating Cash - ICS \$711,604.16

Operating Cash - CDARS \$551,696.83

Total Operating Cash - \$1,295,028.68

Reserves - \$1,397,778.69

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

1% Fund total \$1,801,741.62

August Collection of 1% Fund - \$134,860.40

Total 1% Fund Collect through August \$779,901.43

The August 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 August 14th – September 8th

Completed Projects

- August 24th Generated July Financial, Work Order, and CCR Reports to the Board of Directors.
- The insurance claim for the Resident's Club access control system was not covered by insurance as the damaged panel did not meet the insurance deductible. The need for the pool monitors to remain at the pool is not a covered expense.

Meetings

- August 13th BRRA Board Meeting
- August 14th Met with NMB Road and Drainage Department
- August 18th Joint Committee Board Meeting
- August 25th Voting Members Meeting
- August 26th Met with Mainscape performed complete property inspection
- August 28th Joint Committee Executive Board Meeting
- September 9th – Beach Cabana Committee Meeting
- September 1 - BRRA Board 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
- Resident's Club Window Replacement/Repair Project
- The 2026 Call for Candidates to serve on the Board of Directors has been mailed to all owners.

Upcoming Items

- 2026 Voting Member Applications
- 2026 Committee Member Applications
- 2026 Election Ballots
- 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
September 10, 2025

106 applications with 99% approval rating. 121 open violations.

Respectfully Submitted,

Dave Mehle, Chairperson



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Lifestyle Committee Meeting Report **September 10, 2025**

The Lifestyle Committee met on Wednesday, September 3rd, in the Resident's Club Arts and Crafts room.

Linda Ort submitted a report on the following:

Men's Luncheon:

A Men's Luncheon was held on Friday, August 22nd at Oscar's Food & Spirits. We had a total of 17 attendees. The September luncheon will be held on Friday, September 26th at TBD.

Barefoot Caring Council:

The Back-to-School Supplies collection was a success, as was the August 27th blood drive. Donors will receive a \$15 Amazon e-gift card in the next few weeks, and since 23 pints of blood were collected, the Caring Council will receive a \$100 Amazon e-gift card, which we will be donating to the North Strand Helping Hand.

Our next Blood Drive will be in January.

We are gearing up for the busy holiday season with the Wishing Tree and dessert collection for the Annual Christmas dinner.

Glenn Anderson reported on Pelicans Baseball:

For the 2025 season, Glenn sold 18 suites and 60 BBQ Picnic tickets for a total of \$11,792.50, well over our contracted amount of \$8735.88. As Glenn stated, he "hit it out of the ballpark this year". The last suite is for the last regular season game on September 7th. This was a difficult season – many rainouts, with Glenn needing to reschedule several games.

Although my husband isn't here this evening, I want to take a moment to give him praise. Most have no idea of the amount of work that goes into being the Pelicans' liaison. Let me share.

Glenn contracts with the Pelicans (in fact will be negotiating a new contract soon), selects the suite nights, reaches out to Barefoot businesses and residents to sell full suites, advertises through e-blasts and the website, and collects all monies. Once the monies are collected, he delivers that to Brandy at Ponderosa, who calls the Pelicans Box office to pay for the tickets. Then Glenn drives to the stadium to pick up all the tickets. Times 18 suites and the BBQ, he's driving down there 18-19 times between April and September. He comes home, writes out envelopes with the names of each attendee, then calls/emails/texts each person to let them know tickets are ready for pickup. He's had people say, well, at least you get to go to games for free. Um, no he doesn't. He pays for every game he attends, just like everyone else. So next time you see him, thank him for all his hard work!!

I have sold 36 tickets for the Greg Rowles Legacy Theatre Matinee on September 23rd. We have 14 tickets available, which must be paid for by Friday, September 12th. Information is on the website.

Fall Yard sale is scheduled for Saturday, October 18th. The Lifestyle Committee will be registering all multi-family participants. Chelsea takes care of the single-family communities. Please look for an e-blast for registration instructions which will also be in the October Newsletter.

The Online Halloween Pet Costume Contest will include both dogs and cats this year, from October 20-27. Sarah Burgan will be sending an e-blast with instructions to enter and will also be in the October Newsletter.

Coming up –

- Friendsgiving Happy Hour, Saturday, November 8th, 3-5pm.
- Night of a Thousand Candles at Brookgreen Gardens, Friday, December 5th. Tickets will go on sale in October.
- Cookies and Cocoa with Santa at the Cabana, Sunday, December 14th, 2-4pm.

Respectfully submitted,

Barbara Anderson, Co-Chair Lifestyle Committee



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Neighborhood Watch Committee Meeting Report
September 10, 2025

The next open meeting of the neighborhood watch will be held at 4pm at Putters Pub on September 17, 2025

Respectfully Submitted,

Michael Waters, Chairperson



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Website Committee Meeting Report **September 10, 2025**

The website committee launched several new features this summer. The Event Calendar shows a view of events in a monthly calendar format with links to provide additional details. Events are focused on activities for BRRA members and local events such as Music on Main, etc. The other feature is the Guard House web camera live feed pointing towards the Barefoot Swing Bridge. We plan to upgrade the webserver and tech stack in the next month or two. There will be a limited "downtime" when we cut over. Details are forth coming and will be posted on the website.

Respectfully Submitted,

Rick Heiges, Chairperson