

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
October 8, 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 Golf Clubhouse, located at 4980 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582 and via Zoom.

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

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. September 10, 2025, Regular Meeting Minutes

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

MOVED: To approve September 10, 2025, Regular Meeting Minutes as written and submitted.

B. September 10, 2025, Executive Meeting Minutes

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

MOVED: To approve September 10, 2025, Executive Meeting Minutes as written and submitted.

V. MINUTE RATIFICATIONS

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

MOVED: To approve the ratifications below:

- September 25, 2025 Oak Pointe CDAR #8824 4 Week Renewal
- October 1, 2025 Beach Cabana Front Parking Lot Landscape Revamp \$7,394.58
- October 1, 2025 Beach Cabana Middle Parking Lot Landscape Revamp \$9,905.44
- October 1, 2025 Beach Cabana Irrigation for Landscape Revamp \$4,286.48
- October 1, 2025 Beach Cabana Seaview Parking Lot Landscape Revamp \$11,073.79

VI. TREASURERS REPORT

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

VII. UNFINISHED BUSINESS

A. Outfall #2 Update

During the Executive Session, the Board reviewed the Topography Survey as received from Bateman Civil Survey. Upon a motion made by Mr. Haines, seconded by Mr. Simeon, and carried, it was:

MOVED: To approve the Topography Survey in the amount of \$4,500.00.

B. Water Tower Road Wall Update

Ms. Baltuskonis discussed the water tower wall situation, where a \$5 million repair estimate was deemed unacceptable, leading to a decision to pursue litigation against involved parties. The board discussed the results of a recent vote, which was overall in favor but had some communities voting no without providing breakdowns. Upon a motion made by Ms. Szabo, seconded by Mr. Haines, and carried, it was:

MOVED: To engage Robert Lee as lead attorney on a contingency basis for a lawsuit, with the understanding that he could bring in additional legal representation if needed.

C. Joint Committee Update

Ms. Baltuskonis reported the next meeting will be on October 16th and it is the 2026 Budget Meeting.

D. 2026 Barefoot Resort Board of Directors Election of Officers

Ms. White reported there would be no "Meet the Candidates" as the four (4) incumbent board members have been re-elected by acclamation.

VIII. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

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

B. Beach Cabana Excess Flood Policy

Ms. White presented the excess policy for flood insurance. Upon a motion made by Ms. Szabo, seconded by Mr. Haines, and carried, it was:

MOVED: To approve the Diamond Bros Excess Flood Policy in the amount of \$8,213.00.

C. Robert E. Lee August Invoice

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

MOVED: To approve Attorney Lee's August invoice in the amount of \$4,791.50.

IX. 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. Website Committee

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

X. OWNER QUESTIONS

Questions were posed and answered by the Board.

XI. SCHEDULE NEXT MEETING

The November meeting will be held on Wednesday, November 12th at 5:00 p.m.

XII. ADJOURNMENT

Upon a motion made by Mr. Haines, seconded by Mr. Simeon, and carried, it was:
MOVED: To adjourn the meeting at 5:56 p.m.

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

11/12/25
Date

Approved by:

[Signature]
Dara Baltuskonis, President

11/12/25
Date

Treasurer Report for October 8, 2025, Board Meeting

As of August 2025:

Operating Cash - checking \$39,839.13

Operating Cash - ICS \$393,428.74

Operating Cash - CDARS \$553,644.70

Total Operating Cash - \$986,912.57

Reserves - \$1,411,443.86

August Collection of 1% Fund - \$120,160.40

1% Fund total \$1,901,632.38

September Collection of 1% Fund - \$101,612.00

Total 1% Fund Collect through September \$866,813.43.

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 September 9th – October 7th

Completed Projects

- September 25th Beach Cabana Happy Hour Set Up.
- September 24th Generated August 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.
- September 26th prepared for Tropical System Imelda.
- September 29th reset property from Tropical System Imelda.
- September 30th sent out email for Barefoot Resort election results. The 2026 Call for Candidates to serve on the Board of Directors has been mailed to all owners. – 4 incumbent Board Members were the only respondents. Dara Baltuskonis, Marie Chaisson, Alan Simeon, Maggie Szabo. It is not necessary to hold an election.
- October 6th sent open CCR report to ARC for follow up inspections.

Meetings

- September 9, 2025 Beach Cabana Committee Meeting
- September 17, 2025 Violation Hearing for Residents Club Usage
- September 23, 2025 Met with Engineering Firms for Outfall #2
- September 26, 2025 Park Hill Community Inspection
- September 29, 2025 Met with Board and its Attorney for Outfall #2
- October 7, 2025 Beach Cabana Committee Meeting

Ongoing Projects

- Contract signed with Superior Fence for Resident's Club tennis/pickle ball gate. Waiting for permit approval prior to installation.
- Resident's Club Window Replacement/Repair Project. Meeting to be scheduled with Engineers and Board.
- Outfall #2 estimates, permits, and repairs.
- 2026 Proposed Operating Budgets.
- October 1st sent out Voting Member Application Request.
- October 1st sent out Committee Member Application Request.

Upcoming Items

- Schedule Organizational Meeting of the Board

Barefoot Resort Residential Owners Association Beach Cabana Committee Meeting Report

October 7, 2025

The Barefoot Resort Residential Owners Association Beach Cabana Committee met on Tuesday, October 7 at 1:30 p.m. at the Ponderosa Management Offices. A quorum was present. The next meeting will be held on Tuesday, November 4th at 1:30 p.m. at the Ponderosa Management offices.

Kelly White reported that there are a few things needing attention during the off-season. She will be obtaining a price quote for application of an epoxy finish on the ground floor of the Cabana. Three lights will be replaced on the sundeck. There is a non-functioning ceiling fan in the gathering room, and it is no longer possible to match the other three working fans. She was asked to get a quote to replace all four fans with new, matching weather-resistant fans. The landscaping has been enhanced in the front and back parking lots. The longer hose for the boardwalk bump-out has also been installed.

The Fall 2025 DJ Happy Hour was held Thursday, September 25 with approximately 76 in attendance. Once again, DJ Jerry Rapone provided entertainment for a lovely afternoon. The Committee discussed possible changes/enhancements for future events.

The Fall Cornhole Tournament will be on Sunday, October 19 from 2 to 5 p.m. Watch your email for instructions to sign up. It is always a fun afternoon!

There are some parking stickers that are fading in the sun (while others have remained vibrant). Kelly White reported that there is still an abundance of spare stickers. If your parking sticker has faded, please peel it off and return it to Ponderosa Management for a replacement. If you are unable to come in during their regular business hours, you may mail your faded sticker, and they will send you a replacement.

Now that we're into the Fall season, be sure to spend some time at the Beach Cabana!

Submitted by Judy May, Chair

Lifestyle Committee Report
BRRA Meeting
Wednesday, October 8, 2025

The Lifestyle Committee met on Wednesday, October 1st.

No Pelicans baseball report, no Walking Group report.

Men's Luncheon and Caring Council – Linda Ort reported:

The Men's Luncheon was held on Friday, September 26th at Margaritas Mexican Restaurant. We had a total of 8 attendees. The October luncheon will be held on Friday, October 24th at Soho's on the Waterway. Registration info went out in an E-blast and is on the website.

Caring Council - Our Fall Food Drive to benefit North Strand Helping Hand will be held on Friday, November 7.

Barbara Anderson reported we had 45 residents attend the Greg Rowles Legacy Theatre Matinee. All reported having a good time.

Fall Yard Sale – Registrations for multi-family communities have been low. Mike Atwood contacted me and said that several families from Greenbriar will be taking part. We have approximately 5-6 others registered. Two people from Dye Estates registered. One has offered to take care of signs and making sure the gates are open.

November 8th Meet and Greet honoring Veterans at the Cabana will begin registering soon. Watch for an eblast and info on the website.

Night of a Thousand Candles December 5th

Tickets will go on sale on November 1st. Please watch for an e-blast and info on the website. Tickets will be \$34.00

Santa at the Beach Cabana December 14th

Registration will begin mid-November.

Online Pet Halloween Costume Contest

Cats and Dogs this year, October 20-27, info will be on the website and sent out as an eblast.

The Lifestyle Committee will be looking into sponsoring a Shredding Event, probably in April, right after-tax time.

Thank you,

Barbara Anderson, Co-Chair

Website Committee Report
October 8, 2025

The website committee is in the process of exploring options to better control access / security of Zoom recordings. Preparations for the upgrade of the webserver are underway. There will be some downtime, but it will be minimal. We will have a notice on the website for expected service interruption.

The event calendar is being updated to help everyone know what is going on around Barefoot. Check it out at owners.barefoothoa.com. Not registered on the website yet? visit today and register. Tell your neighbors to sign up if they are not already.

I see that the call for committee participation went out. The website committee would welcome new members. We have a lot of stuff going on.

Respectfully submitted by
Rick Heiges, Chair