

**BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.
TWENTY FIRST ANNUAL VOTING MEMBERS' MEETING MINUTES
DECEMBER 10, 2024**

I. CALL TO ORDER

The Twenty First Annual Voting Members' Meeting of the Barefoot Resort Residential Owner's Association was called to order at 4:01 p.m. by Ms. Baltuskonis, via Zoom.

II. PLEDGE OF ALLEGIANCE

III. INTRODUCTIONS

Ms. Baltuskonis introduced the Board of Directors and Ponderosa Management, LLC.

Members Present: Marie Chaisson, Alan Simeon, Dennis Stamey, John Karpovich, Jack Haines, and Maggie Szabo

Members Present Via Zoom: Dara Baltuskonis

Management Company: Kelly White and Brandy Reaves, Ponderosa Management, LLC

IV. OPENING STATEMENTS

Ms. Baltuskonis reported that per the Association's By-Laws, Article 2, Section 2.3 Annual Meetings. Meetings shall be of the Voting Members. Subsequent regular annual meetings shall be set by the Board so as to occur during the Fourth quarter of the Association's fiscal year. Ms. Baltuskonis stated that this meeting will be recorded as the Twenty First Annual Voting Members' Meeting.

Dara Baltuskonis, President of the Association, served as Chairperson of the meeting. Brandy Reaves, Ponderosa Management, LLC served as Recording Secretary.

Ms. Reaves has been appointed Agent and Proxy for those Members of the Association not present at the meeting for quorum purposes only.

A. Proof of Notice

Ms. Szabo was provided a copy of the Notice and Proof of Mailing of the Notice for the Twenty First Annual Voting Members' Meeting. She stated that they appeared to be in good order and would be filed with the official records of the meeting.

B. Roll Call & Certification of Proxies

Ms. Reaves reported that the total percentage of Voting Members and Alternate Voting Members represented at this meeting was 43.48%.

C. Establishment of Quorum

Ms. Szabo reported that a quorum had been established to successfully conduct the meeting.

V. APPROVAL OF MINUTES

Upon a motion made by Ms. Guber (Greenbriar), seconded by Ms. Livezey (Cedar Creek) and carried, it was: **MOVED: To dispense with the reading of the Minutes of the Twentieth Annual Voting Members' Meeting and approve the Minutes as written and submitted.**

VI. REPORTS

Ms. Chaisson reported that reports will be made on Association activities.

A. Financial Report

Mr. Haines reviewed the October 2024 Financial report, which is posted online at www.barefoothoa.com.

B. Board of Directors Report

- Ms. Baltuskonis report is attached to these minutes as Exhibit "A".
- Ms. Baltuskonis reported that the Beach Cabana mediation was held in November. At that time, the Board signed releases with 84 Lumber and Ellie Torres. There are three additional vendors named in the litigation. The Board of Directors has requested a court date before a 2nd mediation will occur.
- Ms. Baltuskonis reported an engineer firm had been contacted to provide a proposal for the Water Tower Road Wall. Once the information is received, the Board will review with the Association Attorney.
- Ms. Baltuskonis reported the Joint Committee is awaiting documents on Outfall 2. Once the documents are received, the Board will review on how to proceed.

C. Committee Reports

▪ **Architectural Review Committee**

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

▪ **Beach Cabana Committee**

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

▪ **Lifestyle Committee**

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

▪ **Residents' Club Committee**

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

▪ **Neighborhood Watch Committee**

Mr. Waters reported that the Neighborhood Watch Committee held five open meetings in 2024. The committee is working with Kevin Blayton, City of North Myrtle Beach, regarding street sign updated within the community. The last 2024 meeting will be held on December 11th at 4:00 p.m. at the Barefoot Resort Fire Station #5. The North Myrtle Beach Police Department will conduct a K9 demonstration and information on holiday safety.

VII. ELECTION OF DIRECTORS

Ms. Baltuskonis reported the Barefoot Resort election ballots were counted on Friday, December 6th. The following owners were elected to the Board effective January 1, 2025 for a two year term: John Karpovich (SFV), Cindy Peppers (DAL), and Jack Haines (MFV). Mr. Stamey was thanked for his service to the Board of Directors.

VIII. UNFINISHED BUSINESS

Mr. Simeon stated that after a review of the 2023 Annual Meeting Minutes, there was no unfinished business that required discussion.

VIII. NEW BUSINESS

Ms. Chaisson opened the meeting up to new business and member comment.

- Mr. Kirven (Longbridge) inquired about the pressure washing of the spine road sidewalks. Ms. Baltuskonis reported this item was approved for the Joint Committee 2025 budget.
- Mr. Kirven (Longbridge) inquired about Board members who are also Voting Members. How will this affect community votes? Ms. Peppers reported that Alternate Voting Members would hold the community voting, if this occurred.
- Mr. Kirven (Longbridge) inquired as to the cost of Attorney O'Connor thus far; as well as, the status of the governing documents review. Ms. Baltuskonis reviewed the attorney invoices for 2022, 2023, and 2024. Ms. Baltuskonis reported that the Nonresidential Association were in the process of rewriting their governing documents and Barefoot would postpone their revisions until Nonresidential completed the process.
- Ms. Owens (Dye Townhomes) inquired as to why the city is not pressure washing the bridge. Ms. Baltuskonis replied the city will not pressure wash any curbs, streets, sidewalks, nor bridge walls.
- Ms. Owens (Dye Townhomes) requested a status of the swing bridge sidewalk repair. Mr. Stamey reported the city had approved a vendor and the repairs should be made within 120 days or less, per Mr. Baldwin.
- Mr. Hutton (Brookstone) asked several financial questions. These questions and responses are attached as Exhibit "F".
- Mr. Powell (Longbridge) inquired as to why the Links Drive monument is gone. Ms. Reaves reported the monument is in the process of being rebuilt due to dry rot.
- Mr. Powell (Longbridge) stated the Dye Estates entrance brick wall and flowers are not up to Barefoot Resort standards. Ms. Reaves reported the Dye Estates Board of Directors are requesting proposals for the revamp of the brick wall and flower beds.

IX. ADJOURNMENT

Upon a motion made by Mr. Camera (Longbridge), seconded by Ms. May (Brookstone) and carried, it was: **MOVED: to adjourn the meeting at 5:10 p.m.**

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

12/5/25
Date of Signature

Approved by:

[Signature]
Dara Baltuskonis, President

12/10/25
Date of Signature

Treasurer Report for December 10, 2024 Annual Members Meeting

As of October 31, 2024:

Operating Cash - checking \$103,409.86

Operating Cash - ICS \$483,133.80

Operating Cash - CDARS \$534,537.46

Total Operating Cash - \$1,121,106.58

Reserves - \$1,272,249.37

October Collection of 1% Fund - \$126,043.50

Total 1% Fund Collect through October \$834,365.79

1% Fund total \$1,025,029.81

November Collection of 1% Fund - \$\$70,389.00 –

Total 1% Fund Collect through November \$904,475.79

The November amounts could change with the finalization of the November financial statement.

ARC Report – December 10, 2024

Applications Received 147 of which 99% were approved

Outstanding Open Violations 20

Amounts Receivable for Fines related to Violations \$1,388.00

Amount of Fines Collected or Waived. There is a Negative Amount Received of \$1,600.00. In 2024 there were \$6,225.00 of fines waived related to 2023. Collected fines in 2024 were \$4,625.00. That's why there was a negative received of \$1,600.00.

Dave Mehle

Barefoot Resort Residential Owners Association Beach Cabana Committee Meeting Report

December 10, 2024 – Annual Report

The Barefoot Resort Residential Owners Association Beach Cabana Committee has had a very busy year! We began the year welcoming new committee members Beverly Livezey and John Tomasko and said farewell to member Kathy Deibel early in the year. I was elected to chair the committee for 2024, and Diana Byle was elected our secretary.

I'd like to take this opportunity to thank outgoing Beach Cabana Committee member Diana Byle. Diana's term on the committee ends on December 31. Diana served as our secretary this year and was a very dedicated member of the committee. Diana, we will miss you very much!

We looked again at the Cabana Rules and Regulations and communicated these to the Investors and absentee owners, highlighting applicable rules. We also asked Ponderosa Management to communicate Cabana rules and shuttle information prior to each busy summer holiday to help with adherence to rules.

In 2024, the Committee sponsored two corn hole tournaments – spring and fall. We also sponsored two DJ Happy Hours – spring and fall, and are having one last Happy Hour at the Cabana on New Years' Eve from 11 a.m. to 1 p.m. We've had wonderful participation and feedback from our owners and are looking forward to more events at the Cabana in 2025.

Additions to the Beach Cabana this year include the beach toy lending library and a hose for a temporary washing station on the decking. The Committee also had a tide chart link added to the BRRRA website for all to use. New lounge chairs and umbrellas for the 2nd floor are on order and will be ready for the 2025 season. New, more efficient ice machines are also on order for next year. Kelly White of Ponderosa Management has kept the Committee informed of Cabana maintenance and we thank her and her staff for keeping the Cabana in top operating order.

The Committee is also planning for next year with additional Happy Hours, cornhole tournaments, and maybe a sweet surprise!

We hope you will continue to enjoy the Beach Cabana this winter! It's such a fun place to meet with neighbors this time of year!

Submitted by Judy May, Chair

Lifestyle Committee 2024 Report

The Lifestyle Committee has had a busy year!! We continue to strive to have activities that bring the whole community together.

In 2024 we sponsored the following:

February - Valentines Meet & Greet at the Cabana

April - Pizza Party Bingo at Putter's Pub

April - Spring Yard Sale

May - First Pickleball Round Robin Tournament

April - September - Pelicans Baseball Suite Nights

June - Pelicans Baseball BBQ Picnic

July - Annual July Golf Cart Parade

September - 2nd Pickleball Round Robin Tournament and a Medicare Information meeting

October - Fall Yard Sale and Online Pet Halloween Costume Contest

November - Meet and Greet at the Cabana Honoring Veterans

December - Cookies and Cocoa with Santa at the Cabana and Night of a Thousand Candles at Brookgreen Gardens

In addition, we held monthly men's luncheons at various local restaurants.

The Committee supported several Barefoot Caring Council events -

Blood Drives

Book Drives for elementary students

Collected School Supplies

Food Drives

Wishing Tree

Providing desserts for the Annual Community Christmas Dinner

The Barefoot Walking Group has stayed very active with over 200+ members on their Facebook page.

I would like to acknowledge all our members -

Barbara Anderson and Margaret Ann DeMarzo, Committee Co-Chairs

Ann Marie Sfarra, Committee Secretary

Sarah Burgan

Linda Kyzer

Claire Nemes

Glenn Anderson, Pelicans Baseball Liaison

Bill Bragg, Walking Group Liaison who designed and sold Walking Group T-shirts

Sun Lee, Pickleball Tournament Liaison who also designed and sold Pickleball T-shirts

Linda Ort, Caring Council Liaison and Men's Luncheon Coordinator

Our biggest challenge remains communicating upcoming events to the community. While e-blasts and posting on the website are our current method, we are looking at other ways. We are hoping that Voting Members will help us with this. We encourage everyone to take a look at the Lifestyle Committee page on the BRRRA website. Please feel free to contact us with suggestions for events.

We are already busy planning next year. Our first event will be the Valentine Meet and Greet Happy Hour at the Cabana on Saturday, February 8th. A sign-up flyer will be out soon.

Happy Holidays to all!!

Respectfully submitted,

Barbara Anderson, Co-Chair

RESIDENTS' CLUB END OF YEAR REPORT

- . The fence in front of the Residents' Club was repaired and repainted.
- . A plaque in honor of the late Ron Maierhoffer was designed and placed at the pickleball courts.
- . The rental for the Residents' Club was increased from \$200 to \$250.
- . Shrubs were removed from the gazebo area. New planting will be done in the spring.
- . A bocce ball court is under discussion and tentatively planned by the gazebo area.
- . Several maintenance items were completed such as powerwashing of the Club and gazebo, window cleaning and hvac.
- . New pool furniture was purchased.
- . The Barefoot directory is being updated and going to print by end of year.
- . The pickleball and tennis courts were painted and restriped.
- . Shout out to Mary Ann Sacharov for continuing to maintain the library. And just a reminder, please NO textbooks. They're not acceptable at our library nor the North Myrtle Beach Library.
- . Thanks to all the volunteers for various parties throughout the year for helping to set up and clean up.