

**Barefoot Resort Residential Owners' Association, Inc.**  
**Regular Meeting of the Board of Directors Minutes**  
**November 12, 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 5:03 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:** Marie Chaisson, Dara Baltuskonis, Cindy Peppers, Jack Haines, John Karpovich, and Alan Simeon

**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**

A. October 8, 2025, Regular Meeting Minutes

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

**MOVED: To approve October 8, 2025, Regular Meeting Minutes as written and submitted.**

B. October 11, 2025, Budget Meeting Minutes

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

**MOVED: To approve October 11, 2025, Budget Meeting Minutes as written and submitted.**

C. October 11, 2025 Organizational Meeting Minutes

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

**MOVED: To approve October 11, 2025, Organizational Meeting Minutes as written and submitted.**

**V. MINUTE RATIFICATIONS**

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

**MOVED: To approve the ratifications below:**

- April 2, 2025 Ponderosa Management, LLC Contract Renewal for Five (5) Years
- November 6, 2025 Bridle Ridge CDAR Renewal for 52 Weeks.
- November 6, 2025 Barefoot Resort ROA CDAR Renewal for 52 Weeks.
- November 6, 2025 Longbridge CDAR Renewal for 52 Weeks.
- November 6, 2025 Brookstone CDAR Renewal for 52 Weeks.
- November 6, 2025 Park Hill CDAR Renewal for 52 Weeks.
- November 6, 2025 Residents Club CDAR cash out due to upcoming building projects.

**VI. TREASURERS REPORT**

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

**VII. UNFINISHED BUSINESS**

A. Outfall #2 Update

Ms. Baltuskonis reported this item is tabled until the attorneys finalize the settlement agreement.

B. Water Tower Road Wall Update

Ms. Baltuskonis reported this item is tabled until the final cost is received from the engineer and the plan of action for the wall stabilization. A meeting will be scheduled with the affected owners once more information is received.

Upon a Motion made by Mr. Karpovich, seconded by Ms. Peppers, and carried, it was:

**MOVED: To approve the Glasstec invoice in the amount of \$8,692.50.**

C. Joint Committee Update

Ms. Baltuskonis reported this item is tabled until the Board addresses pool lighting compliance issues, deciding to take control of existing light posts and replace bulbs rather than installing new poles, the cost of bulb replacement for compliance.

**VIII. NEW BUSINESS**

A. Ponderosa Management, LLC Monthly Report

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

B. Christmas Decorations

Ms. White reported the Christmas wreaths that are hung on monuments and posts within the communities need to be replaced due to age.

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

**MOVED: To approve the Christmas decorations replacement of wreaths, not to exceed \$5,000.00.**

**IX. COMMITTEE REPORTS**

A. Beach Cabana Committee

Ms. May'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."

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

**MOVED: To approve the Pelican's Baseball twelve game contract at a cost of \$10,800.00 per year. This will be a three-year contract. Mr. Karpovich and Mr. Haines opposed the Motion.**

C. Residents Club Committee

Ms. McLaughlin'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 Annual meeting will be held on Wednesday, December 10<sup>th</sup> at 5:00 p.m.

**XII. ADJOURNMENT**

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

**MOVED: To adjourn the meeting at 5:44 p.m.**

Respectfully submitted by:

Brandy Reaves  
Brandy Reaves, Recording Secretary

12/10/25  
Date

Approved by:

Dara Baltuskonis  
Dara Baltuskonis, President

12/10/25  
Date

## Treasurer Report for November 12, 2025, Board Meeting

The Board met on Saturday, October 11 to review and discuss the proposed 2026 Operating Budgets for the BRRR, Beach Cabana, Resident's Club and the single-family neighborhoods. The meeting began at 10am and finished at approximately 3pm. The 2026 assessments for the master association are as follows:

- ✚ Residential Association Fee—Will be \$29.00 per door, per month, which is a \$2.00 increase.
- ❖ Website Upgrade – The Board approved a recommendation from the Website Committee for necessary upgrades to the website.
- ❖ Contingency – The Board has funded additional money towards the Contingency Line Item that will be used to fund future Capital Projects.
- ❖ Alert Messaging System – The Board will enter into a contract with a service that will enable alert text messages to be sent to owners as reminders for community functions and/or emergencies.
- ❖ Capital Reserve Contribution – This line item reflects an increase, as per the Reserve Study.
- ❖ Residents' Club Fee—Will be \$56.00 per door, per month, which is a \$2.00 decrease. The Board allocated \$60,000 in Excess Contingency Funds to offset the assessment.
- ❖ Beach Cabana Fee—Will be \$7.00 per door, per month, there is no change in the fee. The 2026 Operating Budget provides the amount of \$80,000 from the Prior Year Excess Income Line Item to help offset the monthly assessment.
- ❖ The Board is in the process of obtaining quotes to apply an epoxy surface to the ground floor of the facility. Several maintenance items will be done in the off season, i.e. ceiling fan replacement in the gathering room, painting several areas, and sealing of the wooden walkout.
- ❖ Joint Committee Fee— The Joint Committee approved its budget October 16<sup>th</sup>. The fee will be \$30.00 per door, per month, which is a \$2.00 increase. The 2026 budget reflects increases due to the following:
  - ❖ Professional Services—This line item provides an increase due to the fees associated with attorneys, engineers, etc., based on 2025 projected expenses.
  - ❖ Shuttle Service—Premier Tours & Travel contract provides for a 3% increase; 2026 is the 3<sup>rd</sup> year of a three-year contact.
  - ❖ Landscape Contract—This line has increased 3%, as per the Mainscape contract.

- ❖ Landscape Maintenance & Supplies—This line has been increased based upon proposals for landscape material replacement and enhancements throughout the resort.
- ❖ Music by the Pool—This line item provides for sixteen events for the 2026 summer season.

### **1% Marketing Fund**

As of September 2025:

Operating Cash - checking \$48,217.89

Operating Cash - ICS \$443,500.10

Operating Cash - CDARS \$553,536.28

**Total Operating Cash - \$1,047,254.27**

**Reserves - \$1,431,211.28**

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

**1% Fund total \$1,961,349.66**

October Collection of 1% Fund - \$61,528.00

Total 1% Fund Collect through October \$ 928,341.43.

The October 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 October 8<sup>th</sup> – November 11<sup>th</sup>**

### **Completed Projects**

- October 24<sup>th</sup> Generated August Financial, Work Order, and CCR Reports to the Board of Directors.
- Replaced Ceiling fans in the Beach Cabana Gathering Room.

### **Meetings**

- October 11, 2025 Barefoot Budget Meeting
- October 13, 2025 Meeting with REI
- October 16, 2025 Joint Committee Budget Meeting
- October 28, 2025 Meeting with Voting Members
- October 30, 2025 Meeting with Window World
- November 4, 2025 Beach Cabana Committee Meeting
- November 12, 2025 Barefoot Board Meeting.

### **Ongoing Projects**

- Oak Pointe – roadway resurfacing project seeking proposals.
- Resident's Club tennis/pickle ball gate scheduled installation date November 10<sup>th</sup>.
- Resident's Club Window Replacement/Repair Project. Waiting for Engineer Report
- Outfall #2 estimates, permits, and repairs.
- October 1<sup>st</sup> sent out Voting Member Application Request.
- October 1<sup>st</sup> sent out Committee Member Application Request.
- Water Tower Road Wall – repair issues.
- Epoxy Surface to the Beach Cabana ground floor. – Seeking proposals.
- Paint various areas of the Beach Cabana.
- Sand and Seal beach walk out at the Beach Cabana.
- Landscape Enhancements at the Beach Cabana – to be installed week of November 3<sup>rd</sup>.

### **Upcoming Items**

- Annual Members' Meeting.
- Committee Member and Chairperson Appointment.
- Voting Member Election for the Longbridge Neighborhood.

## Barefoot Resort Residential Owners Association Beach Cabana Committee Meeting Report

November 4, 2025

The Barefoot Resort Residential Owners Association Beach Cabana Committee met on Tuesday, November 4 at 1:30 p.m. at the Ponderosa Management Offices. A quorum was present. The next meeting will be held on Tuesday, December 2nd at 1:30 p.m. at the Ponderosa Management offices.

Kelly White reported that new ceiling fans and a spare have been ordered for the 1<sup>st</sup> floor gathering room of the Cabana. One of the current fans was not operating, and it was impossible to purchase the exact same fan to replace it. The remaining original operational fans will be donated to Habitat for Humanity. She is in the process of obtaining quotes for application of an epoxy finish on the ground floor of the Cabana. Kelly reported that the walkway to the beach needs to be sealed. To do this, it must be at least 50 degrees and will need a day or two to cure. She will schedule this strategically around holidays. She is working with Quench on a potential warranty issue for one of the ice machines.

The Fall Cornhole Tournament was held on Sunday, October 19 with 12 teams competing. Congratulations to our winners, SBC Chuckers, made up of Doug Straley and Larry Murphy! It was a perfect afternoon for cornhole and all in attendance had a great time!

The Committee has set preliminary dates for Spring 2026 events:

- April 26 – Spring Cornhole Tournament (limited to 14 teams)
- May 7 – Spring DJ Happy Hour
- May 16 – Ice Cream Social

You may have seen the email concerning the new beach wheelchair that is now available for our residents' use. This generous donation was from the Adaptive Surf Project (founders Luke and Erin Sharp). It is free to use for any Cabana member. All we ask is that you treat it with care and return it to the spot you found it in when finished. Please do not submerge the chair as saltwater can be very destructive. The chair is stored in the stairwell on the right-hand side of the ground level. Special thanks to Marie Chaisson for spearheading this effort.

REMINDER - 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! Just remember that you should always leave the Cabana in the same condition you found it (or better). This makes it more enjoyable for all of us!

Submitted by Judy May, Chair

Lifestyle Committee Report  
BRRA Meeting  
Wednesday, November 12, 2025

The Lifestyle Committee met on Wednesday, November 5th.

**Pelicans baseball report** – Glenn Anderson

Glenn reported that he will be contacting the Board with a counteroffer on the 2-year contract from the Pelicans organization.

**No Walking Group** report.

**The Men's Luncheon** was held on Friday, October 24<sup>th</sup> at SoHo on the Waterway. 10 men attended.

**Caring Council** - Our Fall Food Drive to benefit North Strand Helping Hand was held on Friday, November 7. Stay tuned for info on the Wishing Tree and the Community Christmas Dinner.

**Pet Costume Contest** – Winners were selected for Best Overall, Cutest, and Funniest. Best Overall was Cruella Deville and 101 Dalmatians, Cutest was Dr. Hanna, and Funniest was Old Lady with curlers.  
Thanks to all who participated.

**Fall yard sale** had folks from the following MF communities take part -  
Dye Estates, Greenbriar, Harbor Cove, Havens, Tanglewood.

You still have a couple of days to get your tickets to **Night of a Thousand Candles at Brookgreen Gardens**. Cost is \$34.00 per person. Money must be received by Friday, November 14<sup>th</sup>. See the website for details.

Watch for other events on the website and in eblasts.

Barbara Anderson  
Co-Chair Lifestyle Committee

# **RESIDENTS' CLUB COMMITTEE REPORT**

**November 6, 2025**

The Residents' Club Committee held a meeting Thursday, 11/6/25, at the Residents' Club.

The Club is usually power washed annually but was not this year because of the window installation and possible other issues. A resident emailed me about the green mold on the pillars in front of the building and Ponderosa will power wash them.

Two quotes were received and discussed regarding the private road next to the Club and all parking lots. The committee made a recommendation to the Board to use Weaver Construction Services, Inc. for a total of \$25,207.

The pickleball fence and gate are scheduled to be delivered and installed Wednesday, 11/12/25 and Security Vision will put the Brivo system in shortly after the installation to secure the area which will be accessed only by a resident's key card.

Chelsea reported some electrical maintenance repairs in the pump room.

The pool furniture will be cleaned again and stacked under the pavilion for the season.

A new contract was signed for 2026 with a new janitorial company for the Club.

Picnic tables (six) and umbrellas were discussed to replace the tent which is rented annually. The committee is suggesting six dark blue tables with striped umbrellas, but we have a few more questions and will then make a recommendation to the Board.

Chelsea continues to plan and schedule a variety of November activities at the Residents' Club for all single-family residents. The key activities were highlighted in her email, and all activities are noted on the Residents' Club Calendar which is available at the entry to the Residents' Club as well as online.

Submitted By:

Alice McLaughlin, Chairperson