

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
February 11, 2026

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: Marie Chaisson, Dara Baltuskonis, Cindy Peppers, Jack Haines, John Karpovich, and Alan Simeon

Member(s) Via Zoom: 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. January 14, 2026 Regular Meeting Minutes

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

MOVED: To approve January 14, 2026 Regular Meeting Minutes as written and submitted.

V. TREASURERS REPORT

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

VI. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

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

VII. COMMITTEE REPORTS

A. Beach Cabana Committee

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

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

MOVED: To approve the Coastal Stone Proposal in the amount of \$24,452.00 to install a gray blend stone on the ground floor.

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

MOVED: To approve the CRM Proposal in the amount of \$9,572.63 to install an icemaker in the dining room.

B. Lifestyle Committee

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

C. Neighborhood Watch Committee

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

D. Residents Club Committee

Upon a motion made by Mr. Haines, seconded by Ms. Peppers, and carried, it was:
MOVED: To revise the Residents Club Charter to allow no more than five (5) members.

Upon a motion made by Mr. Simeon, seconded by Ms. Chaisson, and carried, it was:
MOVED: To approve Maureen O’Callaghan, Susan O’Keefe, Bill Fell, Becky Rudnitsky, and Hank Celestino to the Residents Club Committee.

E. Website Committee

Mr. Heige’s report is attached to these minutes as Exhibit “F”.

Upon a motion made by Mr. Haines, seconded by Ms. Peppers, and carried, it was:
MOVED: To approve Paulette Welsing and Terry Edwards to the Website Committee.

VIII. OWNER QUESTIONS

There were no questions or comments.

IX. ADJOURNMENT

Upon a motion made by Ms. Peppers, seconded by Mr. Simeon, and carried, it was:
MOVED: To adjourn the meeting at 5:45 p.m.

Respectfully submitted by:

Approved by:

Brandy Reaves
Brandy Reaves, Recording Secretary

[Signature]
Dara Baltuskonis, President

3/11/2026
Date

3/11/26
Date

Treasurer's Report for January 14, 2026

As of December 2025:

Cash Operating Account

Operating Cash - checking	\$35,654.57
Operating Cash - ICS	\$484,701.47
Operating Cash - CDARS	\$561,097.69
Total Operating Cash -	\$1,085,453.73
Reserves -	\$1,490,008.15

1% Fund

December - Collection of 1% Fund - \$62,243.00

Total amount collected through December \$1,054,004.43

January - Collection of 1% Fund - \$14,060.00

Total 1% Fund Collect through January - \$14,060.00

Total 1% Fund \$2,313,862.70

The January 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 January 20th – February 9th

Completed Projects

- January 27th Generated August Financial, Work Order, and CCR Reports to the Board of Directors.
- Sand and Seal beach walk out at the Beach Cabana.
- Prepared facilities for winter storms.
- Met with attorney and engineers at Water Tower Road Wall

Meetings

- January 6, 2026 Beach Cabana Committee Meeting
- January 14, 2026 Barefoot Board Meeting
- January 15, 2026 Met with Members of the Beach Cabana Committee & Contractor
- January 20, 2026 Barefoot Board Meeting with Voting Members
- January 22, 2026 Met with Barefoot Board President and Members of the Lifestyle Committee
- February 3, 2026 Beach Cabana Committee Meeting
-

Ongoing Projects

- Oak Pointe – roadway resurfacing.
- Resident's Club Window Replacement/Repair Project.
- Outfall #2 estimates, permits, and repairs.
- Water Tower Road Wall – repair issues.
- Epoxy Surface to the Beach Cabana ground floor. – Scheduled for March 17th-19th
- One additional icemaker for Beach Cabana

Upcoming Items

- Meeting with owners along Water Tower Road Wall.
- Preparing all common areas for upcoming summer season.
- Joint Committee Board Meeting – February 12th



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

Beach Cabana Committee Meeting Report **February 11, 2026**

The Barefoot Resort Residential Owners Association Beach Cabana Committee met on February 3, 2026 at 1:30 pm at the Ponderosa Management Offices. The next meeting will be held on Tuesday, March 3, 2026 at the Ponderosa Management offices.

Kelly White reported:

- A deposit check will be sent out to Coastal Stone Flooring for the ground level floor coating. The project is scheduled for March 17 - 19, 2026.
- She is currently waiting on permits to begin the work on the 2nd bump out on the walkway to the beach.

An email has been sent out for people to apply for season jobs at the cabana.

All of the outdoor maintenance has been completed for the upcoming season. It was requested that we clean the tiles on the 1st floor.

It has been requested that we put some lower tables on the 2nd floor sundeck for people are not able to sit at the high tops. The committee will be looking at 2 tables, chairs and umbrellas with stands.

The Mahjong Tournament is scheduled for February 10, 2026 from 12 - 5 pm. We already have 33 people signed up to participate.

Keep a look out for emails to sign up for our Spring Cornhole on April 26, 2026 and our DJ Happy Hour on May 7, 2026. The Ice Cream Social will be held on May 16, 2026 (no need to sign up).

Respectfully submitted,

Annette Rauzi, Secretary



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

Beach Cabana Committee Additional Floor Information **February 11, 2026**

I'd like to provide a little more information about the textured flooring that will be installed on the ground level of the cabana.

At the recent meeting, a resident asked whether underground utilities could be impacted if repairs were ever needed. The largest underground utility at the cabana is the stormwater collection system. A stormwater collection system is the network of structures and pipes designed to collect, move, and manage rainwater so it does not flood streets, homes, or properties. I often compare it to a leach field in a septic system—except this system is designed specifically to manage stormwater.

Currently, there are several drains where water—and unfortunately, sand—flow into the system. One of the primary reasons for installing the boardwalk bump-outs was to help preserve the lifespan of that stormwater system. Although we scheduled regular pump-outs to address sand buildup, it is impossible to remove all accumulated sand. Over time, residual sand continues to impact system performance.

Relocating the rinse stations to the boardwalk bump-outs has already proven to be extremely successful in reducing the amount of sand entering the drains.

The stone flooring system further supports this effort. The textured pebble surface design itself will help slow sand movement before it reaches the drains. We expect the pebble crevices to naturally trap and hold sand, allowing staff to use blowers to direct sand away from drains and then sweep or vacuum the collected material. This proactive approach helps protect the stormwater infrastructure, reduces long-term maintenance demands, and extends the overall life of the system.

In short, the textured flooring is not only an aesthetic improvement but also a practical investment in protecting our underground infrastructure and reducing ongoing maintenance challenges. I apologize that I wasn't able to dive deeper into this last night because of time constraints. Please reach out if you'd like more information—

I'm happy to discuss it further.

Respectfully submitted,

Dara Baltuskonis, Board President

Dara.brra@gmail.com



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

Lifestyle Committee Meeting Report
February 11, 2026

The Lifestyle Committee met very briefly on Friday February 6th after the Galentine's Tea.

The Committee would like to thank Marie Chaisson, and Laura Simeon for their assistance in last Fridays Galentine's Tea. Also thanks to Glenn Anderson and Tom Ort for their great help in setup and cleanup. Thank you to the 50 ladies who came to the Tea and had a wonderful time!!

As always, a huge thank you to the committee members who showed up and showed off - a great group of people!!!

Are you ready for Pelicans Baseball??? An eblast went out last week announcing sales of suites and individual tickets, and ticket sales for the AYCE BBQ picnic on June 13th. Check your emails or the website for details.

Respectfully submitted,

Barbara Jo Anderson, Committee Co Chair



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

Neighborhood Watch Committee Meeting Report
February 11, 2026

The next open Neighborhood Watch meeting will be on Thursday, February 12, 2026 at Putters Pub. The event will begin at 4:00 p.m.

The topics to be discussed will be presented by the North Myrtle Beach Police Department on recent public scams affecting the area; as well as, a briefing on the new hands-free cell phone use while driving.

Respectfully submitted,

Mike Waters, Chairperson



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

Website Committee Meeting Report **February 11, 2026**

The committee discussed new member approvals, website analytics challenges, and technical updates, including security rules and upcoming penetration testing. We would like to welcome Paulette Welsing and Terry Lowe-Edwards to the committee.

Plans were made to improve user engagement, streamline communication with Rave alerts, and prototype a phone-friendly BRRAID card for residents.

The group reviewed calendar management responsibilities, addressed board communication updates, and set dates for future meetings and onboarding sessions.

Respectfully submitted,

Rick Heiges, Chairperson