

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
March 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 5:35 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, Maggie Szabo, and Alan Simeon

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. COMMUNITY PRAYER

Mr. Stamey opened with a prayer.

IV. MINUTE APPROVAL

A. February 11, 2026 Regular Meeting Minutes

Upon a motion made by Mr. Haines, seconded by Mr. Simeon, and unanimously carried, it was:
MOVED: To approve February 11, 2026 Regular Meeting Minutes as written and submitted.

B. February 23, 2026 Executive Meeting Minutes

Upon a motion made by Mr. Haines, seconded by Mr. Simeon, and unanimously carried, it was:
MOVED: To approve February 23, 2026 Executive Meeting Minutes as written and submitted.

V. MINUTE RATIFICATION

Upon a motion made by Mr. Simeon, seconded by Mr. Karpovich, and unanimously carried, it was:
MOVED: To approve the Architectural Review Violation and Fine Policy.

VI. TREASURERS REPORT

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

VII. UNFINISHED BUSINESS

A. Water Tower Road Wall Update

Ms. Baltuskonis reported Attorney Wylie has filed a Summary Complaint against the parties for the Water Tower Road Wall construction defect. The Summary will be posted online at www.barefoothoa.com.

B. Voting Member Meeting Update

Ms. Baltuskonis reported the April 21, 2026 Voting Members Meeting will be cancelled. The Board will hold the Barefoot Resort Regular Meeting on May 13, 2026 at 5:30 p.m. Immediately following the Regular Meeting, the Voting Member Meeting will be held.

VIII. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

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

B. Longbridge Installation of Boulders

This item is tabled until comparable proposals are received.

C. Park Hill Application of Soil Amendments

Ms. Chaisson reported the Voting Members of Park Hill have approved this application.

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

MOVED: To approve the Mainscape proposal in the amount of \$2,088.00.

D. Somerset Common Area Plantings

Ms. Chaisson reported this item is tabled until more information is received.

E. REI Engineers

The proposal from REI has been received for the engineering services of the Residents Club for the Construction Design and Construction Administration.

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

MOVED: To approve the REI AIA proposal in the estimated amount of \$28,000.00.

IX. COMMITTEE REPORTS

A. Beach Cabana Committee

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

➤ Crescent Crafts Additional Furniture

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

MOVED: To approve the Crescent Craft Proposal for additional furniture at the Beach Cabana in the amount of \$4,244.31.

➤ Allegra Elevator Wrap

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

MOVED: To approve the Allegra Proposal for the Beach Cabana elevator wrap in the amount of \$1,708.00 for the vinyl option #2.

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

Mr. Simeon reported the bathrooms have been repaired at the pickleball courts. The committee is looking into purchasing tables, chairs, and umbrellas for the pool pavilion deck. The pool leak will be repaired in the fall.

E. Website Committee

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

X. OWNER QUESTIONS

Questions and comments were posed and answered by the Board of Directors.

Ms. Baltuskonis stated the Fire Department and Forestry Commission will attend the April Regular Meeting on April 8, 2026.

XI. KARPOVICH WALL PRESENTATION


Mr. Karpovich presented a Wall Financing Option and a 1% Fund Analytics. This report is attached to these minutes as Exhibit "G".

XII. ADJOURNMENT

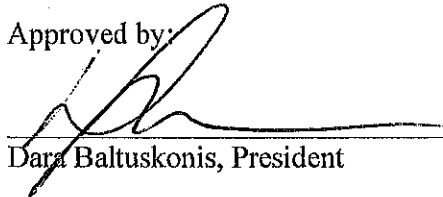
Upon a motion made by Ms. Chaisson, seconded by Ms. Peppers, and unanimously carried, it was: **MOVED: To adjourn the meeting at 7:02 p.m.**

Respectfully submitted by:

Approved by:



Brandy Reaves, Recording Secretary



Dara Baltuskonis, President

4/10/26

Date

4/10/26

Date

Treasurer's Report for March 11, 2026

As of January 2026:

Cash Operating Account

Operating Cash - checking	\$87,489.46
Operating Cash - ICS	\$444,778.98
Operating Cash - CDARS	\$562,768.03
Total Operating Cash -	\$1,095,036.47
Reserves -	\$1,503,638.61

1% Fund

December 31, 2025 – 1% MF Balance \$2,313,862,070

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

Total amount collected through January \$14,060.00

February - Collection of 1% Fund - \$60,944.44

Total 1% Fund Collect through February - \$75,044.00

Total 1% Fund \$2,298,321.34

The February 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 February 12th – March 3rd

Completed Projects

- February 25th Generated August Financial, Work Order, and CCR Reports to the Board of Directors.
- Anderson Brothers Bank LOC for Outfall #2 approved in the amount of \$1,000,000.

Meetings

- February 11, 2026 Barefoot Monthly Board Meeting
- February 16, 2026 WTR Owners Meeting with Engineers and Attorneys
- February 23, 2026 BRRA Executive Session Meeting
- March 3, 2026 Beach Cabana Committee Meeting
- March 10, 2026 BRRA Executive Session 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 and monthly inspections

Upcoming Items

- Ground Floor Coating Beach Cabana – Scheduled for March 17th-19th
- One additional icemaker for Beach Cabana
- Beach Cabana Bump Out Installation
- Beach Cabana Elevator Door Wrap
- Beach Cabana - One additional table, four chairs, umbrellas & umbrellas stand
- Neighborhood Inspections
- Longbridge Boulder Installation

Barefoot Resort Residential Owners Association Beach Cabana Committee Meeting Report

March 3, 2026

The Barefoot Resort Residential Owners Association Beach Cabana Committee met on Tuesday, March 3 at 1:30 p.m. at the Ponderosa Management Offices. A quorum was present. The next meeting will be held on Tuesday, April 7th at 1:30 p.m. again at the Ponderosa Management offices.

Kelly White reported that the Cabana ground level floor coating will be performed by Coastal Stone Flooring from March 17 through March 19. She is awaiting dates from CRM for the 2nd walkway bump out and the additional ice machine installation. Two low tables, 8 table-height chairs, 2 umbrellas and stands have been ordered for the 2nd floor. This will provide a lower seating option for those not able/wanting to sit at the high-top tables on the sundeck. She will be ordering the elevator wrap selected by the Committee after Board approval of the expenditure. Kelly presented a proposal from Security Vision of Myrtle Beach for RFID readers at the entrances to each of the three Beach Cabana parking lots. The Committee will be considering this for the offseason in 2027.

The Committee members discussed the 2026 budget and how the expenditures that have been made impact the Cabana funding. Kelly White and Marie Chaisson outlined the budget process and explained the various funds for the Beach Cabana. Kelly invited the Committee members to participate in the preparation of the 2027 Beach Cabana budget.

The Mahjong Tournament held on February 10th was reported to be a success. The organizers have requested another tournament in the Fall. The Committee has agreed to the date of October 6 but will not be providing lunch for this event. In addition, the high-top tables present on the 1st floor will be left available for other Cabana visitors during the next mahjong tournament.

Sunrise Yoga at the Cabana continues on Tuesday and Thursday mornings at 7 a.m. Please register by contacting the instructor directly – see information on the BRRRA website. These classes will run through March (except for the days of the Cabana closure for the floor coating installation), and all participants must have Cabana privileges.

Other Spring 2026 events at the Cabana include:

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

Now is a perfect time to visit the Beach Cabana! Just remember that you should always leave the Cabana in the same condition you find it (or better). This makes it more enjoyable for all of us!

Submitted by Judy May, Chair

Lifestyle Committee Meeting Report
BRRA Meeting
Wednesday, March 11, 2026

The Lifestyle Committee met on Wednesday, March 4th.

In addition to the current committee members, we had 4 Barefoot residents attend who are considering joining the committee. Hopefully we didn't scare them off and they will submit applications.

Minutes were approved.

Linda Ort reported on the Men's Luncheon and the Barefoot Caring Council.

There were 16 men in attendance at the February Men's Luncheon at Hamburger Joe's, always a popular spot. Next Men's Luncheon will be Friday, March 27th, at a location to be decided.

Barefoot Caring Council is currently running their collection for the Summer Reading Book Drive for NMB elementary schools. Residents are asked to donate new books for grades K-6 – a list is available on the website and an e-blast went out on Monday March 2nd. There are 3 locations to drop books – the Resident's Club Library, Ponderosa Lobby, or the home of Linda Earnest 2705 Marsh Glen Drive.

Glenn Anderson submitted a report on Pelicans suites and tickets.

To date he has sold 2 suites, 31 individual tickets, and 4 BBQ tickets. An updated Pelicans e-blast went out this week. And all info is on the website.

No walking group report. Most information is found on the walking group Facebook page.

Barbara Anderson reported on the Galentine's Tea held Friday, February 13th. 50 women attended, with many positive comments. Great food, lots of fun, games, beautiful hats, just a very lovely morning. Many women said we need to repeat this next year.

Putter's Bingo Party – we are trying to find a date to hold this. So many other things happening this time of the year. Between the Lenten season, the Monday After the Master's, Easter, and the Spring Yard Sale, it is difficult to find a good date. We have reached out to Putter's with a couple of possibilities, hoping to hear back soon.

The Spring Yard Sale is scheduled for Saturday, April 18th. Registration information is on the website.

We are scheduling a matinee at the Greg Rowles Theatre in December for their Christmas on Main Show. Information will be coming out in a couple of months.

Sarah Burgan is continuing to work on scheduling a shred event sometime after Tax Time.

Margaret Ann DeMarzo is looking into doing a Tiki Boat Cruise out of Little River later this summer.

Respectfully Submitted,

Barbara Anderson

Lifestyle Committee Co-Chair



BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.

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North Myrtle Beach, SC 29598
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www.barefoothoa.com

Neighborhood Watch Committee Report
March 11, 2026

The neighborhood watch is working closely with the NMBPD with regards to the recent mailbox vandalism

The NMBPD requests that 911 be called immediately in regard to any future mailbox issues

The NMBPD traffic division is actively monitoring speeding issues inside barefoot.

Respectfully submitted,

Mike Waters, Chairperson

The Website Committee welcomed 2 new members - Paulette Welsing and Terry Lowe-Edwards. We met on March 3rd via Teams. We are progressing in the process to integrate with the RAVE system and have several meetings with the vendor to sort things out. We are making progress on a "Digital BARRA ID" card that could be used with local vendors for discounts and special offers.