

**Barefoot Resort Residential Owners' Association, Inc.**  
**Regular Meeting of the Board of Directors Minutes**  
**April 8, 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 5:30 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, Jack Haines, John Karpovich, Maggie Szabo, and Alan Simeon

**Member(s) 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. COMMUNITY PRAYER**

Mr. Stamey opened with a prayer.

**IV. CITY OF NORTH MYRTLE BEACH FIRE DEPARTMENT**

Deputy Fire Marshall West and Deputy Chief Galganski provided Barefoot Resort owners with information on the Community Connect Service. This is a household life safety plan and profile available to all North Myrtle Beach residents. To sign up, visit [www.communityconnect.io/info/sc-northmyrtlebeach](http://www.communityconnect.io/info/sc-northmyrtlebeach). The Community Connect Service program offers home safety visits to inspect your smoke detectors and replace batteries, sends out important email alerts, and emergency preparedness. The Fire Department can also provide an Emergency Preparedness Guide for Barefoot residents.

A question was posed on wetland clearing in the buffer. Deputy Chief Galganski stated the Fire Department will work with owners and do a site visit to properly assess the location and how to proceed.

Ms. Reaves requested the above information to be delivered to Ponderosa Management for owner pick up.

**V. MINUTE APPROVAL**

A. March 11, 2026 Regular Meeting Minutes

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

**VI. TREASURERS REPORT**

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

**VII. 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

Upon a motion made by Mr. Simeon, seconded by Mr. Haines, and carried, it was: **MOVED: To approve the Mainscape proposal to install three (3) one (1) ton boulders and barbery bush at the end of Winding River Drive, not to exceed the amount of \$3,000.00.**

C. Attorney Lee Invoices

Upon a request made by Ms. Szabo, the approval of payment for the January invoice in the amount of \$11,063.00, the February invoice in the amount of \$4,366.00, and the March invoice in the amount of \$10,637.50 have been tabled until the May meeting.

D. City of North Myrtle Beach Services

Ms. Baltuskonis reported the Board has requested the City of North Myrtle Beach to take over the maintenance of the tree line on the spine roads and the maintenance of Windy Hill Road. This item is tabled until a response is received from the city.

VIII. 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 Mr. Haines, seconded by Mr. Karpovich, and carried, it was: **MOVED: To approve the applications of Joan Minnichbach, Tom Ort, and Patricia Bradley.**

Upon a motion made by Ms. Chaisson, seconded by Mr. Haines, and carried, it was: **MOVED: To approve the request for funds in the amount of \$200.00 for Bingo. Ms. Szabo denied the motion.**

C. Neighborhood Watch Committee

Mr. Karpovich reported the next meeting will be held on April 22<sup>nd</sup> at 4:00 p.m. at Putter's Pub. The topic is TBD.

Mr. Karpovich provided a report on the Rave Alert Messaging System. It was reported the contract does not begin until the system goes live.

D. Residents Club Committee

Upon a motion made by Ms. Chaisson, seconded by Mr. Haines, and carried, it was: **MOVED: To approve the Committee request for funds in the amount of \$8,957.95 to purchase four (4) tables with four (4) chairs each and umbrella with base from Myrtle Beach Casual Furniture World. The funds would be used for the tent rental line item, and the remaining balance would be paid from the contingency line item.**

E. Website Committee

Mr. Heige's reported the Website Committee met on April 7<sup>th</sup> with all members in attendance along with the web manager. The main topic was the focus on the RAVE implementation. Progress is being made as we get to the nitty gritty on how our website database will interface with the RAVE system. No target date established yet for "go live". Other topics discussed included research into securing Zoom recordings and website security.

IX. OWNER QUESTIONS

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

X. MEETING SCHEDULE

Regular meeting on May 13, 2026 at 5:30 p.m. The quarterly Voting Members' meeting will immediately follow the Regular meeting.

XI. ADJOURNMENT

Upon a motion made by Mr. Simeon, seconded by Mr. Karpovich, and carried, it was: **MOVED: To adjourn the meeting at 6:29 p.m.**

Respectfully submitted by:

Approved by:

Brandy Reaves  
Brandy Reaves, Recording Secretary

[Signature]  
Dara Baltuskonis, President

5/13/26  
Date

5/12/26  
Date

## Treasurer's Report for April 8, 2026

As of February 28, 2026:

### Cash Operating Account

Operating Cash - checking	\$109,064.89
Operating Cash - ICS	\$459,847.18
Operating Cash - CDARS	\$564,280.95
<b>Total Operating Cash</b>	<b>\$1,133,193.02</b>
<b>Reserves</b>	<b>\$1,515,128.80</b>

### 1% Fund

**February** - Collection of 1% Fund - \$60,944.00

**Total amount collected through February - \$75,004.00**

**March** - Collection of 1% Fund - \$38,887.00

**Total 1% Fund Collect through March - \$113,891.00**

**Total 1% Fund** **\$2,365,856.08**

This report was prepared on March 30<sup>th</sup>; the March 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 PERIOD OF March 11<sup>th</sup> – April 8<sup>th</sup>**

### **Completed Projects**

- March 13<sup>th</sup> Spann Roofing completed a roof inspection of the Beach Cabana.
- March 13<sup>th</sup> met with RI Joines construction - repaired deteriorated pipe at the Resident's club sewer lift station.
- March 16<sup>th</sup> Coastal Stone Flooring completed the new flooring on the 1<sup>st</sup> floor of the Beach Cabana
- March 18<sup>th</sup> Reinvested Oak Pointe CDARs for a four-week period
- March 24<sup>th</sup> Generated February Financial, Work Order, and CCR Reports to the Board of Directors.
- March 25<sup>th</sup> Beach Cabana - Elevator Wrap completed by Allegra.
- March 24<sup>th</sup> & March 25<sup>th</sup> Beach Cabana – CRM installed a 3rd icemaker in the Kitchen.

### **Meetings**

- March 11<sup>th</sup> Met with Santee Cooper to discuss increase cost for February invoice.
- March 11<sup>th</sup> Barefoot Monthly Board Meeting
- March 16<sup>th</sup> Spectrum - Dara Baltuskonis
- March 17<sup>th</sup> HTC - Dara Baltuskonis and Marie Chaisson
- March 19<sup>th</sup> Secure Vision -Dara Baltuskonis
- March 30<sup>th</sup> Special Meeting with Voting Members

### **Ongoing Projects**

- Oak Pointe – roadway resurfacing.
- Resident's Club Window Replacement/Repair Project – waiting for a response from Window World's attorney.
- AIA Contract for the Resident's Club siding repairs has been fully executed. REI to provide timeline and drawings.
- Outfall #2 estimates, permits, and repairs. Th Brigman Company is working to obtain permits.
- Water Tower Road Wall – waiting for the approval to remove the exiting wall, temporary fence installation, and new wall options. Funding options. Ponderosa is completing monthly inspections.
- Longbridge Boulder Installation – provided to the Board April 8<sup>th</sup> for review & decision.

### **Upcoming Items**

- Beach Cabana Bump Out Installation – CRM is awaiting approval of the city permit.
- Beach Cabana - One additional table, four chairs, umbrellas & umbrellas stand have been ordered anticipated delivery 8-10 weeks.
- Neighborhood Inspections – to be conducted April, May, June, July, August.
- Rave Mass Solutions – working with the Board, Sea Server for programming.
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## 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](http://www.barefoothoa.com)

### **Beach Cabana Committee Report** **April 8, 2026**

The Barefoot Resort Residential Owners Association Beach Cabana Committee met on Tuesday, April 7 at 1:30 p.m. at the Ponderosa Management Offices. A quorum was present. The next meeting will be held on Tuesday, May 5th at 1:30 p.m. again at the Ponderosa Management offices.

Kelly White reported that the Cabana ground level floor coating was installed by Coastal Stone Flooring. Coastal Stone is returning to re-apply non-stick coating (as needed) on April 15. The Cabana will re-open on April 16. She is still working with the City for the 2<sup>nd</sup> walkway bump-out. Once permitting is complete, construction will be scheduled. The additional ice machine installation is now complete in the kitchen area. A non-slip mat will be placed in front of it, at the request of the Committee. The beautiful elevator wrap was installed in March, also. Two low tables, 8 table-height chairs, 2 umbrellas and stands are on order for the 2<sup>nd</sup> floor and are expected to arrive the 1<sup>st</sup> week of June. These lower tables and chairs are intended to help residents and their guests who may have difficulty with the bar-height tables. The Committee is asking you to please be considerate when you see someone who might be more comfortable at a lower table for any reason (cane, walker, etc.). Inviting someone to sit with you is a great way to make new friends!

Upcoming Spring 2026 events at the Cabana include:

- April 26 – Spring Cornhole Tournament (limited registration)
- May 7 – Spring DJ Happy Hour (limited to 80 attendees)
- May 16 – Ice Cream Social with Mr. Softee

You will be seeing e-blasts coming out about these events. Be sure to register early for the Cornhole Tournament and the Happy Hour – spaces fill up quickly! Also remember to let us know if you registered and are unable to attend for any reason. We always have a wait list.

Now is a perfect time to visit the Beach Cabana - we've already had many lovely beach days! Please 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!

Respectfully submitted,

Judy May, Chairperson



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### **Lifestyle Committee Report** **April 8, 2026**

The Lifestyle Committee met on Wednesday, April 1<sup>st</sup>.

The Committee members present unanimously voted to accept applications from 3 residents and invite them to join the committee: Pat Bradley, Joan Minnichbach, and Tom Ort. All 3 accepted.

Caring Council and Men's Luncheon:

The Men's Luncheon was held at Crooked Hammock on March 27<sup>th</sup> with 16 men in attendance. The April luncheon will be held on Friday, April 24<sup>th</sup> at a place TBD. The Caring Council collected 216 new children's books for the Summer Reading Book Drive, 41 more than last year. Books will be distributed to children at NMB elementary schools.

Pelicans Baseball:

Glenn Anderson reported he has sold 2 full suites, 39 individual tickets, and 4 BBQ tickets. Please don't wait to get your tickets, April is historically a quick selling month. The AYCE BBQ Picnic will be on Saturday, June 13<sup>th</sup>. All Pelicans information is on the website.

Spring Yard Sale is scheduled for Saturday, April 18<sup>th</sup>.

Sarah Burgan is talking with Callie Wise at State Farm about the possibility of sponsoring a shred event after tax time.

Barbara Anderson reported that the Annual Bingo Party at Putter's is set for Friday, May 1<sup>st</sup>, registration beginning at 5:30pm. Food will be served at 6pm. Cost will be \$25.00 per person, food and tax. Gratuities paid directly to servers. Same menu as last year - Baked Ziti, Vegan Pasta Primavera, Meatballs Marinara, Mixed Green Salad with Ranch or Italian Dressing, Dinner Rolls, Iced Tea, Soda, and Water, Beer, Wine, Mixed drinks available at attendees' cost. Rick and Barbara Ives are confirmed as Bingo callers. We currently have sold close to 60 tickets. We have a limit of 70, as soon as that number is met, an eblast will go out, and we'll start a waiting list.

Margaret Ann DeMarzo is looking into a Tiki Boat Cruise out of Little River, possibly in August. Information coming soon.

Tom Ort volunteered to look into either an event or discount tickets for the Casino boats in North Carolina. Greg Rowles Legacy Theatre Christmas on Main Matinee - Barbara reported she has confirmed with Dawn Formo for Tuesday, December 8<sup>th</sup>, at 1:30pm. We have reserved 50 tickets. So Save the Date, tickets will go on sale beginning in September.

Sarah Burgan will be contacting Brookgreen Gardens to reserve the date for Barefoot tickets in December. Watch for more info this summer.

The Committee discussed doing a recycling program with Horry County Solid Waste Authority. We decided this wasn't something to undertake at this time. Perhaps the BRRA could invite them to come and do a presentation at a Board meeting.

We made the decision to wait until 2027 to repeat the Medicare Information Meeting.

We discussed an email from PinPoint Indoor Pickleball and Golf in Little River. We decided that we will pass on that information to Sun Lee, who was involved with pickleball here in Barefoot, and to Logan at the Golf Club. If anyone in Barefoot is interested in the information, please reach out to me, Barbara Anderson, and I can give you the information.

Our next meeting is scheduled for Wednesday, May 6<sup>th</sup>.

Respectfully submitted,

Barbara Jo Anderson, Co-Chairperson