

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
May 13, 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 5:33 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, Maggie Szabo, and Alan Simeon

Member Absent: John Karpovich

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.

Ms. Baltuskonis informed the community that Ms. Peppers has resigned from the Board of Directors due to the sale of her unit.

III. COMMUNITY PRAYER

Mr. Stamey opened with a prayer.

IV. MINUTE APPROVAL

A. April 8, 2026 Regular Meeting Minutes

Upon a motion made by Mr. Simeon, seconded by Mr. Haines, and carried, it was: **MOVED: To approve April 8, 2026 Regular Meeting Minutes as written and submitted.**

V. TREASURERS REPORT

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

VI. UNFINISHED BUSINESS

A. City of North Myrtle Beach Services

- Maintenance of Windy Hill Road

Ms. Baltuskonis reported that the Board of Directors is waiting on a response from the city. This item is tabled.

- Maintenance of Tree Line on Spine Road

Ms. Baltuskonis reported that the Board of Directors is waiting on a response from the city. This item is tabled.

B. Attorney Lee Invoices

Upon a motion made by Ms. Szabo, seconded by Mr. Simeon, and carried, it was: **MOVED: To approve the January, 2026 invoice in the amount of \$11,063.00, the February, 2026 invoice in the amount of \$4,366.00, and the March, 2026 invoice in the amount of \$10,637.50. Mr. Haines abstained from the approval of the February, 2026 charge in the amount of \$481.00.**

VII. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

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

VIII. COMMITTEE REPORTS

A. Beach Cabana Committee

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

B. Residents Club Committee

Mr. Simeon reported the committee would like to move the kitchen interior door to the meeting room to provide additional privacy and for owners to be able to use the kitchen during events and meetings. This item will be included in the 2027 budget.

C. Website Committee

Mr. Heige's reported the committee will meet with Rave Communications on June 8, 2026. The committee is searching for two members. An email will be sent requesting applications.

IX. OWNER QUESTIONS

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

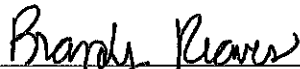
X. MEETING SCHEDULE

Regular meeting on June 10, 2026 at 5:30 p.m.

XI. ADJOURNMENT

Upon a motion made by Mr. Haines, seconded by Mr. Simeon, and carried, it was: **MOVED: To adjourn the meeting at 5:57 p.m.**

Respectfully submitted by:

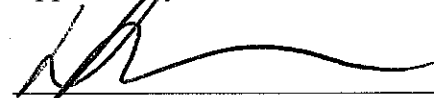


Brandy Reaves, Recording Secretary

6/10/2026

Date

Approved by:



Dara Baltuskonis, President

6/10/26

Date

Treasurer's Report for May 13, 2026

As of March 31, 2026:

Cash Operating Account

Operating Cash -	\$1,131.00
Operating FCB Checking -	\$62,209.19
Operating Cash - ICS	\$550,928.87
Operating Cash - CDARS	\$565,960.73
Total Operating Cash	\$1,180,229.79
Reserves	\$1,537,696.84

1% Fund

March - Collection of 1% Fund - \$55,117.00

Total amount collected through March - \$130,121.00

April - Collection of 1% Fund - \$63,375.54

Total 1% Fund Collect through April - \$193,496.54

Total 1% ICS Fund **\$2,425,249.31**

This report was prepared on May 5th; the April 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 April 8th – May 12th

Completed Projects

- April 15th – Coastal Stone applied non-skid material to Beach Cabana 1st floor
- April 27th – Water Tower Road Wall Inspection Conducted
- April 28th & 29th – CRM installed the 2nd Beach Cabana Bump Out
- April 28th – Weaver Construction used vac truck to remove sand from pit at Beach Cabana
- April 30th Ponderosa installed water source and mat for the 2nd Bump Out

Meetings

- April 8th – BRRA Regular Board Meeting
- May 5th – Beach Cabana Committee Meeting

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 – Installation scheduled.
- The Beach Cabana HVAC Equipment is not working properly when to windows/doors are open the a/c does not turn off. Met with Carolina Time, Vines, Four Star, and ACMS. Will have proposals the week of May 4th for Board review/consideration.

Upcoming Items

- Beach Cabana - One additional table, four chairs, umbrellas & umbrellas stand have been ordered anticipated delivery 1st week of June
- Neighborhood Inspections – Mailboxes inspected on May 1st. Landscaping inspections will take place on May 29th.
- CATV/Internet Provider Contract Receipt proposals from HTC, Spectrum, and Secure Vision.

Barefoot Resort Residential Owners Association Beach Cabana Committee Meeting Report

May 5, 2026

The Barefoot Resort Residential Owners Association Beach Cabana Committee met on Tuesday, May 5 at 1:30 p.m. at the Ponderosa Management Offices. A quorum was present. The next meeting will be held on Tuesday September 1st at 1:30 p.m. at the Ponderosa Management offices. The Committee does not meet during the summer months of June, July or August unless necessary.

Kelly White reported that the Cabana ground level floor coating was treated with a non-stick coating by Coastal Stone Flooring. The Cabana elevator wrap had some bubbles removed. The 2nd walkway bump-out has been completed and the water is hooked up. Two low tables, 8 table-height chairs, 2 umbrellas and stands are on order for the 2nd floor and are expected to arrive the 1st week of June.

The Spring Cornhole Tournament was held on Sunday, April 26 with 8 teams and many spectators. The winners were Team Chuckers – Doug Straley and Larry Murphy.

The Spring 2026 DJ Happy Hour is scheduled for Thursday, May 7 from 4 to 6 p.m. (already occurred by the time I deliver this report). Full capacity was reached on May 5.

The Ice Cream Social with Mr. Softee is scheduled for Saturday, May 16 from 2 to 4 p.m. No reservations are necessary – just show up and enjoy a yummy treat to begin the summer season at the Beach Cabana!

Upcoming Fall 2026 events at the Cabana include:

- September (TBD) – Spring DJ Happy Hour
- October 6 – Fall Mahjong Tournament
- October (TBD) – Fall Cornhole Tournament

You will be seeing e-blasts coming out about these events when they get closer. 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.

The Committee brainstormed ideas for the 2027 budget for the Cabana. Kelly will be researching pricing, and this information will be used as a basis for a 2027 Budget Planning Workshop to be held in September.

It's now officially Beach Cabana Season – please enjoy and remember to thank our Cabana employees.

Submitted by Judy May, Chair