

Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
August 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 Mr. Haines 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: John Karpovich, Jack Haines, Brian Lardin, and Alan Simeon

Member(s) Absent: Maggie Szabo, Dara Baltuskonis, and Marie Chaisson

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. MINUTE APPROVAL

A. June 10, 2026 Regular Meeting Minutes

Upon a motion made by Mr. Lardin, seconded by Mr. Simeon, and carried, it was: **MOVED: To approve August 13, 2026 Regular Meeting Minutes as written and submitted.**

IV. TREASURERS REPORT

Mr. Simeon's report is attached to these minutes as Exhibit "A."

V. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

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

B. ARC Pre-Sale Inspection for Homes for Sale

Mr. Simeon inquired if the ARC members could complete a pre sale inspection before a home is sold. Ms. Reaves stated currently there is no ARC due to the lack of members. The membership in attendance did not agree with Mr. Simeon's suggestion as this is not a Board related matter.

VI. COMMITTEE REPORTS

A. Lifestyle Committee

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

B. Website Committee

Mr. Karpovich reported that Rave Messaging is in progress.

VII. OWNER QUESTIONS

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

VIII. MEETING SCHEDULE

The next Regular Board Meeting is scheduled for September 10, 2026 at 5:30 p.m.

IX. ADJOURNMENT

Upon a motion made by Mr. Karpovich, seconded by Mr. Simeon, and carried, it was: **MOVED: To adjourn the meeting at 6:19 p.m.**

Respectfully submitted by:

Brandy Reaves
Brandy Reaves, Recording Secretary

9/10/26
Date

Approved by:

Jack Haines
Jack Haines, Treasurer

9/10/26
Date

Treasurer's Report for August 13, 2026

As of June 30, 2026:

Cash Operating Account

Operating FCB Checking	\$130,991.66
Operating Cash - ICS	\$452,444.68
Operating Cash - CDARS	\$570,920.69
Total Operating Cash	\$1,154,357.03
Reserves	\$1,601,137.13

1% Fund

June- Collection of 1% Fund	\$102,882.00
Total amount collected through June	\$371,792.53
July - Collection of 1% Fund	\$79,396.00
Total 1% Fund Collect through July	\$451,188.53
Total 1% ICS Fund	\$2,680,100.95

This report was prepared on July 29, 2026. The July 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 June 11th – August 12th

Completed Projects

- Monthly Water Tower Road inspection.
- Boulder & Barberry Installation Longbridge.
- Beach Cabana New Furniture Installed.
- Locks cannot be installed on Nano Wall Doors at Beach Cabana – doing so would destroy the integrity of the doors.
- Beach Cabana - 2nd floor icemaker repaired. A new motor was installed.
- August 1st insurance renewal bound with Diamond Bros.
- Quarterly inspection by Security Vision:
 - Oak Pointe~ gates & cameras
 - Resident's Club~ doors, gates, & cameras
 - Beach Cabana~ gates & cameras

Meetings

- June 17th – Meeting with REI regarding Resident's Club Windows
- June 17th – Board meeting to discuss internet proposals
- July 8th – Board meeting with HTC Meeting
- July 29th – Board meeting with Attorney Lee
- July 30th – Kelly meet with the City regarding ponds and plugs

Ongoing Projects

- Oak Pointe – roadway resurfacing.
- Resident's Club Window Replacement/Repair Project – meeting with REI and Window World Engineers.
- 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. August 4th engineer inspection of WTR Wall.
- HTC negotiations for bulk services
- 2027 Operating Budgets
- REI to provided corrected plans.

Upcoming Items

- Schedule 2027 Budget Meeting
- Voting Member 2027 Solicitation
- Committee Member 2027 Solicitation
- BRRA Call for Candidates 2027

Lifestyle Committee Report
BRRR Board Meeting, Thursday, August 13th, 2026

The Lifestyle Committee met on Wednesday, August 5th. We did not meet in July.

Linda Ort reported that 7 men attended the June luncheon at Grumpy Monk. 13 men attended the Men's Luncheon at Oscar's on July 31st. Next Men's Luncheon is Friday, August 28th at a location to be decided.

Linda reported the Caring Council's Back to School supplies collection is taking place August 3-14. They are also doing an additional Red Cross Blood Drive on Wednesday, August 26th from 10-3 at the parking lot of the golf course.

Margaret Ann DeMarzo reported that the Tiki Boat Cruise we had scheduled was cancelled due to lack of interest.

Sarah Burgan reported that the company who was planning to sponsor the Shred event has not responded to her communications, so that event is also cancelled.

We are planning a Halloween Bingo Bash at Putter's Pub on Friday, October 23rd. Details will be released in the next week or so as plans are finalized with Putter's.

Please save the following dates:

Yard sale is scheduled for Saturday, October 17th. Sign ups will start in September.

We will hold our annual Veteran's Day Happy Hour at the Cabana on November 7th, 1-3pm. Sign ups will be announced in October.

Friday, December 4th will be Barefoot Night at Night of a Thousand Candles at Brookgreen Gardens.

Thursday, December 8th is the 1:30pm matinee of the Christmas on Main Show at Greg Rowles Theatre in NMB. Registration will start late September.

We have partnered with CCU for Barefoot residents to purchase discount tickets to 2 football games this fall. The two dates are Thursday, September 24th, 7:30pm game, and Saturday, November 14th. A link will be sent via eblast and you purchase your own tickets. Tickets will range from \$25-\$44 depending on the game and seating location. In addition, parking is \$25 per car. That eblast should be coming out soon.

Respectfully submitted,

Barbara Anderson, Single Family Co-Chair



BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.

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WEBSITE COMMITTEE REPORT

The committee met on July 14, 0226 via Teams. Among the highlights, we moved forward with a recommendation to the BRRA Bod to approve the SOW from ArchTypeSC for securing Zoom Videos and basic penetration testing / security assessment.

Budget season is upon us, and the committee will review needs/requests for 2027 and plan to discuss further on Aug 4th at our next meeting.

BRAAID card rollout is coming soon as we wrap-up tweaks to display.

We would love to have 2 more members join the committee. Please consider joining. Technical abilities are not a requirement. Perhaps someone with a communications background could have a big impact.

Respectfully Submitted By:

Rick Heiges