Barefoot Resort Residential Owners' Association, Inc.
Regular Meeting of the Board of Directors Minutes
September 10, 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 5:31 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: Jack Haines, Alan Simeon, Marie Chaisson, and Dara Baltuskonis

Member(s) Via Zoom: John Karpovich and Maggie Szabo

Member(s) Absent: Brian Lardin

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. MONUMENT OF SILENCE

A moment of silence was held for September 11th.

IV. HTC REPRESENTATIVES

Ms. Orr answered questions posed by the owners. Ms. Orr and Mr. Edge exited the meeting at 6:00 p.m.

V. MINUTE APPROVAL

A. August 13, 2026 Regular Meeting Minutes

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

B. August 13, 2026 Executive Meeting Minutes

Upon a motion made by Ms. Chaisson, seconded by Mr. Haines, and carried, it was:
MOVED: To approve August 13, 2026 Executive Meeting Minutes as written and submitted.

VI. MINUTE RATIFICATION

Upon a motion made by Mr. Simeon, seconded by Mr. Haines, and carried, it was:
MOVED: To approve the Minute Ratifications below:

A. July 8, 2026 P Palmetto Corp Proposal for Staking and As Built $22,550.00.
B. July 13, 2026 Archetype SC Proposal for Zoom Securing $12,000.00.
C. July 20, 2026 Insurance Renewal with Diamond Bros. for 2026-2027.
D. July 22, 2026 Appointment of Brian Lardin to fulfill the vacant seat of Cindy Peppers.
E. August 18, 2026 ICS Account of $50,000.00 Advanced from 1% Fund for Outfall Settlement Checks.
F. August 27, 2026 Coquina Pointe Pond Bank Erosion Repair from Brightview Proposal $130,050.00 and Special Assessment of $500.00 x 3 months for a total of $1,500.00.
G. August 28, 2026 Mitigation Credit Purchase Agreement $82,237.50.

VII. TREASURERS REPORT

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

VIII. UNFINISHED BUSINESS

A. Water Tower Road Update

Ms. Baltuskonis reported Palmetto Corporation was in the process of completing surveying as per the approved contract.

IX. NEW BUSINESS

A. Ponderosa Management, LLC Monthly Report

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

B. Attorney Lee Invoice's

Upon a motion made by Mr. Simeon, seconded by Mr. Haines, and carried, it was:
MOVED: To approve the May invoice in the amount of $7,159.50, the June invoice in the amount of $4,199.50, and the July invoice in the amount of $5,920.00.

C. CDAR Renewals

Upon a motion made by Mr. Haines, seconded by Mr. Simeon, and carried, it was:
MOVED: To approve the July 8, 2026 Oak Pointe CDAR Renewal for Account 0302 for 4 weeks.

Upon a motion made by Mr. Haines, seconded by Ms. Chaisson, and carried, it was:
MOVED: To approve the September 24, 2026 CDAR Renewal for Account 6223 for 13 weeks.

X. COMMITTEE REPORTS

A. Beach Cabana Committee

Ms. Shimborske's reported is attached to these minutes as Exhibit "C".

B. Caring Council

Ms. Nairn provided information on the Mobile Meals and the auction fundraiser. If anyone is interested in either the event or to join the Caring Council, please contact Ms. Nairn or Ms. Maleckar.

C. Lifestyle Committee

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

D. Website Committee

Mr. Karpovich reported that Rave Messaging is in progress. Test emails and text messages are in the process of being sent.

XI. OWNER QUESTIONS

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

XII. MEETING SCHEDULE

The next Regular Board Meeting is scheduled for October 15, 2026 at 5:30 p.m. The meeting will be held at the Barefoot Resort Residents Club.

XIII. ADJOURNMENT

Upon a motion made by Mr. Haines, seconded by Mr. Simeon, and carried, it was:
MOVED: To adjourn the meeting at 6:33 p.m.

Respectfully submitted by:

Brandy Reaves

Brandy Reaves, Recording Secretary

10/8/26

Date

Approved by:

Dara Baltuskonis, President

10/8/26

Date

Treasurer's Report for September 10, 2026

As of July 31, 2026:

Cash Operating Account

Operating FCB Checking	$55,927.06
Operating Cash - ICS	$576,524.10
Operating Cash - CDARS	$572,620.27
Total Operating Cash	**$1,205,071.43**
Reserves	**$1,624,009.60**

1% Fund as of August 31, 2026

July- Collection of 1% Fund	$88,456.00
Total amount collected through July	**$460,248.53**
August - Collection of 1% Fund	$90,564.00
Total 1% Fund Collect through August	**$550,812.53**
Total 1% Cash & Cash Equivalents August	**$2,744,974.28**

This report was prepared on September 7, 2026. The August amount could change with the finalization of the financial statement.

BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.
MANAGEMENT REPORT FOR THE PERIOD OF
August 13th – September 10th

Completed Projects

- Monthly Water Tower Road inspection.
- Resident's Club pool repair.
- Beach Cabana elevator repaired.

Meetings

- August 25th – Beach Cabana Committee Meeting
- August 26th – HTC Meeting
- September 1st – Beach Cabana Budget Meeting with Committee
- September 10th – Regular Meeting of the Board

Ongoing Projects

- Oak Pointe – roadway resurfacing.
- Resident's Club Window Replacement/Repair Project – – waiting for a response from Attorney Lee regarding Window World settlement agreement.
- 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 survey for bulk services
- 2027 Operating Budget preparations.
- BRRA Call for Candidates 2027 correspondence has been mailed.
- Beach Cabana – approximately 9 window seals have failed in the dining room. The seals are covered by warranty. Replacement will be scheduled.
- City has begun the replacement of street signs.
- SCDOT has been contacted regarding the dying trees adjacent to the 31 overpass on Clubcourse.

Upcoming Items

- 2027 Budget Meeting Scheduled for October 10th
- Voting Member 2027 Solicitation
- Committee Member 2027 Solicitation

Barefoot Resort Residential Owners Association
Beach Cabana Committee Meeting Report

September 1, 2026

The Barefoot Resort Residential Owners Association Beach Cabana Committee met on Tuesday, September 1 at 1:30 p.m. at the Ponderosa Management Offices. A quorum was present. The next meeting will be held on Tuesday October 6th at 1:30 p.m. at the Ponderosa Management offices.

Laura Simeon opened the meeting with her annual summer Beach Cabana report. She was please to tell us that this was the best summer ever – with folks behaving well for the most part. She did point out that there were people rinsing off and then going straight upstairs afterward without drying off. The water on the floors creates a fall hazard. We will review the rules to see if there is anything we can recommend to help prevent this. She also mentioned that children (and adults) should be clothed at all times, and diapers should not be changed on the tables – there is a diaper changing station available for this.

Kelly White reported that the Cabana budget recommendations from our committee's budget planning meeting will be provided to the Board. Thank you, Kelly, for leading that meeting with the Committee. She also reported that the elevator has been repaired and is functioning normally. She had not yet received the bill from Schindler.

Upcoming Fall 2026 events at the Cabana include:

- September 24 – Spring DJ Happy Hour
- October 6 – Fall Mahjong Tournament
- November 1 – Fall Cornhole Tournament
- December 6 – Holiday Celebration

You will be seeing e-blasts coming out about these events when they get closer. Be sure to register early for the Happy Hour and the Cornhole Tournament – 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.

Fall is a beautiful time to visit the Beach Cabana – please enjoy it and remember to thank our Cabana employees.

Submitted by Judy May, Chair

Lifestyle Committee Report
BRRA Board Meeting
Thursday, September 10, 2026

The Lifestyle Committee met on Wednesday, September 2nd.

Linda Ort reported only 5 men attended the Men's Luncheon at Carolina Ale House. We discussed that it seems when the luncheons are held a distance from Barefoot, we have lower attendance. We may need to plan to keep the luncheons closer to Barefoot. Next Men's Luncheon is Friday, September 25th at a location to be decided.

Caring Council – Linda reported The Caring Council's semi-annual blood drive was held on Wednesday, August 26th. The donation goal was reached (31 pints!) so the Council will receive a $100 Amazon gift card which they will use to buy food for Helping Hands. The online Basket Bazaar will be held from September 29 through October 2nd. Proceeds will be given to Mobile Meals of the North Strand. They are desperate for donations, and they need a new vehicle.

Barbara Anderson reported that the Fall Community Yard Sale is October 17th. Registration instructions are on the website.

Barbara reported that plans are confirmed for the Halloween Bingo Bash at Putter's Pub on Friday, October 23rd, 5:30pm. Cost will be $29pp. We will have the same menu as previously (baked ziti, vegan pasta dish, meatballs w/ marinara, salad, rolls, iced tea and soda. Alcohol can be purchased separately.
There will be 10-12 bingo games, with prizes for each game, and door prizes awarded at the end. You are welcome to wear costumes!!

Barbara reported that an eblast went out with a link for Barefoot residents to purchase discounted CCU football tickets for either Thursday, September 24th or Saturday, November 14th.

Coming up we have -
November 7th – 1-3pm, Veteran's Day Happy Hour at the Cabana – ALL are welcome to attend. We are asking if you are a Veteran attending, to let us know when you register. We'd also like to do a board with photos of our Barefoot Veterans in their uniforms. Registration has not begun yet.

Friday, December 4th is Barefoot Night at Brookgreen Gardens Night of a Thousand Candles. Tickets will go on sale in October. Set-up has been confirmed and the deposit paid.

Tuesday, December 8th, will be the matinee performance of Christmas on Main at Greg Rowles Legacy Theater. Registration will start in October.

Respectfully submitted,

Barbara Anderson
Single-Family Co-Chair
Lifestyle Committee