

**Barefoot Resort Nonresidential Owners' Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**December 1, 2022**

**I. CALL TO ORDER**

A Regular Meeting of the Nonresidential Owners Association, Inc. ("NRA") was called to order by Mr. Couture at 10:01 a.m. at the Ponderosa Management Office located at 4876 Barefoot Resort Bridge Road, Suite C, North Myrtle Beach, SC 29582.

**Board Members Present:** Richard Couture, Gary Penebre, Tom Staats, and Jay Springs

**Board Members Present Via Phone:** Holly Casper

**Board Members Absent:** Mary Gavin and Fred Caruso

**Also Present:** Kelly White and Brandy Reaves, Ponderosa Management

**II. ESTABLISHMENT OF A QUORUM**

The roll was called and it was established that a quorum of the Board of Directors was present.

**III. MINUTE APPROVAL**

Upon a motion made by Mr. Springs, seconded by Mr. Penebre, and carried, it was: **MOVED: To approve the September 22, 2022 Regular Meeting Minutes as written and submitted.**

**IV. UNFINISHED BUSINESS**

A. Nonresidential Website Development

Ms. White informed the Board of Directors that the development will begin January, 2023.

B. Budget Report

Ms. White informed the Board of Directors that the 2023 Budget Packet had been mailed.

C. North Tower Pool Parking Lot Update

Ms. White stated that Earthworks Group is in the process of completing the drawings to submit to The City of North Myrtle Beach.

D. Developer Transition

Ms. White informed the Board of Directors that the transition documents have not been completed for the developer transition. Mr. Staats stated that Attorney Guyton wrote the Governing Documents for Barefoot Resort. Mr. Staats recommended to the Board of Directors to wait for the documents to be filed by Attorney Guyton. The Board of Directors agreed.

**V. NEW BUSINESS**

A. 2023 1<sup>st</sup> Quarter Meeting

This item has been tabled until the Joint Committee schedules their 1<sup>st</sup> Quarter Meeting for 2023.

B. 2023 Annual Meeting

The Annual Meeting will be scheduled during the 3<sup>rd</sup> Quarter in September at the end of the month. The date and time will be sent once scheduled.

C. Joint Committee Report

Ms. White reported that the Windy Hill Drive landscape revamp will start on December 5<sup>th</sup> with Mainscape.

D. Landscape between BFRBR and Yacht Club Villas

Mr. Staats reported that the Joint Committee had no intention of installing plant material. Mr. Couture requested that the Joint Committee consider plant material to hide the Yacht Club Villas dumpster, which is an eye sore. This item will be discussed at the next Joint Committee Meeting.

E. Seaglass Cottages, Phase I

Ms. Casper reported that the project is complete and the community is 90% occupied.

F. Seaglass Cottages, Phase II

Ms. Casper reported that land is under construction. The first foundation will begin January 1, 2023.

G. Financial Report

Ms. White reported that at the end of October, 2023 the Association has a surplus of \$2,200.00.

H. Tidewatch Way Tree

Mr. Penebre reported that Ms. Powers, Retreat Lot 017, has a leaning tree from the Joint Committee side of the berm. Ms. White will schedule a meeting with Ms. Powers to view the tree. After the meeting, the item will placed on the Joint Committee Agenda, if it is the Joint Committee responsibility.

VI. **NEXT MEETING DATE**

The Board of Directors tabled the next meeting date until the Joint Committee Board of Directors schedules its next meeting.

VII. **ADJOURNMENT**

Upon a motion made by Mr. Couture, seconded by Mr. Springs, and carried, it was **MOVED: To adjourn the meeting at 10:37 a.m.**

Respectfully submitted by:

Brandy Reaves  
Brandy Reaves, Recording Secretary

February 9, 2023  
Date of Approval

Approved by:

Rich Couture  
Rich Couture, President

Feb 9, 2023  
Date of Approval