

Barefoot Resort Nonresidential Owners' Association, Inc.
Regular Meeting of the Board of Directors
May 22, 2023

I. CALL TO ORDER

A Regular Meeting of the Nonresidential Owners Association, Inc. ("NRA") was called to order by Mr. Couture at 9:58 a.m. at the Ponderosa Management Office located at 4876 Barefoot Resort Bridge Road, Suite C, North Myrtle Beach, SC 29582.

Board Members Present: Rick Couture, Holly Casper, Tom Staats, Gary Penebre, Fred Caruso, and Jay Springs

Board Members Absent: Mary Gavin

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. Staats, seconded by Ms. Casper, and carried, it was: **MOVED: To approve the February 9, 2023 Regular Meeting Minutes as written and submitted.**

IV. UNFINISHED BUSINESS

A. Nonresidential Website Development

This item has been tabled until the Board of Directors reviews the website.

B. North Tower Pool Parking Lot Update

Ms. White informed the Board of Directors that Earthworks Group was providing information to the city regarding the drainage and engineer report. Ms. White reported that a revised proposal will be requested for paving once this process is complete. Mr. Couture reported that he will work on a notice to the homeowners.

C. Developer Transition

Ms. White informed the Board of Directors that the transition documents have not been completed for the developer transition.

D. Year End Financial Report

Upon a motion made by Mr. Caruso, seconded by Mr. Penebre, and carried, it was: **MOVED: To approve the Year End Financial Report as provided by Toohy & Diaz CPAs, LLC.**

V. NEW BUSINESS

A. Association Late Fees

Ms. White reported that owners are charged a 10% late fee, per occurrence.

B. Blu Water Investments

Mr. Staats informed the Board of Directors that the new development will be part of Barefoot Resort Association, not the Nonresidential Association, according to the governing documents.

C. North Tower Pool Monitor

Ms. White informed the Board of Directors that the ASG monitors are on site seven days per week from Noon until 10:00 p.m.

D. Property Ownership

Ms. White informed the Board of Directors that the land between Sea Glass Cottages Phase I and Retreat is a City of North Myrtle Beach right of way.

E. Sea Glass Cottages Phase II

Ms. White reported that the city hours for construction are Monday through Saturday from 7:00 a.m. until 7:00 p.m. Ms. Casper stated that she would share the landscape plan with the Board of Directors.

F. Governing Documents Violation

This item is tabled until Mr. Couture speaks with Ms. Cottle from the North Tower regarding balcony lights and flags.

Mr. Couture reported that the Board of Directors for Yacht Club Villas is working with their property management company for a solution for the recycle carts.

G. March 2023 Financial Report

Ms. White reported that the March 2023 financial report had been emailed for review.

H. Joint Committee Representative Report

There is no report at this time.

I. Insurance Renewal

Upon a motion made by Mr. Penebre, seconded by Ms. Casper, and carried, it was: **MOVED: To approve the 2023-2024 insurance renewal with McGriff Insurance.**

VI. NEXT MEETING DATE

The Board of Directors did not schedule the next meeting date until the Joint Committee Board of Directors schedules its next meeting.

VII. ADJOURNMENT

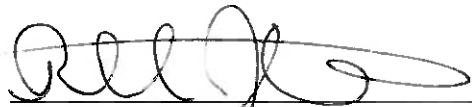
Upon a motion made by Ms. Casper, seconded by Mr. Springs, and carried, it was **MOVED: To adjourn the meeting at 11:23 a.m.**

Respectfully submitted by:

Approved by:



Brandy Reaves, Recording Secretary



Rick Couture, President

9/19/2023

Date of Approval

Sept 19, 2023

Date of Approval