

Barefoot Resort Joint Committee, Inc.
Regular Meeting of the Board of Directors Minutes
February 2, 2024

I. OPENING OF MEETING

A Regular Meeting of the Barefoot Resort Joint Committee, Inc. Board of Directors was called to order by Ms. White at 11:01 a.m. at Ponderosa Management, LLC located at 4876 Barefoot Resort Bridge Road, Suite C, North Myrtle Beach, SC 29582.

Board Members Present In Person: Jay Springs, Eric Zimmerman, Rick Couture, Maggie Szabo, and Tom Staats

Also Present: Kelly White and Brandy Reaves of Ponderosa Management, LLC

II. ESTABLISHMENT OF QUORUM

A quorum of the Board of Directors was present to conduct the meeting.

III. ELECTION OF OFFICERS

Upon a Motion made by Mr. Springs, seconded by Mr. Staats, and unanimously carried, it was: **MOVED: To elect Rick Couture as President.**

Upon a Motion made by Ms. Szabo, seconded by Mr. Springs, and unanimously carried, it was: **MOVED: To elect Eric Zimmerman as Vice President.**

Upon a Motion made by Mr. Couture, seconded by Ms. Szabo, and unanimously carried, it was: **MOVED: To elect Tom Staats as Secretary.**

Upon a Motion made by Mr. Springs, seconded by Mr. Staats, and unanimously carried, it was: **MOVED: To elect Maggie Szabo as Treasurer.**

Upon acclimation, Mr. Springs was elected as Director At Large.

IV. APPROVAL OF MINUTES

Upon a Motion made by Mr. Springs, seconded by Mr. Staats, and unanimously carried, it was: **MOVED: To approve the Regular Meeting Minutes of the December 19, 2023 as written and submitted.**

V. UNFINISHED BUSINESS

A. Outfall #2

The Board of Directors directed Ponderosa Management, LLC to obtain a proposal from Palmetto Marine Construction to relieve the hydraulic pressure. This item is tabled until the proposals are received.

B. North Tower Parking Lot Paving

Ms. White reported that Attorney Wylie has been directed to complete a title search. This item is tabled until the title search results are received. The Board of Directors asked Mr. Staats to speak with The City of North Myrtle Beach regarding the requirements to pave the area.

C. North Tower Pool Deck Coping

Ms. White reported that she only received one proposal from Lowcounty Pools. The Board of Directors directed Ponderosa Management, LLC to obtain two additional proposals. The deadline for

the proposals will be Friday, February 9, 2024. Ms. White will contact to Lowcounty Pools regarding warranty for the coping that was installed in 2019. This item is tabled until February 9, 2024.

D. Yacht Club Villas Trash Compactor Gate

Mr. Couture reported that the Yacht Club Villas will submit an ARC Application to the Nonresidential Association for a gate to enclosure for the compactor.

E. Club Course Drive Island Damage

Ms. White informed the Board of Directors that all proposals had been submitted to USAA. This item is tabled until information is received from USAA.

F. Financial

a. Reserve Account for Excess Funds

Upon a Motion made by Mr. Springs, seconded by Mr. Zimmerman, and carried, it was: **MOVED: To relocate the excess funds in the amount of \$76,406.38 to the Reserve Line Item. Ms. Szabo abstained from voting. The vote carried.**

Ms. White will finalize the December 31, 2023 Financials and submit to the Board of Directors for review.

b. Reserve Study Executive Summary

The Reserve Study was reviewed and discussed. Mr. Zimmerman inquired about the Reserve Study Executive Summary. The "green" rating does not reflect the reality of the current balance and future budget, given that the current reserve balance includes funds that are earmarked for projects.

VI. NEW BUSINESS

A. Landscape Enhancement (Cedar Creek Eleagnus Removal)

Upon a Motion made by Mr. Zimmerman, seconded by Ms. Szabo, and unanimously carried, it was: **MOVED: To approve the proposal from S&E Property Management in the amount of \$8,200.00 to remove the Eleagnus on the berm from Long Creek Drive to Herring Gull Circle, remove all stumps, rake, clean, and remove all debris from the berm, and haul off the debris.**

B. North Tower Pool Facility

Ms. White informed the Board of Directors that she has requested a proposal from ASG to monitor the pool for the 2024 season. She will provide the proposal once received.

C. Accountability of Joint Committee

Mr. Staats provided an overview of Barefoot Resort, Joint Committee, and Nonresidential Association. The goals for the 2024 term are to finalize the Outfall #2 litigation, maintain the appearance of the spine roads, pave the North Tower parking lot, and control the cost.

D. Christmas Décor Update

Ms. Reaves reported that Christmas Décor called to state that the unpaid balance would be sent to litigation for the Christmas lights. Ms. Reaves informed Christmas Décor that the lights were not installed as agreed. This item was tabled.

E. Board of Directors Objectives for 2024

The Board of Directors would like to complete the following objectives for 2024:

- Resolve the issues with Outfall #2.
- Ensure adequate reserve and contingency funding.
- Maintain the level of standard across the community (attractiveness).
- Progress the North Tower Pool parking lot project.
- Control costs and reduce expenses.

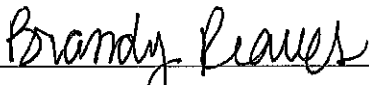
VII. 2nd QUARTER MEETING DATE

The next meeting date will be scheduled during the month of May to be determined.

I. ADJOURNMENT

Upon a Motion made by Mr. Springs, seconded by Mr. Zimmerman, and unanimously carried, it was:
MOVED: To adjourn the meeting at 1:01 p.m.

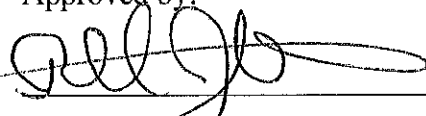
Respectfully submitted by:



Brandy Reaves, Recording Secretary

Date: May 13, 2024

Approved by:



Rick Couture, President

Date: May 13, 2024