

Barefoot Resort Nonresidential Owners' Association, Inc.
Special Meeting of the Board of Directors
October 3, 2024

I. CALL TO ORDER

A Special Meeting of the Nonresidential Owners Association, Inc. ("NRA") was called to order by Mr. Couture at 09:59 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, Joy Cottle, Tom Staats, Jay Springs, Fred Caruso, and
Rick Rapant

Also Present: Kelly White and Brandy Reaves, Ponderosa Management
Attorney Alicia Thompson, Mullen-Wylie LLC

Via Conference Call: Attorney Shep Guyton, Robert Shep Guyton Attorney At Law

II. ESTABLISHMENT OF A QUORUM

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

III. Unfinished Business

A. Attorney Review

Attorney Thompson provided the Board of Directors with the Developer Transfer documents. This item is tabled until the Board of Directors reviews the documents.

B. Ponderosa Management Contract Request

After discussion, all email communication sent to Ponderosa Management will be copied to all Board members. It was noted that any Board member can review any documents that pertain to the Nonresidential Association.

C. 2024 Annual Members' Meeting and Term Expirations

Upon review of the prior meeting minutes, the following positions will expire for 2024: two seats for Residential Village and two seats for Commercial Village. At the direction of Attorney Thompson, the 2023 Annual Members' Meeting minutes will be revised to reflect Rick Rapant as the Director At Large.

The Annual Members' Meeting will be rescheduled to Monday, December 9, 2024 at 10:00 a.m.

Ms. Reaves will send a community email to provide information as to why the first meeting was cancelled.

D. 2025 EU Calculation Matrix

Mr. Rapant provided an updated version of the 2025 EU calculation matrix. This item is tabled until the Board reviews and Ms. White provides more information on Marina Cottages and Sea Glass regarding floor plan square foot.

E. Political Signs

Upon a motion made by Ms. Cottle, seconded by Mr. Staats, and carried, it was: **MOVED: To allow any political signs or flags to be displayed forty-five (45) days before the election and must be removed forty-eight (48) hours after the election.**

IV. ADJOURNMENT

Upon a motion made by Mr. Caruso, seconded by Mr. Staats, and unanimously carried, it was **MOVED:**
To adjourn the meeting at 12:43 p.m.

Respectfully submitted by:

Approved by:

Brandy Reaves
Brandy Reaves, Recording Secretary

Rick Couture
Rick Couture, President

January 30, 2025
Date of Approval

January 30, 2025
Date of Approval