

Barefoot Resort Joint Committee, Inc.
Regular Meeting of the Board of Directors Minutes
February 13, 2025

I. OPENING OF MEETING

A Regular Meeting of the Barefoot Resort Joint Committee, Inc. Board of Directors was called to order by Mr. Couture at 10:07 a.m. The meeting was held in the Ponderosa Management, LLC conference room, located at 4876 Barefoot Resort Bridge Road, Suite C, North Myrtle Beach, SC 29582.

Board Members Present In Person: Dara Baltuskonis, Rick Couture, Holly Casper, Tom Staats, and Maggie Szabo

Management 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. EXECUTIVE SESSION

Upon a Motion made and unanimously carried, it was: **MOVED: To enter into Executive Session at 10:07 a.m. Ms. White and Ms. Reaves were excused from the meeting.**

OUTFALL #2 UPDATE

Mr. Wooten, Bolton and Menk, entered the meeting at 10:07 a.m.

Mr. Wooten, Bolton and Menk, exited the meeting at 10:35 a.m.

Upon a Motion made by Ms. Baltuskonis, seconded by Mr. Staats, and unanimously carried, it was: **MOVED: To exit Executive Session at 10:36 a.m.**

IV. APPROVAL OF MINUTES

Upon a Motion made by Ms. Baltuskonis, seconded by Ms. Casper, and unanimously carried, it was: **MOVED: To approve the Regular Meeting Minutes of November 18, 2024, as written and submitted.**

V. ORGANIZATION OF THE BOARD OF DIRECTORS

Upon a Motion made by Ms. Casper, seconded by Mr. Staats, and carried, it was: **MOVED: To approve Mr. Couture as the President. Ms. Szabo and Ms. Baltuskonis denied the Motion. Mr. Couture approved the Motion.**

Upon a Motion made by Ms. Casper, seconded by Mr. Staats, and carried, it was: **MOVED: To approve Ms. Casper as the Vice President. Ms. Szabo and Ms. Baltuskonis denied the Motion. Mr. Couture approved the Motion.**

Upon a Motion made by Ms. Casper, seconded by Mr. Staats, and carried, it was: **MOVED: To approve Mr. Staats as the Secretary. Ms. Szabo and Ms. Baltuskonis denied the Motion. Mr. Couture approved the Motion.**

Ms. Szabo and Ms. Baltuskonis denied the position of Treasurer or Director At Large. At this time, Ms. Szabo and Ms. Baltuskonis are considered Members of the Board of Directors. The Treasurer seat and Director at Large seat are vacant.

VI. UNFINISHED BUSINESS

A. North Tower Pool Lighting

Ms. Reaves informed the Board of Directors this item is **tabled** until the information is received from Horry Electric on the light replacement.

B. Outfall #2

Mr. Couture relayed the information from Attorney Thompson on her legal opinion of the funding option. At this time, there were no questions posed regarding the legal opinion. This item is **complete**.

Ms. Baltuskonis reported the City of North Myrtle Beach is reviewing grant options. Ms. White and Ms. Reaves exited the meeting while Outfall #2 was discussed. This item is **tabled** until information is received from The City of North Myrtle Beach.

C. Joint Committee Meeting Attendance

The Board discussed owners attending the meeting in person.

Upon a Motion made by Ms. Szabo, seconded by Ms. Baltuskonis, it was: **MOVED: To approve owners to attend the meeting in person with no comment. Ms. Casper and Mr. Staats denied the Motion. The Motion failed to carry. Mr. Couture would like time to weigh all options.** This item is **tabled** until Mr. Couture makes a decision.

D. Nonresidential Light Poles

Ms. Casper reported Sea Glass Cottages have reported all nonworking light poles to Horry Electric. The Board of Directors reviewed the police report associated with the resident incident. After review and discussion, this matter is considered **closed**.

E. Radar Speed Sign Battery Replacement

Upon a Motion made by Ms. Szabo, seconded by Ms. Baltuskonis, and unanimously carried, it was: **MOVED: To deny the battery replacement for the two radar signs. The radar signs will be offered for sale. After April 13th, any radar sign not sold will be discarded and the sign posts will be repaired.**

F. Pressure Wash Sidewalks

After review of both proposals, the Board directed Ponderosa Management to seek revised proposals to include all spine roads, all City of North Myrtle Beach requirements, and special care instructions on tabby cleaning. Ms. Baltuskonis will contact The City of North Myrtle Beach for assistance with the pressure washing. This item is **tabled** until revised proposals are received and city response is received.

G. North Tower Parking Lot Title Search

Ms. White reported a response has not been received from Attorney Thompson. There was no discussion on this Agenda item. This item will be tabled until the 2nd Quarter Meeting.

VII. NEW BUSINESS

A. Pink Ribbon Run Approval

The Joint Committee Board approved to use the parking lot for the North Tower Pool facility for the event. The Board directed Ponderosa Management to seek approval from the Marina for the Marina Bar & Grill Parking lot. This item is **complete**.

B. December 31, 2024 Draft Financial Income over Expenses

Upon a Motion made by Ms. Baltuskonis, seconded by Mr. Staats, and unanimously carried, it was: **MOVED: To approve the placement of the 2024 excess income to the Reserve Account in an interest bearing account.**

C. Joint Committee Communication Guidelines

The Board discussed communication guidelines and determined communication would be sent to Ponderosa Management to be handled. Ponderosa Management will keep the Board updated on all communication. This item is **complete**.

D. Mainscape Landscape Contract

After review and discussion of current landscape contract conditions, the Board decided to revisit this item at the 2nd Quarter Meeting. Mr. Staats and Ms. Chaisson, Vice President of the Barefoot Resort HOA, will work together with Mainscape to correct pending issues. This item is **tabled** until the 2nd Quarter Meeting.

E. Joint Committee Overlay Tree Contract

Upon a Motion made by Mr. Staats, seconded by Ms. Baltuskonis, and carried, it was: **MOVED: To approve United Land Service contract for a ninety day trial period. Ms. Casper was absent for this vote.**

F. Request from Longbridge Owner

After review of the owner request to install a green fence material, the Board discussed the request and Board denied to entertain the owner request as this is a Longbridge community issue. Ms. Baltuskonis stated that Barefoot Resort HOA will resume this issue. This item is **complete** for the Joint Committee.

G. North Tower Pool Spa

For informational purposes, Ms. White informed the Board the hot tub motor has been repaired and DHEC approved the repair. This item is **complete**.

VIII. 2nd QUARTER MEETING DATE

Mr. Couture will schedule the 2nd Quarter Meeting date in May via email.

IX. ADJOURNMENT

Upon a Motion made by Mr. Couture, seconded by Ms. Baltuskonis, and carried, it was: **MOVED: To adjourn the meeting at 12:05 p.m.**

Respectfully submitted by:

Brandy Reaves

Brandy Reaves, Recording Secretary

Date: 6/12/25

Approved by:

Rick Couture

Rick Couture, President

Date: June 12, 2025