

BAREFOOT RESORT NONRESIDENTIAL OWNERS ASSOCIATION, INC.
TENTH ANNUAL MEMBERS MEETING MINUTES
DECEMBER 9, 2024

I. CALL TO ORDER

The Tenth Annual Members' Meeting of the Barefoot Resort Nonresidential Owners Association, Inc. ("NRA") was called to order at 10:01 a.m. at the Barefoot Resort & Golf Clubhouse located at 4980 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582.

II. WELCOME AND INTRODUCTION

Members Present: Rick Couture, Joy Cottle, Jay Springs, Rick Rapant, Fred Caruso, and Tom Staats

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

III. OPENING STATEMENTS

Mr. Couture stated per the Association's By-Laws, Article 2, Section 2.3 Annual Meetings. The first meeting of the Association, whether a regular or special meeting shall be held within one year from the date of incorporation of the Association. Subsequent regular annual meetings shall be set by the Board so as to occur during the third quarter of the Association's fiscal year on a date and at a time set by the Board. Due to the developer transition document review, the meeting was postponed to the 4th quarter.

Mr. Couture served as Meeting Chairman.

Brandy Reaves, Ponderosa Management, LLC, served as Recording Secretary for the Meeting.

A. Proof of Notice

Mr. Staats reviewed the Notice and Proof of Mailing for the Tenth Annual Members' Meeting. He declared the documents to be in order and they would be filed with the official records of the meeting.

B. Certification of Proxies

Ms. Reaves certified that 35.76% of Proxies had been returned.

C. Establishment of a Quorum

Mr. States reported that a quorum was established per the stipulations of the Association's Bylaws requiring 25% of the total membership vote to constitute a quorum to successfully conduct the meeting.

IV. APPROVAL OF MINUTES

Upon a motion by Mr. Lieck, (NT 508), seconded by Ms. Casper, (Sea Glass Cottages), and carried, it was: **MOVED: To dispense with the reading of the Minutes of the Ninth Annual Members' Meeting and approve as written and submitted.**

V. REPORTS

A. Treasurer's Report

Mr. Rapant reviewed the 2025 assessment packet, the October 31, 2024 Financial Report, and the EU Matrix. The EU Matrix is the form used to calculate the assessments per property, based off square footage. All documents can be found online at www.barefootnra.com.

B. Board of Director's Report

Mr. Couture reported on the following items:

➤ **Delinquency Resolution**

A Delinquency Resolution was adopted to address non-payment and/or late payments of assessments that exceeds the 90 day delinquency period.

➤ **2023 Year End Financial Statement**

Approved and posted the 2023 Year End Financial Statement as provided by Toohey & Diez, CPA's, LLC.

➤ **Political Signs and Flags**

Adopted a rule that will allow any political signs and flags to be displayed 45 days before the election and must be removed 48 hours after the election.

➤ **EU Matrix Follow Up**

Exhibit C of the CCR's are attached for explanation of the formula of assessment and voting rights.

➤ **2025 Budget**

Reviewed and approved the 2025 Operating Budget.

➤ **Legal Representation**

Signed an Engagement Letter with Mullen Wylie Law Firm for legal matters.

➤ **Developer Transition**

Working with Attorney Thompson from Mullen Wylie Law Firm to complete the developer Transition of the Nonresidential Association.

➤ **Community Associations Institute**

Joined the CAI and filed with FinCen as per requirements.

➤ **City of North Myrtle Beach**

Contacted North Myrtle Beach regarding the paving of Village Crossing Blvd; as well as, the installation of no parking signs and painting hash marks on the roadway. The City has not provided an update at this time.

➤ **Insurance Policy**

Bound the 2024-2025 insurance policy with McGriff Insurance.

VI. ELECTION AND APPOINTMENT OF DIRECTORS

Mr. Springs reported according to the By-Laws Section 3.5, Election and Term of Office (c) – "...Upon the expiration of each director's term of office, the Members entitled to elect such director shall be entitled to elect a successor to serve a term of two years...Notice was sent to all homeowners soliciting members of the Association who would be willing to serve on the Board of Directors."

At the conclusion of this meeting, the terms of Rick Couture and Fred Caruso, Residential Village, will expire.

At the conclusion of this meeting, the term of Tom Staats, Commercial Village, will expire. There is a vacant Commercial Village seat due to the resignation of Levi Walters, Marina Cottages at Barefoot.

The following Residential Village representatives sent in their applications to become Board of Director members: **Rick Couture, Yacht Club Villas, Fred Caruso, Retreat, and Paul Lieck, North Tower.**

The following Commercial Village representatives sent in their applications to become Board of Director members: **Tom Staats, BFOTC, LLC and Holly Casper, Marina Cottages at Barefoot.**

Ms. White stated congratulated Tom Staats, Holly Casper, Rick Couture, and Fred Caruso for their election to the Board of Directors for a two year term.

VI. UNFINISHED BUSINESS

Ms. Cottle reported there were no items of unfinished business requiring discussion and/or action.

VII. NEW BUSINESS & MEMBER COMMENT

Mr. Miller (NT 303) inquired to the process of breaking glass at the North Tower pool. Ms. White provided the DHEC pool guidelines for the cleaning process, removal of the glass, and refilling of the pool.

Ms. Chaffin (NT 805) inquired as to how many times the violators are found. Ms. White reported Ponderosa Management watches the camera and if the individual can be determined, they are fined; however, many times, we are unable to determine who the individuals are.


Ms. Brewer (NT 706) inquired as to when the North Tower Pool would reopen. Ms. White reported as soon as confirmation is received from the Pool CPO.

Ms. Brewer (NT 706) requested a status of Outfall 2. Mr. Staats provided an update and a community update regarding water runoff.

VIII. ADJOURNMENT

Upon a Motion by Mr. Rapant, seconded by Mr. Marcey, (Marina), and carried, it was **MOVED: To adjourn the meeting at 10:30 a.m.**

Respectfully submitted by:

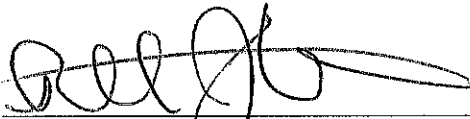


Brandy Reaves, Recording Secretary

9/25/25

Date of Approval

Approved by:



Rick Couture, President

Sept 25, 2025

Date of Approval