

**Barefoot Resort Joint Committee, Inc.**  
**Regular Meeting of the Board of Directors Minutes**  
**August 18, 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 3:43 p.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:** Rick Couture, Tom Staats, Maggie Szabo, Holly Casper, and Dara Baltuskonis

**Management Present:** Brandy Reaves of Ponderosa Management, LLC

**II. ESTABLISHMENT OF QUORUM**

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

**III. APPROVAL OF MINUTES**

A. May 22, 2025 Regular Meeting Minutes

Upon a Motion made by Ms. Baltuskonis, seconded by Mr. Staats, and carried, it was: **MOVED: To approve the Regular Meeting Minutes of May 22, 2025 as written and submitted.**

B. July 14, 2025 Special Meeting Minutes

Upon a Motion made by Mr. Staats, seconded by Ms. Baltuskonis, and carried, it was: **MOVED: To approve the Special Meeting Minutes of July 14, 2025, as written and submitted.**

**IV. MINUTE RATIFICATION**

Diamond Bros August 1, 2025 Insurance Renewal

A. Upon a Motion made by Ms. Baltuskonis, seconded by Mr. Staats, and carried, it was: **MOVED: To approve the August 1, 2025 proposal from Diamond Bros to renew the Association insurance.**

**V. UNFINISHED BUSINESS**

A. North Tower Pool Lighting

Ms. White provided an update on the responses received from Horry Electric. The Board requested a proposal from Horry Electric to install two (2) additional light poles at the North Tower Pool. These light poles are to match existing fixtures. This item is tabled until the proposal is received.

B. Outfall #2 Update

Ms. Baltuskonis reported the design plan was presented to Harbour Cove; however, the Board of Directors could not come to an agreement. At this time, the item is tabled until the Board receives a reviewed proposal to correct the outfall issue. This item is tabled until permits are received from Bolton & Menk.

C. Joint Committee Landscape Overlay

After review and discussion, the Board has tabled this item until Ms. Szabo provides a proposal to the footage maintenance requirements.

D. Seating at Grill Area

Ms. White provided a proposal from Kenneth Lynch & Son's in the amount of \$2,213.45 for a bench to be installed at the grill area of the North Tower Pool facility. Upon a motion made by Ms. Baltuskonis, seconded by Mr. Staats, and carried, it was: **MOVED: To deny the proposal as it is not cost effective.**

E. North Tower Pool Owner Violation Fine Schedule

After review and discussion of the disregard of the North Tower Pool facility Rules and Regulations, the Board of Directors imposed the following fine schedule. Upon a motion made by Ms. Szabo, seconded by Ms. Baltuskonis, and carried, it was: **MOVED: To adopt the fine policy of: First Offense: Warning, Second Offense: Thirty Day (30) Suspension and a \$200.00 Fine, Third Offense: Suspended for Remainder Pool Season and a \$500.00 Fine.**

F. Dye Estates Letter RE Landscape Maintenance Request

This item has been solved and completed by the Dye Estates Board of Directors.

VI. NEW BUSINESS

A. Landscape Enhancement

Ms. White presented a Mainscape proposal for the revamp of the berm abutting Dye Townhomes. The Board tabled this item until Ms. Szabo provides a footage maintenance requirement at the 4<sup>th</sup> Quarter Board meeting.

B. North Tower Pool Facility Proposals

- Upon a motion made by Ms. Baltuskonis, seconded by Mr. Staats, and carried, it was: **MOVED: To approve the Cooper Mechanical Pool Light Replacement in the amount of \$6,918.95.**
- Upon a motion made by Ms. Baltuskonis, seconded by Mr. Staats, and carried, it was: **MOVED: To approve the Cooper Mechanical Emergency Lights and Exit Sign Replacement in the amount of \$4,779.49.**
- Upon a motion made by Ms. Baltuskonis, seconded by Mr. Staats, and carried, it was: **MOVED: To approve the Cooper Mechanical Electrical Corrections to the Spa-Sauna Pump Room in the amount of \$2,071.13.**
- Upon a motion made by Ms. Baltuskonis, seconded by Mr. Staats, and carried, it was: **MOVED: To approve the Cooper Mechanical Transient Voltage Pool Water Testing in the amount of \$300.00.**

C. CAI Homeowner Leader Renewal

Upon a Motion made by Ms. Szabo, seconded by Ms. Baltuskonis, and carried, it was: **MOVED: To cancel the CAI membership, pursuant to the March, 2025 Suspension of Enforcement Document.**

D. 2026 Draft Operating Budget

Ms. White provided a 2026 Draft Operating Budget for the Board to review. This item will be tabled until the Budget meeting.

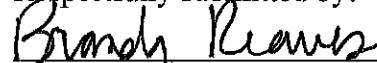
VII. 2026 OPERATING BUDGET MEETING DATE

The Board requested the Budget meeting to be scheduled in October. This item is tabled until a meeting is scheduled.

VIII. ADJOURNMENT

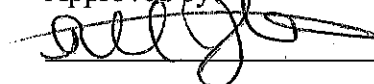
Upon a Motion made by Ms. Baltuskonis, seconded by Mr. Staats, and carried, it was: **MOVED: To adjourn the meeting at 4:55 p.m.**

Respectfully submitted by:



Brandy Reaves, Recording Secretary

Approved by:



Rick Couture, President

Date: 10/16/25

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