

Barefoot Resort Nonresidential Owners' Association, Inc.
Regular Meeting of the Board of Directors
August 28, 2025

I. CALL TO ORDER

A Regular Meeting of the Nonresidential Owners Association, Inc. was called to order by Mr. Couture at 10:05 a.m. at the Ponderosa Management Office located at 4876 Barefoot Resort Bridge Road, Suite C, North Myrtle Beach, SC 29582.

Member(s) Present: Rick Couture, Jay Springs, Tom Staats, Holly Casper, Fred Caruso, and Rick Rapant

Member(s) Absent: Joy Cottle

Also Present: Kelly White and Brandy Reaves, Ponderosa Management
Alicia Thompson, 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. Minute Approval

A. June 19, 2025, Regular Meeting Minutes

Upon a motion made by Mr. Caruso, seconded by Ms. Casper and carried, it was:

MOVED: To approve June 19, 2025, Regular Meeting Minutes as written and submitted.

B. June 19, 2025, Executive Meeting Minutes

Upon a motion made by Mr. Caruso, seconded by Mr. Staats and carried, it was:

MOVED: To approve June 19, 2025, Executive Meeting Minutes as written and submitted.

C. July 17, 2025, Special Meeting Minutes

Upon a motion made by Mr. Staats, seconded by Mr. Rapant and carried, it was:

MOVED: To approve July 17, 2025, Special Meeting Minutes as written and submitted.

IV. Unfinished Business

A. Joint Committee Updates

Mr. Couture reported on the following items:

- The Joint Committee Board of Directors denied the installation of seating at the grilling area due to cost.
- Horry Electric has responded that the North Tower pool lighting will not be corrected at its expense. A request for proposal has been sent to Horry Electric for the addition of two light poles to address state requirements.
- Dead plant material was replaced at the North Tower pool facility.
- Electrical items were repaired at the North Tower pool facility for the spa, lights, and equipment.

B. North Tower Pool Deck

Ms. White reported GDI had been made aware of the storm procedures for closing umbrellas and laying lounge chairs flats. This item is completed.

C. Village Crossing Boulevard Paving

Ms. White reported, per The City of North Myrtle Beach, the paving is scheduled for the fall of 2026. This item is tabled until more information is available.

D. ARC Guidelines Revision for Compactors

This item is tabled as Ms. Cottle was absent.

E. 2025 Annual Meeting Date Follow Up

Mr. Couture reported the Annual Meeting will be held on Thursday, September 25, 2025, at 2:00 p.m. The meeting will be held at the Barefoot Resort Golf Clubhouse.

Upon a motion made by Mr. Rapant, seconded by Mr. Springs and carried, it was:

MOVED: To approve the mailing for the Call for Candidates as revised by Attorney Thompson.

Mr. Rapant reported that the North Tower Association has fifteen storage closets that will receive a Proxy and Ballot to vote for the Annual Meeting. Mr. Rapant exited the meeting.

Upon a motion made by Ms. Casper, seconded by Mr. Staats, and carried, it was:

MOVED: To have Attorney Thompson provide a legal opinion on the voting options of Association storage closets. This item is tabled until the opinion is received.

Upon a motion made by Mr. Caruso, seconded by Ms. Casper and carried, it was:

MOVED: To approve Toohey & Diez CPA's, LLC to review the EU Matrix before the Annual Meeting date.

V. New Business

A. Election Resolution

Ms. White provided a Draft Nonresidential Annual Meeting Election Resolution as reviewed and edited by Attorney Thompson. The Resolution is attached to these minutes as Exhibit "A".

Upon a motion made by Ms. Casper, seconded by Mr. Springs and carried, it was:

MOVED: To approve the Nonresidential Annual Meeting Election Resolution as revised by Attorney Thompson.

B. Community Associations Institute Renewal

Upon a motion made by Ms. Casper, seconded by Mr. Staats and carried, it was:

MOVED: To renew the CAI membership in the amount of \$340.00.

C. Outfall #2

Mr. Couture reported the work is still pending on the Mediation Agreement from June. Information will be provided as soon as details are finalized.

VI. MEMBER COMMENTS/QUESTIONS

Following the meeting, owners were given the opportunity to ask questions, which were addressed accordingly.

VII. ANNUAL MEETING DATE

The Annual Meeting is scheduled for Thursday, September 25, 2025, at 2 p.m. at the Barefoot Resort Golf Clubhouse.

VIII. ADJOURNMENT

Upon a motion made by Ms. Casper, seconded by Mr. Springs, and carried, it was:

MOVED: To adjourn the meeting at 10:44 a.m.

Respectfully submitted by:

Approved by:

Brandy Reaves

Brandy Reaves, Recording Secretary

10/20/25

Date of Approval

Rick Couture

Rick Couture, President

Oct 20th 2025

Date of Approval