

**BAREFOOT RESORT NONRESIDENTIAL OWNERS' ASSOCIATION, INC.**  
**MEMBERS MEETING MINUTES**  
**SEPTEMBER 25, 2025**

**I. CALL TO ORDER**

The Eleventh Annual Members' Meeting of the Barefoot Resort Nonresidential Owners Association, Inc. ("NRA") was called to order at 2:00 p.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, Holly Casper, and Tom Staats

**Also Present:** Kelly White and Brandy Reaves, Ponderosa Management, LLC and Attorney Thompson, Mullen Wylie SC, 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 up by the Board to occur during the third quarter of the Association's fiscal year on a date and at a time set by the Board.

Mr. Couture served as Meeting Chairperson.

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 Eleventh Annual Members' Meeting. He declared the documents appear to be in order and they would be filed with the official records of the meeting.

**B. Certification of Proxies**

Ms. Reaves certified that 64.62% 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. INSPECTOR AND TELLER**

Mr. Couture requested two (2) owners from the audience to be the Inspector and Teller for the Designated Proxy counting. Mr. Mozer (North Tower, Unit 1404) and Ms. Coughlin (Yacht Club Villas, Unit 3704) were selected as the Inspector and Teller. At this time, Ms. White, Mr. Mozer, and Ms. ? exited the meeting.

**V. APPROVAL OF MINUTES**

Upon a motion by Mr. Hardy, (North Tower, Unit 3401), seconded by Mr. Carco, (North Tower, Unit 804), and carried, it was: **MOVED: To dispense with the reading of the Tenth Annual Members' Minutes and approve as written and submitted.**

## VI. REPORTS

### A. Treasurer's Report

Mr. Rapant reviewed the August 31, 2025, Financial Report. All Financial Reports can be found online at [www.barefootnra.com](http://www.barefootnra.com).

### B. Board of Director's Report

Mr. Couture reported on the following items:

#### ➤ 2024 Year End Financial Statement

Approved and posted the 2024 Year End Financial Statement as provided by Toohey & Diez, CPA's, LLC.

#### ➤ Developer Transition

Working with Attorney Thompson from Mullen Wylie to complete the developer transition documents of the Nonresidential Association.

#### ➤ City of North Myrtle Beach

Contacted North Myrtle Beach regarding the paving of Village Crossing Blvd. The streets are scheduled to be paved in the Spring of 2026, per the City.

#### ➤ North Tower Pool Facility Updates

The Joint Committee Board adopted a fine policy for violations. The Joint Committee Board is working with Horry Electric regarding the possibility of additional light poles at the North Tower pool facility. Cooper Mechanical completed pool light repairs. Crescent Crafts is working on pool furniture repairs.

#### ➤ Outfall #2

Mr. Couture reported this item is tabled until an agreement is reached on the Settle Agreement.

#### ➤ Insurance Policy

Bound the 2025-2026 insurance policy with McGriff Insurance.

## VII. ELECTION AND APPOINTMENT OF DIRECTORS

Mr. Couture 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 term of Joy Cottle, Residential Village, will expire.

At the conclusion of this meeting, the terms of Jay Springs and Holly Casper, Commercial Village, will expire.

At the conclusion of this meeting, the term of Rick Rapant, At Large Director, will expire.

The following Residential Village representatives provided their applications to become Board of Director members: **Joy Cottle, North Tower.**

The following Commercial Village representatives provided their applications to become Board of Director members: **Jay Springs, Century 21 Barefoot and Holly Casper, Marina Cottages at Barefoot.**

The following At Large Directors provided their applications to become Board of Director members: **Rick Rapant, North Tower and Norman Lettich, Yacht Club Villas.**

Mr. Couture congratulated Jay Springs, Holly Casper, Joy Cottle, and Norman Lettich for their election to the Board of Directors for a two-year term (2025-2027).

**VI. UNFINISHED BUSINESS**

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

**VII. NEW BUSINESS & MEMBER COMMENT**

There were no new business or member comments.

**VIII. ADJOURNMENT**

Upon a Motion by Mr. Mozer (North Tower, Unit 1404), seconded by Mr. Hardy, (Yacht Club Villas, Unit 3401), and carried, it was **MOVED: To adjourn the meeting at 3:25 p.m.**

Respectfully submitted by:

Approved by:

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Brandy Reaves, Recording Secretary

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Rick Couture, President

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Date of Approval

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Date of Approval