

**Barefoot Resort Nonresidential Owners' Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**October 20, 2025**

**I. CALL TO ORDER**

A Regular & Budget Meeting of the Nonresidential Owners Association, Inc. was called to order by Mr. Couture at 10:01 a.m. at the Ponderosa Management Office located at 4876 Barefoot Resort Bridge Road, Suite C, North Myrtle Beach, SC 29582.

**Member(s) Present:** Tom Staats, Joy Cottle, Fred Caruso, Jay Springs, and Rick Couture

**Member(s) Present Via Zoom:** Holly Casper and Norman Lettich

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

**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. August 28, 2025, Executive Meeting Minutes

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

**MOVED: To approve August 28, 2025, Executive Meeting Minutes as written and submitted. Ms. Cottle abstained from the vote.**

B. August 28, 2025, Regular Meeting Minutes

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

**MOVED: To approve August 28, 2025, Regular Meeting Minutes as written and submitted. Ms. Cottle abstained from the vote.**

**IV. Unfinished Business**

A. Joint Committee Updates

Mr. Couture reported on the following items:

- The North Tower pool lighting issue remains unresolved. The pool will continue to operate from 9:00 a.m. until sunset until further notice. Mr. Couture stated that the Board welcomes any suggestions from Mr. Lieck if he has unexplored options. This item is postponed indefinitely.
- The Joint Committee Board of Directors denied the installation of seating at the grilling area due to cost. Ms. Cottle requested Mr. Couture to bring the item to the Joint Committee for a third consideration. This item is tabled.

B. Village Crossing Boulevard Paving

Ms. White reported, Village Crossing Boulevard paving project awaits scheduling from City of North Myrtle Beach, expected to be late 2025 or early 2026.

C. ARC Guidelines Revision for Compactors

After discussion, the Board agreed to conduct site visits to all dumpster areas at North Tower, Yacht Club Villas, and Sea Glass to discuss potential solutions. This item is tabled until the site visit is conducted, and suggestions are offered at the next meeting.

D. Nonresidential Election Resolution Filing

Ms. White reported the Election Resolution has been filed by Attorney Thompson.

Upon a motion made by Mr. Springs, seconded by Mr. Staats and unanimously carried, it was:  
**MOVED: To amend the Election Resolution to allow ballot counting 48 hours prior to meeting by non-candidate board members with independent observer option.**

E. Establishment of Villages from Transition

Ms. White provided the documents to the Board of Directors, as received on October 20, 2025. The Board will review the supplemental declaration over the next period. Decision on the approval will be made at the next regular Board meeting. No immediate action is required at this time.

F. Review of EU Matrix

Ms. White presented Attorney Thompson's legal opinion that common areas should not be included in determining rations for the EU matrix according to the governing documents. Ms. White reported North Tower and Yacht Club Villas would have to be surveyed to determine the square footage totals of common areas. Mr. Springs will provide the square footage information for both communities from original construction. Ms. White reported the issue will not impact the 2026 budgets. Recalculation of the EU matrix will be addressed before the 2027 budget approval. This item will be tabled.

G. Outfall #2

Mr. Couture provided a brief update on the status of the outfall repair project and mediation agreement. The mediation agreement is still being finalized amount all parties and attorneys. The Nonresidential Association is not in control of the outfall project. The Board will be updated on developments. The funding approach will be determined once final costs are known. This item will be tabled.

V. MEMBER COMMENTS/QUESTIONS

Following the meeting, owners were given the opportunity to ask questions. There were no questions.

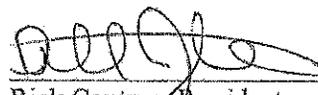
VI. ADJOURNMENT

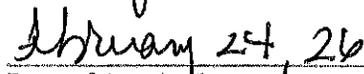
Upon a motion made by Mr. Springs, seconded by Ms. Casper, and unanimously carried, it was:  
**MOVED: To adjourn the meeting at 10:48 a.m.**

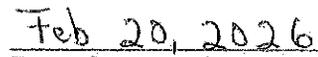
Respectfully submitted by:

Approved by:

  
\_\_\_\_\_  
Brandy Reaves, Recording Secretary

  
\_\_\_\_\_  
Rick Couture, President

  
\_\_\_\_\_  
Date of Approval

  
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Date of Approval