

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
ANNUAL MEETING
Saturday, January 15, 2022
MINUTES

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 15, 2022, via ZOOM.

Board members present:

Ted Luckadoo – President	Mike Atchley
Brian Evans – Vice President	Rick Moore
Gene Hindman – Treasurer	Paul Oakley
Iddy Andrews	

Representing SW Community:

Steve Wagner
Horace Kinsey
Ida Tipton

Call to Order

Ted Luckadoo called the meeting to order at 9:00 am. Horace Kinsey verified a quorum was duly established with members present in person or by proxy.

Mr. Luckadoo introduced the Board members of the Ocean Ridge Property Owners Association, the Architectural Review Board and the SW Community management team.

Approval of Minutes

Gene Hindman made a motion that the minutes of the January 2021 annual meeting be approved. The motion was seconded by Mike Atchley and was approved.

Election of Directors

Introduction of Board Candidates

Iddy Andrews and Rick Moore are running for re-election to the Board. There being no nominations from the floor, Gene Hindman made a motion to close the nominations. The motion was seconded by Paul Oakley and was approved.

Roads/Signs

Paul Oakley reported that the fifth and final road project had been completed with the total expense for all 5 phases was approximately \$1,500,000. The speed bumps in the front gate area were replaced in 2021 with asphalt speed humps which should last longer than the previous rubber ones. The white lines, turn arrows and stop lines will be repainted soon.

Security

Mike Atchley reported that 2021 had been pretty much uneventful with relatively few police calls. Ocean Ridge switched security companies in 2021. That service is now being provided by Trident Security, LLC which is providing much better service than our previous company. We also upgraded the camera system to improve the monitoring of our gates. The new cameras have allowed us to identify owners/ visitors who have damaged the gates allowing Ocean Ridge to collect the repair costs from the individuals.

Beautification

Rick Moore discussed some of the projects planned for 2022 which include the Summerwind entrance and a number of the medians/islands. He also discussed the problems we are experiencing with debris being placed on vacant lots and animal waste. Ocean Ridge can access fines up to \$500 for not cleaning up after your dog. Rick read the Town ordination relating to trash/waste/yard debris. You can read the ordinance on the Town of Edisto Beach website.

Communications

Iddy Andrews reported that we now have 690 email addresses in Mail Chimp and 752 Facebook followers, both being significantly higher than last year. For the year we had an average of 578 views per month on our website, also higher than last year.

Annual Social

Iddy announced that we will attempt again this year to hold the annual social. It is scheduled for April 2 at the Lions Club from 5:30 – 7:00 pm. More information will be available soon.

ARB

Brian Evans reminded the owners to obtain approval from the ARB prior to making any change to the exterior of your home or property. The ARB meets on the 4th Thursday of the month, and requests need to be sent to the management office by the 3rd Thursday of the month. Many new homes were completed in 2021 and plans are being submitted for many more for 2022 construction.

Finance

Gene Hindman reviewed the year-end financials and reported most of the 2021 expenditures were in line with the budget, but total expenses were less than anticipated. The largest increase in 2022 expense will be for security as Ocean Ridge increased the pay of our security officers.

The Board approved a 2% increase of the quarterly assessment to help offset the inflation that 2021 brought.

Election Results

Horace Kinsey announced the election results. Iddy Andrews and Rick Moore were re-elected to three-year terms on the Board.

Public Comments

See attachment for comments.

Adjournment

Mike Atchley moved that the meeting be adjourned. The motion was seconded by Iddy Andrews and passed by unanimous voice vote. The meeting was adjourned at 9:39 am.

Acknowledged by:

Association President

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PUBLIC COMMENTS

Peter Granow

What drives the HOA increase?

6% inflation – The increase was 2%.

What drives the increase in postage and mail?

Increases in postage rates. Postage for quarterly billing and annual meeting is costly. But it was over \$12,000 annually a few years ago until the by-laws were changed to allow electronic notices for the annual meeting for those owners with email. We have to send meeting notices to EVERY timeshare owner.

What drives the increase in professional services?

A budget is a guess. The board is planning a rewrite of all official documents which will entail legal help.

Should repairs/maintenance be flat or increasing instead of decreasing?

Again, it is a guess. We were lucky this year in that we avoided any big storms.

John Drolet

Can you put in “golf cart friendly” speed bumps? Or separate them so golf carts can go through the middle?

Putting in lower bumps would reduce their effectiveness. The bumps are installed to give walkers and bicycle riders room to go around the bumps. We do not want people walking and riding in the center of the road – it is too dangerous.

Susan Mode

Can you put up dog waste stations or signs in areas where guests/owners are not picking up dog waste?

Putting in dog waste stations creates more problems. We have installed some signs and will install more where they are needed.

Greg Glover

What lagoon in Club Cottage will be cleaned out?

The area from behind the homes at 865/867 Club Cottage going toward Fairway Drive, The ditches leading into the lagoons will also be addressed.

Johnny Moore

It is my understanding that building code now requires lattice around any new lifts for safety reasons.

I have spoken with Town of Edisto Beach building official – that is not correct.

Linda/Fred Dailey

Excellent professional presentations and work.

Thanks for the compliment!!!