

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
ADVISORY MEETING
Friday, April 19, 2024
MINUTES

The Advisory Meeting of the Ocean Ridge Property Owners Association, Inc. was held Friday, April 19, 2024, in the Ocean Ridge office.

Board Members present:

Ted Luckadoo, President Bert Koon
Rick Moore, Treasurer Iddy Andrews

Present representing SW Community:

Horace Kinsey

Owners present:

Dave Ballard – 20 Gun Bluff Rd
Lou-Ann Carter – 283 Driftwood
Ann Luckadoo – 3525 Myrtle Street

Call to Order

Ted Luckadoo called the meeting to order at 1:30 PM.

Approval of Minutes

Ann Luckadoo moved to approve the minutes of the October 29, 2023, Advisory Board Meeting, Dave Ballard seconded the motion which was approved unanimously.

Continuing and Old Business

1. Security – Ted Luckadoo reported that the Edisto Beach Police Department averaged 27.9 hours/week during the quarter. No major issues reported. There were a few noise complaints, along with medical assistance calls, a false alarm, and a vehicle stuck in the lagoon at Club Cottage. The Board plans to spruce up the security building at the front gate with new paint, new flooring and a new filing cabinet. The computer equipment that is no longer needed will be removed. CodeLynx will be out within the next week to repair the gate arm at the front gate.
2. Lagoons/Yacht Club Pipe – Ted Luckadoo reported that The Yacht Club outfall project is complete. Ocean Ridge Management will send invoices to Town Hall to be reimbursed with the \$10,000 approved by the ATAX Committee.
3. Beautification – Rick Moore reported that the Summerwind entrance beautification project has been completed. Recently a contractor truck was driven over a sprinkler, breaking the sprinkler which was replaced. Curbing of some sort may be needed in that area to keep this from happening again. Paving sections that were taken up for rewiring will be done soon.
4. Communication – Iddy Andrews reported that the website (www.oceanridgempoa.com) had 932 views, 304 of which were due to search engines, 12 from Ocean Ridge's Facebook page

and 3 from the Edisto Chamber of Commerce site. There are 996 followers on Facebook and 662 individuals receive e-blasts from Ocean Ridge.

5. ARB – Bert Koon reported that four new houses were approved by the ARB last month. He also reminded everyone that the ARB meets the 4th Thursday of the month and that everyone should apply for approval before making any changes to their home or lot.
6. 2024 Social – Ted Luckadoo explained that this year’s social was cancelled due to not enough owners signing up to make the event feasible.

Finance

Treasurer Rick Moore reported that the financials are comparing favorably to the budget. There are a few line items such as special projects, that are difficult to do in a timely manner. Due to ongoing litigation, our legal expenses are over budget. Gate maintenance is also up due to the purchase of the new gates. As a group, the Ocean Ridge MPOA has over 90% equity. When looking at income vs. expenses, the next 3 or 4 years look very sound. The Board is, and has been, very successful in ensuring the finances of the property owners are well taken care of. The delinquency rate remains very low, and the Board is appreciative of the membership paying dues in a timely manner.

SW Community

Horace Kinsey reported that the search for a new manager is ongoing.

New Business

A contractor from NuPipe is due on-site to examine the pipe under the road at the main entrance, which appears to be deteriorated at the bottom.

General Discussion

Lu-Ann Carter – Driftwood area seems to drain faster after the outfall project and pipes being cleaned out.

Dave Ballard –

- The Magnolia Walk lagoon needs attention – clean out, add signs
- Concerned about not being able to lower the lagoon levels
- Information on the website needs updating
- Electric bikes are a problem and are dangerous

Adjournment – Dave Ballard moved to adjourn the meeting, seconded by Ann Luckadoo and approved unanimously. The meeting was adjourned at 2:04.

Acknowledged by:

Ted Luckadoo, President