



# Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA) – August 2024

## REPORT FROM THE PRESIDENT

The quarterly meeting of the Ocean Ridge Property Owners' Association Board was held on Friday, July 19 at the Edisto Civic Center at 42 Station Court, Edisto Beach, SC in the office of SW Community Services. Board members present were Iddy Andrews, Bert Koon, Brady Long, Ted Luckadoo, Rick Moore, Cheryl Moran, Jason Sheffield and SW Community Services representatives Steve Wagner (owner), and Horace Kinsey, Property Manager. Minutes from the April 19, 2024 quarterly meeting were approved. All committee reports were given by the Board members.

If you have any questions or concerns, please contact Horace Kinsey at (843) 869-4300 or email to [hkinsey@sw-communityservices.com](mailto:hkinsey@sw-communityservices.com) in the management office.

## REMINDERS:

- Your renters should be made aware of the Ocean Ridge rules and regulations.
- Please pick up your dog waste and dispose the bag in your trash receptacle.
- Keep dogs on a leash and keep the leash in your hand.
- Please discourage vehicles from following you in or out of our

gates. You pay for that privilege to use the gates. They don't!

- RFIDs must be attached to the front windshield of the vehicle to which the RFID is registered. Owners who abuse this privilege will have their RFID turned off.

## FINANCE

Rick Moore gave the financial report and reported that the Ocean Ridge organization continues to be financially strong and is operating within the approved budget year to date. Income is strong and most of the property owners continue to support this effort with prompt payments of the regime fees.

From a balance sheet perspective, the MPOA equity is 89.85% and liquidity is equal to 231% of our annual budget. Of this liquidity, \$586,000 is in short term CD's in three different banks. These assets are monitored at each maturity and researched to insure we are receiving fair market rates.

Our current financial position should be sufficient to protect us from most unforeseen circumstances.

## ROADS AND SIGNS

Jason Sheffield reported that new speed bumps have been installed on the Sea Cloud Circle to help reduce speeding in that area.

## **BEAUTIFICATION**

Brady Long reported that the Board is waiting on bids to create pull-off surfaces for the common areas. These areas would be for contractors, landscape companies, and emergency vehicles to use. This would hopefully help the appearance of these areas. These areas could also be used for extra parking after hours.

## **ARCHITECTURAL REVIEW BOARD**

Bert Koon reported that the Architectural Review Board meets the fourth Thursday of each month. If you are making any changes to the exterior of your house, you must submit a request to the ARB. Please direct any questions to Horace Kinsey at SW Community Services. Currently, there are seven houses in some stage of new construction in Ocean Ridge.

## **SECURITY**

Cheryl Moran reported that residents and guests continue to enjoy a safe and secure environment inside our gated community at Ocean Ridge. During the second quarter of 2024, the Edisto police department patrolled 359 hours for an average of 27.6 hours of patrolling each week. Officers responded to a total of 32 minor incidents during the quarter. The MPOA board is working with contractors to obtain bids to repair and update the guard house at the front gate.

## **COMMUNICATIONS**

As of June 31, 2024, there were 1012 views by 546 visitors, an average of 2.28 views per visitor on the website. The home page had 210 views.

We have 995 followers on Facebook, and our email list has 663 subscribers.

To receive the most updated news about Ocean Ridge, please follow us on Facebook. If you don't have a Facebook page, you can access our page by going to [www.facebook.com/oceanridgempoa](http://www.facebook.com/oceanridgempoa). If you are not on our email list and would like to be added, contact us at [oceanridgempoa@outlook.com](mailto:oceanridgempoa@outlook.com) or sign up via our website.

### *Key Contact Information*

- Website [www.oceanridgempoa.com](http://www.oceanridgempoa.com)
- SW-Community Manager - Horace Kinsey
- Email - [hkinsey@sw-community.com](mailto:hkinsey@sw-community.com)
- (843) 869-4300
- Office location – 42 Station Court, Jungle Room; Mailing address – P.O. Box 700, Edisto Island, SC 29438
- Security (843) 631-5131

*The happiest people are those who do the most for others.* – Booker T. Washington