

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
ANNUAL MEETING
Saturday, January 20, 2024
MINUTES

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 20, 2024, at 9:00 a.m. at the Edisto Lions Club, 2907 Myrtle Street, Edisto Beach, SC.

Board members present:

Ted Luckadoo – President

Mike Atchley – Vice President

Rick Moore – Treasurer

Iddy Andrews

Bert Koon

Cheryl Moran

Jason Sheffield

Representing SW Community:

Steve Wagner

Horace Kinsey

Ida Tipton

Call to Order

President Ted Luckadoo called the meeting to order at 10:00 am. Horace Kinsey verified a quorum was duly established with members present in person or by proxy and that notification of the membership was made. Mr. Luckadoo introduced the Board members of the Ocean Ridge Property Owners Association, the Architectural Review Board and the SW Community management team.

Election of Directors

Introduction of Candidates

President Luckadoo reminded those in attendance that Mike Atchley and Jason Sheffield were the members running for reelection to the Board. There were no nominations made from the floor. Julie Koon moved that the nominations be closed, seconded by Karen Guay and unanimously approved.

Approval of Minutes

Susan McFarland made a motion that the January 21, 2023, annual meeting minutes be approved. The motion was seconded by Julie Koon and approved.

Presidents Report – Ted Luckadoo

President Luckadoo opened his remarks by giving a report on the Yacht Club outfall project. A contract was signed with Truluck in October of 2023. Notification was given that SCDOT had to sign off on the lining of the pipe (SCDOT's part of the project). That paperwork was provided in December 2023. Truluck will be on site to take measurements in the coming weeks, and the project will be underway soon. The Board has been working diligently on the project, but as homeowners are aware, it is difficult to find contractors willing to commit to projects at Edisto.

President Luckadoo noted the membership will see added legal expenses from 2023 due to a lawsuit filed by a homeowner who had his request to install solar panels denied. He also informed those in attendance that dues will not be raised in the coming year.

Roads/Signs

Jason Sheffield reported that reflectors have been put down on Hutto Hill and around the curve on Fairway Drive by the tennis courts. Signs have been installed where needed.

Security

Mike Atchley reported that 2023 was relatively calm. There are some disagreements between neighbors and more police calls during tourist season, but it is rare that anyone is arrested. The Edisto Beach Police Department averages 27 hours per week of patrolling within Ocean Ridge. The Summerwind gate is not working due to a wiring issue that will be addressed in the coming weeks. The main gate is fully staffed.

Beautification

Cheryl Moran notified those in attendance that the Summerwind gate beautification project is ongoing. The Town installed a water meter and bids are being solicited for the installation of plants. Landscaping of the median on Hutto Lane is also being planned.

Communications

Iddy Andrews reported that the newsletter for Ocean Ridge is published quarterly and can be found on the website, www.oceanridgempoa.com. Facebook is still the quickest way to get information on Ocean Ridge. The Ocean Ridge spring social will be held April 6th and information will be forthcoming.

ARB

Bert Koon, Architectural Review Board member, reminded everyone that the ARB meets on the 4th Thursday of the month. All modifications to the exterior of one's home must be approved by the ARB. This includes painting, roofing and landscaping changes. ARB forms can be found on the website.

Finance

Rick Moore, Treasurer, reviewed the year-end financials. He thanked Ocean Ridge property owners for their prompt payment of dues, which helped to contribute to the positive standing. The Board will be moving approximately \$400,000 into certificates of deposit to take advantage of current interest rates. Storm cleanup was higher than expected in 2023 but was not enough to cause an issue financially.

Election Results

Horace Kinsey notified the members that there were three write in votes and that Mike Atchley and Jason Sheffield were each elected to three-year terms on the Board.

Public Comments

See attachment for comments.

Adjournment

John Case moved to adjourn the meeting, seconded by Jan Friedinger and unanimously approved.

Acknowledged by:

Association President

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PUBLIC COMMENTS**

John Rampey - 268 Driftwood – concerns about flooding, DOT relining pipe

Roy Sirman - 288 Driftwood – concerns about flooding; will there be a flapper

Cindy Compton - 15 Gun Bluff – during flooding need markers to indicate edge of roads.

Gary Dirr - 47 Battery Park – need no parking signs to prevent ruts on common areas.

Dale Friemoth - 611 King Cotton – discussed Magnolia Walk plans to eliminate their HOA. Mailbox being used as trash can

Karen Guay - 48 Rice Lane – Jenkins entrance needs to be power washed

Ken Guay - 48 Rice Lane – Jenkins entrance needs sign saying this is not the main gate

Dave Ballard - 20 Gun Bluff – thanks for the “hidden drive” sign; would like another speed bump.

Mary Dirr - 47 Battery Park – need markers when streets are flooded

Susan McFarland - 44 Battery Park – who is responsible for the flooding

Virginia Stephenson – 544 Oristo Ridge - Read a statement regarding dangers of bright streetlights.

Gary Brown – 11 Gun Bluff – pipes need to be cleaned out

Deborah Knoll – 829 Club Cottage