

# **OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.**

Annual Meeting

Saturday, January 11, 2014

## **MINUTES**

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 11, 2014 at the Lions Club on Edisto Beach, SC.

### Board members present at this meeting:

Jerry Zeller – President  
Gene Hindman – Vice President/Acting Treasurer  
Iddy Andrews  
Bill Kozub  
Leland Vaughan

### Board members absent at this meeting:

Bob Beaty  
Jim Bell

### Representing SCS at this meeting:

Steve Wagner  
Horace Kinsey  
Ida Tipton  
Cyndy McCormick

### Owners in Attendance

See Attached

### Call to Order

Jerry Zeller called the meeting to order at 9:05 am. Horace Kinsey verified that a quorum was duly established with members present in person or by proxy.

Mr. Zeller introduced the Board members for the Ocean Ridge Property Owners Association, Inc. He thanked them for their service and announced there are three (3) Board openings. Bob Beaty, Jim Bell and Leland Vaughan have completed their terms. Members of the ARB were also introduced and thanked for their hard work.

Other introductions included Association Board members, SCS management team and new homeowners.

Mike Easterday with Universal Protection Service reported on the security company change and stated everything is working smoothly. Only the named changed.

Pieter Knott, new Wyndham General Manager, was introduced and welcomed.

### Election of Directors

#### Introduction of Board Candidates

Mr. Zeller introduced the candidates running for the three (3) MPOA Board openings: Lindsay Young, Jo Wilson and Ted Luckadoo. Mr. Zeller asked if there were any other nominations. There being no further nominations, a motion was made by Buck Griffin to close the nominations. The motion was seconded by Jack McWhorter and passed by unanimous voice vote.

### Approval of Minutes

Emily Craig made a motion that the Minutes of the January 2013 annual meeting be approved. The motion was seconded by Buck Griffin and passed by unanimous voice vote.

### Treasurer's Report

In Bob Beaty's absence, Gene Hindman presented the Treasurer's Report. Mr. Hindman reviewed the 2014 proposed Budget, Income Statement and Balance Sheet which shows the Reserve Account is in good shape. He stated the 10-year long-range project plan started in 2010 has helped keep finances in line. The regime fee schedule will remain the same; any reserve will be used to cover future costs.

### Responses to questions:

- Proposed increase to Professional Services budget is to cover the cost of updating the master covenants. Any changes made will need the approval of three-fourth the membership.
- All major repairs come out of the Reserve Account.
- Increase in Security budget includes other costs related to security, not just Universal.
- Electronic payment available for regime fees.

### Reports

#### Roads and Beautification

Leland Vaughn reported the road improvement on King Cotton has been completed. Potholes are being identified and will be repaired. The paving of Myrtle Street extension has been approved; work will begin in February or March.

Mr. Vaughn stated all dead trees have been cut down and stumps ground. Others have been trimmed. The island at King Cotton will be landscaped next week as part of the beautification project. If everyone is happy with the results, other areas will be identified.

### Concerns:

- Speed limit sign needed on Sea Cloud.
- Jenkins Street needs to be a beautification project.
- Trash trucks damaging median on Driftwood.

### Security

Mr. Zeller reported security cameras are working well. There has been positive feedback on the RFID strips; if there are any issues, please let a Board member know.

The Board believes we are getting better protection from the Town police than the Rover provided. Mr. Zeller encouraged anyone with a concern to talk with a Board member.

It was suggested that a job description listing the responsibilities of the security personnel be added to the Ocean Ridge Handbook.

### Communications

Iddy Andrews reported the Ocean Ridge website is outdated and she is looking for a new webmaster to update the current site or create a new one.

Everyone is encouraged to submit their respective email address to receive the quarterly newsletter and other important notices. To date, 432 email addresses are listed.

Mrs. Andrews asked for volunteers to help plan the annual social.

### Election Results

Horace Kinsey announced the election results. Lindsay Young, Jo Wilson and Ted Luckadoo were elected to serve on the Board of Directors, each for a three-year term.

Adjournment

Buck Griffin made a motion that the meeting be adjourned. The motion passed by unanimous voice vote.  
The meeting was adjourned at 10:35 am.

Acknowledged by:

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Association President