

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.

Annual Members Meeting

Saturday, January 12, 2013

MINUTES

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 12, 2013 at the Lions Club on Edisto Beach, SC.

Board members present at this meeting:

Jerry Zeller – President

Bob Beaty- Secretary/Treasurer

Jim Bell

Leland Vaughan

Board members absent at this meeting:

Gene Hindman – Vice President

John Case

Watson Rentz – who has resigned

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 and Horace Kinsey verified that a quorum was duly established with members present in person or by proxy.

New homeowners in the last year were asked to stand. Mr. Zeller encouraged everyone to get on the email list to receive the newsletter and to also visit the website.

Mr. Zeller introduced the Board members for the Ocean Ridge Property Owners Association, Inc. He thanked them for their service and announced there are two (2) Board openings. John Case and Watson Rentz have completed their terms. Members of the ARB were also introduced and thanked for their hard work.

Election of Directors

Introduction of Board Candidates

Mr. Zeller introduced the candidates running for the two (2) MPOA Board openings: Iddy Andrews and William Kozub. Mr. Zeller asked if there were any other nominations. There being no further nominations, a motion was made by Jack McWhorter to close the nominations. The motion was seconded by William Britt and passed by unanimous voice vote.

Approval of Minutes

Emily Craig made a motion that the Minutes of the January 2012 annual meeting be approved. The motion was seconded by Ray Bunton and passed by unanimous voice vote.

Treasurer's Report

Mr. Bob Beaty presented the Treasurer's Report and thanked Steve Wagner of SCS for his help. Mr. Beaty reviewed Cost control, Accounts Receivable, Income Statement, Balance Sheet and Ten-year Project Plan. He stated that the collection issues are being resolved and are manageable. The regime fee schedule will remain the same; any reserve will be used to cover future costs. Gene Hindman developed a six-step project plan with an estimated cost of \$1,500,000 over a ten (10) year period.

Reports

Roads and Beautification

Leland Vaughn reported the first phase of road improvement is progressing nicely and paving should be completed in about two (2) weeks. Total cost is \$190,000. There is money available for small road projects during the coming year. Mr. Vaughn reported that the area around Jenkins has been improved for safety reasons.

New signs will be installed.

Mr. Vaughn stated a new landscaping company will be announced soon and a major clean-up will be conducted prior to start of monthly maintenance by the new company.

Tree maintenance will be conducted before spring as well as a beautification project with property owners participating.

Security

Mr. Zeller reviewed security procedures:

- Budd Group is the new security company.
- Edisto police are now patrolling the grounds.
- New security cameras have been installed at the front gate; cameras will be installed at Jenkins and Summerwind entrances.
- RFID stickers will be available soon. Three (3) stickers will be given each property owner after the application has been completed and submitted to the SCS office. Stickers will then be available at the front security gate. There will be a quarterly fee.

Golf Course

Leland Vaughan thanked everyone for their support throughout the year. He reviewed the highlights of the year and mentioned upcoming events.

Recreation Department

Lindsey Young reviewed the amenities and improvements that have been made. She encouraged everyone to take advantage of all the activities available.

An oyster roast is scheduled for Saturday, February 23rd, 5:00 pm at Bay Creek Park. Residents are free; guests will pay \$10 each. Reservations can be made by calling the SCS office.

Election Results

Ida Tipton announced the election results. Iddy Andrews and William Kozub were elected to serve on the Board of Directors, each for a three-year term.

Adjournment

Leland Vaughn made a motion that the meeting be adjourned. The motion passed by unanimous voice vote. The meeting was adjourned at 11:15am.

Acknowledged by:

Association President