

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.

Annual Members Meeting

Saturday, January 14, 2012

MINUTES

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 14, 2012, 9:00 am at The Lions Club on Edisto Beach, SC.

Present at this meeting:

Jerry Zeller – President

Jim Bell – Vice President

Bob Beaty- Secretary/Treasurer

Watson Rentz – Member-at-Large

Gene Hindman – Member-at-Large

Leland Vaughan– Member-at-Large

Absent at this meeting:

John Case – Member-at-Large

Representing Wyndham at this meeting:

Mike Hensley – Regional Controller, Wyndham Accounting, Myrtle Beach

Eric Knackstedt

Sally Grover

Representing SCS at this meeting:

Steve Wagner

Larry Riddlehoover

Chuck Munn

Will Wright

Owners in Attendance

See Attached

Call to Order

Jerry Zeller called the meeting to order at 9:15 am and Will Wright 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. and asked all other Ocean Ridge Association Board members to please stand. He thanked all Board members for their service. Mr. Zeller also introduced members of the ARB and stated that the term of office has expired for both Mike Hutto and Fred Darby. Retiring from the ARB are Frank Alexander and Joyce Foremen. Mr. Zeller introduced Neil Diez and Kruger Smith as new members of the ARB.

Mr. Zeller introduced all members of Wyndham Resort Management present.

New homeowners in the last year were introduced. Iddy Andrews who compiles the monthly newsletter was also introduced.

Election of Directors

Introduction of Board Candidates

Mr. Zeller introduced the candidates running for the two (2) MPOA Board openings: Mr. Gene Hindman, Mr. Archie Livingston, and Mr. Jerry Zeller. Mr. Zeller asked the members present if there were any other nominations. There being no further nominations, Mr. Zeller called for a motion to close the nominations. **A motion was made by Bill Andrews to close the nominations. The motion passed by unanimous voice vote.**

Approval of Minutes

Mr. Ray Bunton made a motion that the Minutes of the January, 2011 annual meeting be approved. The Minutes were approved by unanimous voice vote. Mr. Zeller stated that a draft of this year's Minutes will be posted on the website soon.

Treasurer's Report

Mr. Bob Beaty presented the Treasurer's Report. Mr. Beaty reviewed three (3) areas: 1. Expense control, 2. Financial audit and 3. Accounts receivable. The regime fee schedule will remain the same; any reserve will be used to cover future costs. The collections procedures were reviewed.

Reports

Roads and Signs

Leland Vaughan reported the Board will be holding a workshop on February 10th to discuss all aspects of the road resurfacing project. Recommendations will be presented by the end of the first quarter. Mr. Vaughan stated the road at the end of Myrtle Street is a Board priority and the MPOA is working with the town on a resolution.

Mr. Vaughan reported the repainting of all signs is near completion.

Security

Mr. Zeller reviewed the security procedures currently in place and stated no major changes are anticipated. He reiterated that security is the responsibility of all homeowners.

New technology may be installed at the Summerwind and Jenkins gates as well as signage directing people to the main security gate.

Homeowners asked to be kept informed of any security incidents. Roger Murray, Security Director, will post quarterly reports in the newsletter

Golf Course

Mr. Vaughan reported the golf course has experienced a 2.5% increase in participation over the past year. The next major event will be the high school tournament in April with 32 teams participating.

Recreation Department

Lindsey Young reviewed all the amenities available and stated there would be no increase in the amenities fee.

An oyster roast is scheduled for Saturday, February 18th, 5:00 pm at Bay Creek Park. Cost is \$7.00/person. Reservations can be made by calling Will Wright at the SCS office.

Election Results

Ida Tipton, representing Griffin, Beach & Co., announced the election results. Mr. Jerry Zeller and Mr. Gene Hindman were elected to serve on the Board of Directors, each for a three-year term.

Adjournment

Bill Griffin made a motion that the meeting be adjourned. The motion passed by unanimous voice vote. The meeting was adjourned at 10:45 am.

Acknowledged by:

Association President

Following the annual meeting, a short meeting was held to elect new officers. Jim Bell made a motion to elect Jerry Zeller President, Gene Hindman Vice President, and Bob Beaty Secretary/Treasurer. The motion passed by unanimous vote. Watson Rentz and John Case did not attend this meeting.