

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
ADVISORY MEETING
Friday, July 18, 2014
MINUTES

The Advisory Meeting of the Ocean Ridge Property Owners Association, Inc. was held Friday, July 18, 2014 at the Wyndham Recreation Center in Ocean Ridge.

Board Members present:

Jerry Zeller, President
Bill Kozub, Vice President
Gene Hindman, Secretary /Treasurer
Iddy Andrews
Ted Luckadoo

Board Members absent:

Lindsey Young
Jo Wilson

Present representing SCS

Horace Kinsey

Meeting Attendees:

Bill Andrews
Mary Sue Martin
Doug Smith
Renaë Whaley

Call to Order

Jerry Zeller called the meeting to order at 1:30 pm and declared that a quorum was present.

Approval of Minutes

Minutes from the April 18, 2014 meeting attached to agenda meeting were unanimously approved by voice vote of motion by Bill Andrews..

Beautification

After discussion it was decided we need to advise owners about correct yard trash collection procedures.

Lagoons

The algae problem has diminished possibly in part to the tilapia.

Security

The monthly and quarterly police reports show no significance issues. Hours of patrol are around 24 per week. The Board will study the possibility of adding an owner's gate at the front entrance.

Roads

Ted Luckadoo reported that a number pot holes had been filled in. Board has approved money for the engineering study for the next paving project – Sea Cloud Circle and possibly Heron Court.

Treasurer's Report

Gene Hindman reviewed the financial statement. Both revenue and expenses are in line with the budget YTD. Reserves appear to be adequate for future projects but he will review the 10 year plan.

Website / Social

Iddy announced that we are having an average of 635 hits per month on the website. The Board has approved the development of a log for Ocean Ridge. Deadline for putting info in the newsletter is July 25.

We will plan a social for the February – March time frame.

SCS

Call the SCS with any questions or concerns. You can also fill out a form on the MPOA website if it is easier.

New Business

- Jerry noted that we were having some problems with owners not rolling garbage containers back to the house. We have added a number of owners to that program.
- Jerry discussed the rules that prohibit real estate signs to be displayed within the development.
- Horace reported that the security personnel have noticed a number of owners who have made copies of decals for friends or renters. Warning letters have been sent to a few owners.
- Two board seats are up for re-election. Anyone interested in running for these seats should contact the SC office.

Comments

- Doug Smith – there are three trees on Driftwood Lane that need to be cut down to give the garbage truck more room to back down the road.
- Bill Andrews – we need to be more cognizant of the role alligators play in keeping other wildlife in balance. Don't remove them unless they become a danger.

There being no further business the meeting was adjourned at 2:15 pm.

Acknowledged by:
