

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

Annual Meeting

Saturday, January 14, 2017

**MINUTES**

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 14, 2017 at the Edisto Island Methodist Church.

Board members present:

Bill Kozub – President	Iddy Andrews
Ted Luckadoo – Vice President	Brian Evans
Gene Hindman – Secretary/Treasurer	Jerry Zeller
Doug Smith	

Representing SCS:

Steve Wagner  
Horace Kinsey  
Ida Tipton  
Cyndy McCormick

Owners in Attendance

See Attached

Call to Order

Bill Kozub called the meeting to order at 9:00 am. Horace Kinsey verified a quorum was duly established with members present in person or by proxy.

Mr. Kozub introduced the Board members for the Ocean Ridge Property Owners Association, Inc. and the SCS management team.

Approval of Minutes

Betty Ann Smith made a motion the minutes of the January 2016 annual meeting be approved. The motion was seconded by Carol Horner and passed by unanimous voice vote.

Election of Directors

Introduction of Board Candidates

Bill Kozub announced Ted Luckadoo and Brian Evans are running for re-election. Doug Smith's term is completed and he is leaving the Board. Paul Oakley is running for election to the Board.

Amendment to Declaration

Doug Pender made a motion that Article VIII of the Declaration of Covenants and Restrictions of Oristo Ridge Property Owners Association, Inc. (now known as Ocean Ridge Property Owners Association, Inc.) be amended to add the following Section 11: Electronic Communications. Any notice, consent, vote, submittal, ballot, or other communication or furnishing or delivery of information permitted or required under the terms of this Declaration may be given, delivered, sent or received by means of electronic mail (email) or facsimile, in addition to any other means allowed hereunder or by South Carolina law.

and that the By-laws of Oristo Property Owners Association, Inc. (now known as Ocean Ridge Property Owners Association, Inc.) be amended to add the following Article XV: Electronic Communications. Any notice, consent, vote, submittal, ballot, or other communication or furnishing or delivery of information permitted or required under the terms of these By-Laws may be given, delivered, sent, or received by means of electronic mail (email) or facsimile, in addition to any other means allowed hereunder or by South Carolina law. The motion was seconded by Mike McMullin and passed by unanimous voice vote.

### Reports

#### Storm Recovery

Bill Kozub reviewed the storm recovery effort made by FEMA and the Town and reported the FEMA contractor will not be returning to Ocean Ridge. They determined the remaining debris was not storm related. The Town will ask Republic to assist with clean-up of tree debris only. All debris must be on owner's property.

SCE&G will be repairing fifteen street lights. Storm drains will be cleaned out.

#### Roads/Signs

Ted Luckadoo reported re-paving of Driftwood and Club Cottage will be completed in the fall of 2017. Signs will be installed once this road work is completed.

#### Security

Doug Smith reported the security company has merged; the new name is Allied Universal. A new guard, Francis Thornton, has been hired.

New electrical boxes have been installed at the front gate and Summerwind.

#### Communications

Iddy Andrews reported there are 500 names on the email list, an average of 698 monthly views of the website and 259 followers on Facebook. Great American Clean-up Day will be March 28. Details on the annual social will be forthcoming.

#### Common Property

Brian Evans reported the proposed deed for roads and common areas has been received. Negotiations will now move forward with Wyndham.

#### Finance

Gene Hindman reviewed the Income Statement Analysis for 2015, 2016 and 2017 budget. A 5% regime fee increase for 2017 has been approved.

#### Election Results

Horace Kinsey announced the election results. Ted Luckadoo, Brian Evans and Paul Oakley were elected, each for a three-year term on the Board.

#### Questions and Answers

On following page

#### Adjournment

Buck Griffin made a motion that the meeting be adjourned. The motion was seconded by Ron Wittenmeyer and passed by unanimous voice vote. The meeting was adjourned at 10:20 am.

Acknowledged by:

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Association President

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**PUBLIC COMMENTS**

**MARGARET KINKER**

**Why an increase in the landscaping budget?**

To cover the fee increase of a new landscaper.

**PAM KEARCE**

**Who will remove tree stumps?**

Property owner's responsibility.

**MIKE MINNEMA**

**Can we contract to have tree stumps removed to reduce cost to homeowners?**

Cannot be done due to insurance issues.

**CECIL KEARCE**

**Concern regarding leaning trees on private property.**

Property owner's responsibility.

**FRITZ HARTRIDGE**

**If he cleans up common areas, can he be reimbursed?**

???

**PAUL OAKLEY**

**Are we responsible for upkeep of roads even though we do not own them?**

Yes

**MIKE GAMBRELL**

**What is the status of the golf course?**

They are still working on recovery. Golfers encouraged to support golf course as much as possible.

**MARY BURKSTROM**

**Thanked everyone for support during hurricane.**

**MARVIN GILROY**

**Is there a burning ordinance?**

The Town has an ordinance against burning.

**JEANIE BORDEN**

**Who is responsible for tennis courts?**

Wyndham