

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
Annual Meeting
Saturday, January 13, 2018
MINUTES

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 13, 2018 at the Edisto Lions Club.

Board members present:

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

Representing SCS:

Steve Wagner	Ida Tipton
Horace Kinsey	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. Jerry Zeller was recognized for his 15 years of service on the Board.

Approval of Minutes

Chris King made a motion the minutes of the January 2017 annual meeting be approved. The motion was seconded by Betty Ann Smith and passed by unanimous voice vote.

Election of Directors

Introduction of Board Candidates

Bill Kozub announced Gene Hindman is running for re-election. Jerry Zeller's term is completed and he is leaving the Board. Leonard Fletcher is running for election to the Board. There being no nominations from the floor, Bill Andrews made a motion to close the nominations. The motion was seconded by George Brothers and passed by unanimous voice vote.

Reports

Communications

Iddy Andrews reported there are 536 contacts on the email list, an average of 591 monthly views of the website and 368 followers on Facebook. Ocean Ridge Great American Clean-up Day will be March 19. The annual social will be held on March 24 at the Lions Club.

Roads/Signs

Ted Luckadoo reported re-paving of Driftwood and Club Cottage will begin as soon as weather permits. Most of the signs are up and have all been approved by the state, potholes have been repaired, reflectors will be put down when weather permits and speed bumps will be installed at the front gate after paving project is completed.

Common Property

Brian Evans reported the transfer of roads was completed in July and are being patrolled by the Town of Edisto Beach.

Security

Paul Oakley reported police patrol in 2017 averaged 29 hrs./week. There were 22 calls to police in 2017.

Finance

Gene Hindman reviewed the Income Statement Analysis for 2016, 2017 and 2018 budget, as well as the Balance Sheet Comparison.

Election Results

Wendell Menton made a motion that the By-Laws of the Oristo Property Owners Association, Inc. (now known as Ocean Ridge Property owners Association, Inc.) as previously amended, be amended by changing Section 1 of Article 11 thereof to read as follows:

Section 1. Annual Meeting. The annual meeting of the members shall be held on the third Saturday in January of each year. Such annual meetings shall be held for the purpose of electing directors and for the transaction of such other business as may come before the meeting. The motion was seconded by Johnny Moore and passed.

Horace Kinsey announced the election results. Gene Hindman and Leonard Fletcher were elected, each for a three-year term on the Board.

Questions and Answers

On following page

Adjournment

Chris King made a motion that the meeting be adjourned. The motion was seconded by George Brothers and passed by unanimous voice vote. The meeting was adjourned at 10:10 am.

Acknowledged by:

Association President

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PUBLIC COMMENTS

MARK MURPHY

Where is Hurricane Matthew clean-up cost reflected in the budget?

There is not specific line item in budget. We received some FEMA assistance; other costs came out of beautification.

What is the standard for reserve money?

3 times the annual budget

Street light needed on Fairway Drive by the tennis courts.

Will ask SCE&G

KIM MCMILLAN

Will access be limited during road re-paving?

Yes...notice will be given.

JANE MCCAFFREY

Speed bumps are needed on Sea Cloud.

Police will monitor the area.

TED KING

Cost for property owners to use locked restrooms at Cabana is too high (\$600).

Wyndham has been notified and working on a resolution.

When a gate is not working, can it remain raised until repaired?

Only if not working for an extended period.

CHERYL HARRISON

When will the Jenkins gate area be landscaped?

The beautification project was deferred in 2017 due of Irma; will be re-visited this year.

KEVIN WOODS

Will the new golf cart laws be enforced in Ocean Ridge?

Yes

DAVE STEIGER

Additional lights needed in Ocean Ridge.

Will ask SCE&G