

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
ADVISORY MEETING
Friday, October 21, 2022
MINUTES

The Advisory Meeting of the Ocean Ridge Property Owners Association, Inc. was held Friday, October 21, 2022, in the Ocean Ridge office.

Board Members present:

Ted Luckadoo, President
Rick Moore, Treasurer
Jason Sheffield

Iddy Andrews
Mike Atchley
Bert Koon

Present representing SW Community:

Horace Kinsey

Owners present:

Roy Sirmans	Bill Andrews	Virginia Stephens	Stan Hergott
Dave Ballard	Mark Loehndorf	Sherri Loehndorf	Ann Luckadoo
Hank Buchanan	Nancy Buchanan	Ladson Mills	Mitch Korn
Gary Brown	Shelley Brown	Marge Wiseman	Lynn Wiseman
Jack Smith			

Call to Order

Ted Luckadoo called the meeting to order at 1:30 PM and requested a moment of silence in remembrance of Gene Hindman who served many years as Treasurer of the MPOA.

Approval of Minutes

A motion was made by Bill Andrews to approve the July 15, 2022, Advisory meeting minutes. The motion was seconded by Mike Atchley and was approved.

Reports

Security

Mike Atchley reported that there had had not been any major problems within Ocean Ridge during the previous quarter. We now have 4 full time security officers. Even though they are 3 officers understaffed, the Town of Edisto Beach police averaged 26.6 hours per week of patrol time within Ocean Ridge for the 3rd quarter of 2022.

Lagoons

Ted Luckadoo reported that there were significant problems with the outfall across from the yacht club. The pipe has partially collapsed, and some kids have thrown rocks into the vertical pipe. A major project is planned to repair this outfall and will possibly cost \$100,000-\$150,000. A project was approved for an additional drain and drain line to run from behind Driftwood I to the lagoon behind DWII. Drainage pipes throughout Ocean Ridge will be cleaned out.

Beautification

Rick Moore announced that the beautification project for the Summerwind entrance has been approved and will begin soon. The tree in the Heron Court cul-de-sac was removed and the area has been paved over to allow better access for the garbage trucks. Plans are being made to clean debris and limbs from the lagoon between Club Cottage and Fairway Drive. The bushes beside the Battery Park lagoon and around the Gun Bluff lagoon will be trimmed soon.

Communications

Iddy Andrews reported that we now have 685 e-mail subscribers and there are 905 followers on Facebook, an increase of 100 since July 1. There has been an average of 567 views per month on the website for 2022. The next newsletter will be available around November 5. Iddy suggested that owners should access the Facebook page for information as the information is updated faster on the Facebook page.

Roads/Signs

Ted reported that a stop sign had been placed at the golf course parking lot exit next to the tennis courts. Signs will be placed at the Jenkins Street exit to provide warnings for pedestrians and bicyclists, and a speed bump will be installed at the reader for the Jenkins exit to provide for their safety and to help prevent damage to the exit gate. A "blind-drive" sign will be ordered for the Gun Bluff area. Reflectors will be placed on the center line in the curves on both King Cotton and Fairway Drive.

Finance

Horace reviewed the August 31, 2022, financials. Income was slightly over budget and expenses are less than the budget with Special Projects showing the greatest difference. However, this will change soon as some of the special projects are completed.

SW Community, LLC

Horace announced that the annual meeting will be held at the Lions Club on January 21, 2023.

New Business

Ted introduced Jason Sheffield as the newest board member. He is filling Gene's unexpired term.

Discussion

Mitch Korn – Had questions about Driftwood repairs and was referred to Renae Whaley.

Gary Brown – 1) Questions about the lagoon project. – The pipe under the main entrance will also be replaced. 2) Club Cottage has more speed bumps. – CC owns their roads and puts them where they feel are needed. 3) Can we install ones like at the front gate? – Too expensive and don't slow traffic as much as needed at the Jenkins gate.

Stan Hergott – Stop sign is needed at 4-way stop on Oristo Ridge. – One will be installed.

Roy Sirmans – Thanks for allowing the parking area at DW I. Can OR help with landscaping the area?
– This will be looked at by the beautification committee.

Bill Andrews – The lights on the right side of the Jenkins entrance are not working. – We will have the electrician make the necessary repairs.

Jack Smith - The medians around Sea Cloud Circle need plants, etc. - This will be looked at by the beautification committee. There is not irrigation available.

Shelley Brown – Drainage is a good place to spend money.

Virginia Stephenson – Presented South Carolina guidelines for public roads. Roads in Ocean Ridge are private and are not subject to state guidelines.

Acknowledged by:

Ted Luckadoo, President