



# Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA) – November 2023

## **REPORT FROM THE PRESIDENT**

The quarterly meeting of the Ocean Ridge Property Owners' Association Board was held on Friday, October 20, at the Edisto Civic Center, 42 Station Court, Edisto Beach, SC. Board members present were Iddy Andrews, Mike Atchley, Bert Koon, Cheryl Moran, Jason Sheffield and SW Community Services representatives, Horace Kinsey, Steve Wagner, and Deborah Hargis. Board members absent were Ted Luckadoo and Rick Moore.

Minutes from the July 21, 2023 meeting were approved. Minutes from the September 26, 2023, meeting were also approved. Committee reports were given by the board members.

## **FINANCE**

September's month-end financials continued to provide positive results. We are operating below budget year-to-date, and assessments are being paid in a timely manner for the most part. From a financial viewpoint, we compare very favorably with our peers. We do anticipate some necessary expenditures for special projects and landscape and maintenance during the fourth quarter. We are looking forward to finishing the year with positive financial results. Our thanks to the residents and homeowners who pay in a very timely manner.

## **SECURITY**

Board member Mike Atchley reported that during the third quarter of 2023 police and security issues were minimal as peak tourist season ended. The issues we did experience

primarily involved disagreements between neighbors where the police were called and gate damage. As with previous months we were successful in recovering the cost of damaged gates from those responsible. The police patrolled our neighborhood an average of 30.3 hours per week.

To address the recurring issue with the breaking of gates, more robust metal gates have been installed at the Jenkins and Summerwind entrances. The gates are provided by Overhead Door and will be maintained by them.

## **ROADS AND SIGNS**

New signs will be installed at the Heron Cove entrance. Signage will be added to the new gates. An area near the Summerwind bike and walking entrance will be paved.

## **BEAUTIFICATION**

A new landscaping contract was awarded and will begin December 1, 2023. The irrigation lines at Hutto Hill will be repaired. The board is awaiting a new bid for the work that is to be done at the Summerwind entrance. New irrigation lines will be installed at the traffic island between Sea Cloud Circle and King Cotton.

## **ARCHITECTURAL REVIEW BOARD**

Board member Bert Koon reported that the ARB will be working on updating the ARB manual.

## **COMMUNICATIONS**

In September 30, 2023, There were 729 Website views and 246 visitors. We have

971 people following us on Facebook and 684 subscribers to our email list.

Our annual meeting is January 20, 2024 at the Lion's Club on Myrtle Street. Please keep your eyes open for an email with the information on the meeting and how to cast your electronic vote. The annual social is tentatively scheduled for Saturday April 6, 2024. More details will follow.

To receive the most updated news about Ocean Ridge, please follow us on Facebook. If you don't have a Facebook page, you can access our page by going to [www.facebook.com/oceanridgempoa](http://www.facebook.com/oceanridgempoa). If you are not on our email list and would like to be added, contact us at [oceanridgempoa@outlook.com](mailto:oceanridgempoa@outlook.com) or sign up via our website.

## UPDATES

The contractor for the lagoon pipe project on Docksite Road is awaiting a letter from the SCDOT concerning their work on the project before work can begin.

New tubular gates have been installed to replace the wooden 1x4" arms. Bear with us as we navigate the new gates and make adjustments as needed.

The budget for 2024 was approved with no increase in regime fees.

SW Community LLC is pursuing the search for a new property manager for the Ocean Ridge Community.

If you have questions or concerns, contact Interim Property Manager Horace Kinsey at (843) 869-4300 or by email at [hkin-](mailto:hkinsey@sw-community.com)

[sey@sw-communityservices.com](mailto:sey@sw-communityservices.com) in the management office.

### *Key Contact Information*

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