



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA) – February 2024

REPORT FROM THE PRESIDENT

The Annual Meeting of the Membership met with the Ocean Ridge Master Property Owners' Association Board on Saturday, January 20, 2024, at the Edisto Island Lions Club building. Board members present were: Iddy Andrews, Mike Atchley, Bert Koon, Ted Luckadoo, Rick Moore, Cheryl Moran, Jason Sheffield, and SW Community Services representatives: Horace Kinsey, Property Manager; Ida Tipton, Administrative Assistant; and Steve Wagner, Owner.

The Architectural Review Board members were recognized: Bob Foster, Janet Oakley, Shelly Brown, George Perkins, and Bert Koon, who represents the MPOA.

Minutes from the January 21, 2023, annual meeting were approved. The Board members gave their committee reports.

Results from the election were announced. Mike Atchley and Jason Sheffield were re-elected for three-year terms.

Updates:

- All contracts and permits for the outfall at the Docksite Road lagoon have been approved. No exact starting date has been received from the contractors. We have been informed that the work will begin within two to three weeks.
- The Summerwind gate repair is scheduled to begin on Monday, January 29, 2024.

- The board is currently making a list of drainage pipes that need to be cleared. Hopefully, this project will be completed by the spring.

If you have any questions or concerns, please contact Horace Kinsey at (843) 869-4300 or email hkinsey@sw-communityservices.com in the management office.

FINANCE

It is with great pleasure that the board can report that based on 12/31/23 financials, 2023 was another prosperous year for the Ocean Ridge organization. Our revenue was \$20,500 above budget in large part due to members paying in a timely manner. For that, we thank you. Some of the revenue overage resulted from investing a portion of our liquidity in short term CD's with favorable interest rates. It is our plan to invest more of our liquidity into longer CD's while ensuring we can get to the money quickly in case of an emergency. The MPOA goal is to maintain 1 ½ times our annual budget in short term, liquid assets. This is well within the parameters of industry norms. The Board is currently studying options for longer term investments in CD's which will allow us to cash them in within a short timeframe. Hopefully, this will result in even more interest income.

On the expense side of the income statement, we were within budget on almost all the budgeted items except for the account 6500 Legal/Collections. This was a result of unexpected legal expenses. Some of the

projects planned for implementation were postponed last year and hopefully will be completed during 2024.

ROADS AND SIGNS

Reflectors were placed in the curves in December, 2023. New signs were installed in Heron Cove and Rice Lane/Gun Bluff. We will continue to monitor the effectiveness of the speed humps and make changes as needed.

BEAUTIFICATION

The plans for new landscaping for the Summerwind gate are still in place. The water source for the Summerwind gate project has been installed. Work on this project should begin as the weather permits. The Hutto hill beautification project will be evaluated as we receive bids.

ARCHITECTURAL REVIEW BOARD

The Ocean Ridge ARB reminds owners to seek approval of any changes to the exterior of their home and/or landscaping. The ARB meets the fourth Thursday of each month. Please contact the management office with any questions. Board member, Bert Koon represents the MPOA Board on the ARB Board.

SECURITY

Mike Atchley reported that during the fourth quarter we continued to enjoy a safe and secure environment inside Ocean Ridge. Other than a few domestic disagreements and conflicts between neighbors, things were calm. We averaged 27.15 hours of police patrols every week. Trident Security continues to provide good service at our front gate.

Our new gates are a work in progress. The Summerwind entrance has an issue that will require new wiring. A contract to do this has been approved. The Jenkins gates were recently modified to address welding failures.

COMMUNICATIONS

As of December 31, 2023, there were 5,073 visitors with 2.41 views per visitor. There were 6,982 views of the homepage, and 1,171 of the newsletter. We have 980 people following us on Facebook and 678 subscribers to our email list.

The annual social is scheduled for Saturday April 6, 2024 at the Lions Club. 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. If you are not on our email list and would like to be added, contact us at oceanridgempoa@outlook.com or sign up via our website.

"It is not the critic who counts; not the man who points out how the strong man stumbles, or where the doer of deeds could have done them better. The credit belongs to the man who is actually in the arena, whose face is marred by dust and sweat and blood; who strives valiantly; who errs, who comes short again and again, because there is no effort without error and shortcoming; but who does actually strive to do the deeds; who knows great enthusiasms, the great devotions; who spends himself in a worthy cause; who at the best knows, in the end, the triumph of high achievement, and

*who at the worst, if he fails, at least fails
while daring greatly, so that his place shall
never be with those cold and timid souls
who neither know victory nor defeat.”*

"Man in the Arena" speech by Teddy
Roosevelt.

Key Contact Information

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