



Ocean Ridge Sound

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

REPORT FROM THE PRESIDENT

The quarterly meeting of the Ocean Ridge Master Property Owners' Association Board was held on Friday, April 19 at the Edisto Civic Center at 42 Station Court, Edisto Beach, SC. Board members present were -Iddy Andrews, Bert Koon, Ted Luckadoo, Rick Moore, Cheryl Moran, SW Community Services representatives Steve Wagner (owner), Horace Kinsey (property manager), and Deborah Hargis. The board member absent was Jason Sheffield.

Minutes from the January 19, 2024, meeting were approved. All committee reports were given by the board members.

The board voted to approve Brady Long to finish the term of Mike Atchley, who resigned from the board on March 31. The board would like to thank Mike for his input and hard work during his service on the board.

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

As a board, one of the biggest challenges we have is managing the money and assets of your MPOA. As an organization, we are financially very healthy. Part of that is a result of many of you paying in a timely manner. For that, your board is very appreciative. Also, our management team, Steve and Horace, provide us with guidance and information that helps in maintaining fiscal responsibility. Thanks to all our members and staff for all you do.

As of March 31, we are \$13,640 under budget. This will change some in the next several months as we complete and pay for projects

like the outflow pipe and the Summerwind gate beautification projects. This will not adversely impact our financial position.

Research shows that a healthy organization such as ours will typically retain 1 ½ times its budget in liquid assets. According to our calculations, we currently have 2.25 times our budget. One third of this liquidity is in short term CD's with three different banks with favorable rates. This financial security was achieved without increasing your dues for 2024.

ROADS AND SIGNS

We continue to monitor our roads. Owners have reported trucks damaging the common areas and shoulders of the roads. The board is looking at ways to solve this problem. All landscaping and maintenance vehicles should park in the street, and we will meet with the town officials about the garbage trucks that sometimes damage the shoulders of the road. New signs have been installed on all three gates to help visitors and delivery people find the main gate.

BEAUTIFICATION

The project at the Summerwind gate has been completed. The results look great and will make that area safer. Our next project is to restore and replenish the Hutto Hill area.

ARCHITECTURAL REVIEW BOARD

The architectural review board meets monthly on the fourth Thursday. Currently, four new construction dwellings have been approved, and we anticipate two more soon. Questions should be directed to Horace Kinsey at hkinsey@sw-community.com or call him at (843) 869-4300.

SECURITY

During the first quarter of 2024 we continue to enjoy a safe and secure environment inside our gated community at Ocean Ridge. Other than a few noise complaints and medical calls, we had a quiet first quarter. The Edisto police averaged 27.9 hours of patrolling each week. They patrolled 54.5 hours during the day and 69 hours at night during the entire month. The board is waiting for bids to repair and update the guard house at the front gate.

COMMUNICATIONS

As of March 31, 2024, there were 932 views by 338 visitors, an average of 2.76 views per visitor on the website. 304 of the views came from search engines, 12 from our Facebook page, and 3 from the chamber.

We have 996 followers on Facebook, and our email list has 662 subscribers.

The annual social scheduled for April 6, 2024 was canceled due to lack of interest.

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.

Key Contact Information

- Website www.oceanridgempoa.com
- SW-Community Manager - Horace Kinsey
- Email - hkinsey@sw-community.com
- (843) 869-4300
- Office location – 42 Station Court, Jungle Room; Mailing address – P.O. Box 700, Edisto Island, SC 29438
- Security (843) 631-5131

UPDATES

The lagoon project on Docksite Road is completed. This should help tremendously with our drainage concerns. This project will not eliminate all our water and drainage issues every time we have a water event. We live at sea level and are in a flood zone.

Continued work has been done to clean out drains and open all water flow connections. We continue to have minor issues with our gate readers, especially the Summerwind gate. Please drive slowly and close to the reader so it can pick up the RFID. Do not allow anyone to follow you through these gates. RFIDs must be attached to the front windshield to which the RFID is registered. Owners who abuse this privilege will have their RFIDs turned off.

Alone we can do little; together we can do so much – Helen Keller